



# TROY CITY COUNCIL

## REGULAR MEETING AGENDA

**MARCH 20, 2023**

CONVENING AT 7:30 P.M.

**Submitted By  
The City Manager**

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***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](mailto:clerk@troymi.gov) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.***

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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](mailto: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 14<sup>th</sup> day of November, 2022.

A blue ink signature of Mayor Ethan Baker, written in a cursive style.

Mayor Ethan Baker

A black ink signature of Council Member Edna Abraham, written in a cursive style.

Council Member Edna Abraham

A black ink signature of Mayor Pro Tem Rebecca Chamberlain-Creanga, written in a cursive style.

Mayor Pro Tem Rebecca Chamberlain-Creanga

A black ink signature of Council Member David Hamilton, written in a cursive style.

Council Member David Hamilton

A black ink signature of Council Member Theresa Brooks, written in a cursive style.

Council Member Theresa Brooks

A blue ink signature of Council Member Ann Erickson Gault, written in a cursive style.

Council Member Ann Erickson Gault

A black ink signature of Council Member Ellen Hodorek, written in a cursive style.

Council Member Ellen Hodorek



# CITY COUNCIL AGENDA

March 20, 2023 – 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](http://www.troymi.gov/webcast)

or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

**INVOCATION:** 1

**PLEDGE OF ALLEGIANCE:** 1

**A. CALL TO ORDER:** 1

**B. ROLL CALL:** 1

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(Presented by: Mayor Ethan Baker) 1

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

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2023-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council of March 20, 2023, due to \_\_\_\_\_.

Yes:

No:

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

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**C-1** Proclamation in Recognition of Athens High School 2022-2023 Student Council  
(Presented by: Mayor Ethan Baker)

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**C-2** Troy Community Coalition 2023 Report (Presented by: Troy Community Coalition  
Executive Director Nancy Morrison)

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**C-3** Pavilion Update (Presented by: Kurt Bovensiep, Public Works Director)

**D. CARRYOVER ITEMS:**

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**D-1** No Carryover Items

**E. PUBLIC HEARINGS:**

**E-1 Public Hearing – Preliminary Site Plan Review (File Number SP2022-0027) – Proposed Estates at Eckford (One Family Residential Cluster), South Side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District (*Introduced by: Brent Savidant, Community Development Director*)**

Suggested Resolution

Resolution #2023-03-

Moved by

Seconded by

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Estates of Eckford, a 26-unit detached single family condominium One Family Cluster development; and,

WHEREAS, The base density under the R-1C (One-Family Residential) District as determined by the submission of a parallel plan is 20 units; and,

WHEREAS, In exchange for 6 additional units above the base density established by the parallel plan, the applicant is providing 35% open space, for a total of 26 units; and,

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

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

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

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

WHEREAS, The proposed cluster development was recommended for approval by the Planning Commission by a 7-1 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Estates of Eckford Site Condominium, 26-units/lots, located south side of Eckford, west of Rochester, Section 15, currently zoned R-1C (One Family Residential) District, including providing regulatory flexibility for setbacks for unit/lot 26, as per Section 10.04.E.5, as recommended by the Planning Commission, subject to the following condition:

1. Submission and subsequent City Council approval of an irrevocable conveyance identifying the dedicated open space prior to obtaining final site plan approval.

Yes:

No:



## **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 – Animal Control Appeal Board, Charter Revision Committee, Historic District Commission**

**a) Mayoral Appointments: None**

**b) City Council Appointments:**

Suggested Resolution

Resolution #2023-03-

Moved by

Seconded by

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

**Animal Control Appeal Board**

Appointed by Council

5 Regular Members

3 Year Term

**Nominations to the Animal Control Appeal Board:**

**Term Expires: 9/30/2025**

**Tina Catron**

Term currently held by: Vacancy - Patrick Carolan (NO Reappointment)

**Charter Revision Committee**

Appointed by Council

7 Regular Members

3 Year Term

**Nominations to the Charter Revision Committee:**

**Term Expires: 4/30/2025**

**Tim Burns**

Term currently held by: Vacancy – Tyler Fox resigned 1/5/2023

**Term Expires: 4/30/2024**

**Laurie Evans**

Term currently held by: Vacancy – Susan Simonte Matthews resigned 1/3/2023

**Historic District Commission**

Appointed by Council

7 Regular Members

3 Year Term

**Nominations to the Historic District Commission:****Term Expires: 3/1/2026** **Barbara Chambers**

Term currently held by: Barbara Chambers – Requests Reappointment

**Term Expires: 3/1/2026** **Rosalyn Emerson**

Term currently held by: Susanne Forbes Dicker – No Reappointment

**Term Expires: 3/1/2026** **Sadek Raman**

Term currently held by: Al Petrulis – Requests Reappointment

Yes:

No:

**I-2 Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority, Local Development Finance Authority; b) City Council Nominations – Animal Control Appeal Board**

**a) Mayoral Nominations:****Suggested Resolution**

Resolution #2023-03-

Moved by

Seconded by

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

**Downtown Development Authority**

Appointed by Mayor

13 Regular Members

4 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Baker	Ethan		11/13/2023	At Large	City Council exp. 11/13/23
Blair	Timothy	6/17/2017	9/30/2023	In District	
<i>Garmo</i>	<i>Kathleen</i>	<i>6/17/2024</i>	<i>9/30/2026</i>	<i>Resident Member</i>	
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	
Kuppa	Padma		9/30/2026	At Large	
MacLeish	Daniel	6/28/2023	9/30/2025	In District	
Reschke	Ernest	7/5/2024	9/30/2026	At Large	
Stone	David	3/11/2023	9/30/2023	In District	
Tomcsik-Husak	Tara	9/22/2022	3/30/2024	In District	
Vacancy			9/30/2024	In District	Cheryl Bush resigned 9/22/21

**Nominations to the Downtown Development Authority:**

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

**In District**

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

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Battle	Timothy	10/28/2024	At Large	
Beyer	Joseph	12/13/2024	In District	
Dicker	Susanne Forbes	1/3/2025	At Large	Historic Dist. Comm exp 3/1/2023
Forster	Jeffrey	12/15/2024	At Large	Personnel Bd exp 4/30/24
Goetz	John	3/4/2023	At Large	
Kornacki	Rosemary	2/24/2025	At Large	Brownfield Redev Auth exp 4/30/23
Sekhri	Suneel	11/5/2023	At Large	
Thattai	Govindrajan	5/20/2024	At Large	Parks & Rec Bd exp 9/30/22
von Oeyen	Schuyler	7/20/2024	At Large	

**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
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/10/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	
Schmitz	Jim	9/14/2024	6/30/2024	Resident Member	
Starks	Louis			Oakland County Designee	
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 – J. Sharp resigned 11/1/19

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/28/2024	
Christiansen	Dale	11/22/2024	
Mudaliar	Vinodh Kumar	3/2/2024	
Vassallo	Joseph	3/4/2023	Brownfield Redev Auth exp 4/30/24

Yes:

No:

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

Resolution #2023-03-

Moved by

Seconded by

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

**Animal Control Appeal Board**

Appointed by Council  
5 Regular Members  
3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Dombrowski	Douglas	10/11/2022	9/30/2023		
Petrulis	Al	7/19/2023	9/30/2024		Traffic Comm. exp 1/31/23; Historic Dist. Comm. exp 3/1/23
Saeger	Jayne	9/22/2022	9/30/2023		
Vacancy			9/30/2024	Patrick Floch resigned 12/29/2022	
Vacancy			9/30/2025	Patrick Carolan-NO Reappointment	

**Nominations to the Animal Control Appeal Board:**

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

Term currently held by: Vacancy - Patrick Floch resigned 12/29/2022

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Nehar	1/18/2025	

Yes:

No:

**I-3 Request for Closed Session**

**Suggested Resolution**

Resolution #2023-03-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (h)(MCL 15.243 (g)).

Yes:

No:

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**I-4 Budget Amendment and Standard Purchasing Resolution 5: Pump Replacement at the Troy Family Aquatic Center (*Introduced by: Brian Goul, Recreation Director*)**

Suggested Resolution

Resolution #2023-03-

Moved by

Seconded by

WHEREAS, On December 5, 2022, Troy City Council approved expending budgeted capital funds to Kennedy Industries for repairs to the eight pumps at the Troy Family Aquatic Center for an estimated cost of \$100,000; (Resolution #2022-12-184-J-4a); and,

WHEREAS, The City of Troy determines that in the best interest of City, replacement of all eight pumps is necessary;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to *Kennedy Industries of Wixom, MI*, for the replacement of the eight pumps at the Troy Family Aquatic Center for an estimated cost of \$179,990, as detailed in the attached quote, and a contingency amount of \$36,760, for a not to exceed project total of \$225,000.

BE IT FUTHER RESOLVED, That the Troy City Council hereby **APPROVES** a budget amendment to the Troy Family Aquatic Center Capital General Equipment Fund in the amount of \$125,000.

Yes:

No:

**J. CONSENT AGENDA:**

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

Suggested Resolution

Resolution #2023-03-

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:

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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**

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Suggested Resolution

Resolution #2023-03-

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

- a) City Council Minutes-Draft – March 13, 2023

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**J-3 Proposed City of Troy Proclamations:**

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Suggested Resolution

Resolution #2023-03-

- a) Proclamation to Celebrate Walsh College 100 Years – 1922-2022

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**J-4 Standard Purchasing Resolutions:**

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- a) **Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 – Michigan Municipal League**

Suggested Resolution

Resolution #2023-03-

RESOLVED, Payment is **AUTHORIZED** for annual membership dues to the Michigan Municipal League, for the time period of May 1, 2023 through April 30, 2024, in the amount of \$13,856.

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Concrete Slab Replacement for Local and Major Roads**

Suggested Resolution

Resolution #2023-03-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with an option to renew for two (2) additional years for all requirements of the Concrete Slab Replacement Program to the low bidder meeting specifications, *DiLisio Contracting Inc., of Clinton Township, MI*, for an estimated total cost of \$500,000 for Major Roads, \$1,100,000 for Local Roads and \$1,500,000 for Industrial Roads for fiscal year 2024, not to exceed annual budgetary limitations, at prices contained in the bid tabulation opened March 9, 2023, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire June 30, 2026.

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



c) **Standard Purchasing Resolution 2: Low Bidder Meeting Specifications – Printing and Distribution of Water/Sewer Bills**

Suggested Resolution

Resolution #2023-03-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Laser Printing and Distribution of the City of Troy Water and Sewer Bills, with an option to renew for three (3) additional years, to the low bidder meeting specifications, *Lasercom, LLC of Troy, MI*, for an estimated total cost of \$15,895 per year, plus the actual cost of first class postage, at unit prices contained in the bid tabulation opened March 9, 2023, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; with the contract expiring April 30, 2027.

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

d) **Standard Purchasing Resolution 8: Best Value Award – Audit Services**

Suggested Resolution

Resolution #2023-03-

RESOLVED, That Troy City Council hereby **AWARDS** a three-year contract to provide Audit Services for years 2023, 2024, and 2025 with an option to renew for two additional years to *Yeo & Yeo of Auburn Hills, MI*, the highest overall scoring firm, as a result of a Best Value process, at prices as contained in the bid tabulation opened February 23, 2023 and respective fee schedule, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring December 31, 2027.

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

e) **Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Community Center Exterior Envelope Repairs**

Suggested Resolution

Resolution #2023-03-

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 Community Center Exterior Envelope Repairs for an estimated amount of \$175,000 as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

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

f) **Standard Purchasing Resolution 4: HGAC Buy Purchasing Cooperative – 2023 Sewer Root Treatment**

Suggested Resolution

Resolution #2023-03-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Duke's, 1020 Hiawatha Blvd., West | Syracuse, NY 13204* to furnish all labor, materials and equipment to provide sewer root treatment for an estimated cost of \$150,774.36 at the prices detailed in the proposal and per the HGACBuy Purchasing Cooperative Contract #SC01-21.

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

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

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**K-1 Announcement of Public Hearings: None Submitted**

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**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

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**N-1 No Council Referrals Submitted**

**O. REPORTS:**

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**O-1 Minutes – Boards and Committees:**

- a) Zoning Board of Appeals-Final – January 17, 2023
- b) Planning Commission-Final – January 24, 2023
- c) Civil Service Commission (Act 78)-Final – January 31, 2023
- d) Planning Commission-Final – February 14, 2023

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**O-2 Department Reports:**

- a) Carbon Reduction Grant

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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**

**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**

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**R-1 Closed Session**

**S. ADJOURNMENT:**

Respectfully submitted,



Mark F. Miller  
City Manager

**2023 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

March 21, 2023 ..... Special Meeting – Personnel Evaluation  
April 10, 2023 ..... Special Meeting – Budget  
April 17, 2023 ..... Special Meeting – Budget  
December 2, 2023 ..... Special Meeting – Troy Advance

**2023 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

April 10, 2023 ..... Regular Meeting  
April 17, 2023 ..... Regular Meeting  
May 8, 2023 ..... Regular Meeting  
May 22, 2023 ..... Regular Meeting  
June 12, 2023 ..... Regular Meeting  
June 26, 2023 ..... Regular Meeting  
July 10, 2023 ..... Regular Meeting  
July 24, 2023 ..... Regular Meeting  
August 7, 2023 ..... Regular Meeting  
August 21, 2023 ..... Regular Meeting  
September 11, 2023 ..... Regular Meeting  
September 18, 2023 ..... Regular Meeting  
October 2, 2023 ..... Regular Meeting  
October 16, 2023 ..... Regular Meeting  
November 13, 2023 ..... Regular Meeting  
November 20, 2023 ..... Regular Meeting  
December 4, 2023 ..... Regular Meeting  
December 11, 2023 ..... Regular Meeting

**PROCLAMATION IN RECOGNITION OF  
ATHENS HIGH SCHOOL 2022-2023 STUDENT COUNCIL**

**WHEREAS**, The **Athens High School Student Council** is a very active and dedicated group of 53 students and one advisor, committed to giving back to their community as well as the region; and

**WHEREAS**, Each year the **Athens High Student Council** puts in countless hours, as well as blood, sweat and tears to help raise money for a charity of their choice during Charity Week. Charity Week is all about generosity, activism, collaboration, and service leadership. Students have fun and make meaningful memories while giving of themselves for the benefit of others; and

**WHEREAS**, The **Athens High Student Council** selected **Carol's Angels and Warriors**, a local organization founded in 2021 in response to a growing need for support and resources for victims and survivors of trauma. In addition, this group advocates for change in the areas of public safety, mental health, and financial stability. By choosing Carol's Angels and Warriors, Athens Student Council hopes to raise awareness about this serious issue; and

**WHEREAS**, This year the **Athens High Student Council** gave back in a way that many teens and even most adults could not do by organizing a full week of activities, including carnival night, ice skating, "Jail-n-Bail," belly flop contest, hypnosis show, pancake breakfast, coin stalls in the classrooms, film festival, parent cook-off, restaurant nights, volleyball tournament, Mr. Athens Pageant, pep rally, dance, euchre tournament for parents, and an "Espresso Yourself" talent show; and


**WHEREAS**, **Athens High Student Council raised \$115,184.24 for Carol's Angels and Warriors**. In 2022 they raised **\$117,706.46** for Alex's Saints Foundation. They raised a school record of **\$180,024.40** in 2020 for Elli's House; and **\$130,035.71** in 2019 for Focus Detroit; and

**WHEREAS**, The **Athens Student Council** generates excitement throughout the School's 1,600 students as well as within the community. Student Council meetings take place prior to school starting, and after a full day of classes members stay after school to count the money raised from the day's activities, set up for the night events, run those events, and then go home to complete their homework. There is not a lot of sleep for Student Council members during Charity Week;

**NOW, THEREFORE, BE IT RESOLVED**, That the Troy City Council extends special recognition to the **Athens High School Student Council**, for their selfless and tireless service and dedication to so many worthwhile organizations over the years; and

**BE IT FURTHER RESOLVED**, That the Troy City Council and all of Troy's residents congratulate the **Athens High Student Council** for being a shining example of how to give back to the community, as well as the region, and wish all of the **Athens High School Students** continued success in all future endeavors.

**Presented this 20<sup>th</sup> day of March 2023.**



**TROY  
COMMUNITY  
COALITION**


*For the Prevention of Drug and Alcohol Abuse*

4420 Livernois  
Troy, Michigan 48098  
248-823-5088  
[www.troy.k12.mi.us/community-links/tccoalition](http://www.troy.k12.mi.us/community-links/tccoalition)

### Our Mission Statement


The Troy Community Coalition for the Prevention of Drug and Alcohol Abuse is a nonprofit organization dedicated to improving the quality of life for all who live or work in Troy by promoting a lifestyle free from the abuse of alcohol and drugs and its impact on behavioral health.

**TOGETHER FOR CHANGE** – The Troy community generously supports the mission of the Troy Community Coalition. Parents see the value in the Coalition's prevention efforts and are grateful for their programs and activities. The Coalition's 4-week **Summer Camp** is filled to capacity every year. Many businesses sponsor the Troy Community Coalition's programs and enjoy giving back to the community financially and as volunteers.



**TAKING ACTION** – For over 32 years the Troy Community Coalition has practiced successful substance abuse prevention work. The Troy Community Coalition staff and volunteers make yearly visits to the alcohol and tobacco retailers in Troy to provide educational materials to prevent the sale of alcohol and tobacco products to minors. Many of the retailers also participate in **Project Sticker Shock**, by allowing the Coalition staff and volunteers to adhere stickers to multi-packs of alcohol that display the legal consequences of providing alcohol to minors. **Parents Who Host Lose the Most** is another effort to remind parents that providing alcohol to minors is illegal.

**A HEALTHIER COMMUNITY** – Every semester the Troy Community Coalition presents their **Addiction Awareness** prevention program to high school students in the health classes. They reach over 600 high school students every year educating them about the cycle of addiction and substance abuse prevention. A pre and post survey is taken by the students to ensure the integrity and quality of the program and to certify the program is making a positive impact on our youth. Other school prevention programs include **Choose Wisely** and **Tar Wars**, reaching approximately 2,000 students every year.



No harm in smoking marijuana

**Pre-Survey**

Neutral	9.1%
Agree	3.3%
Strongly Agree	0.8%
Disagree	32.3%
Strongly Disagree	54.4%

**Post-Survey**

Neutral	3.3%
Strongly Agree	1.6%
Disagree	10.0%
Strongly Disagree	74.0%



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

E-01

## CITY COUNCIL AGENDA ITEM

Date: March 14, 2023

To: Mark F. Miller, City Manager

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

Subject: PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027)  
– Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District.

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster on a 7.56-acre parcel. The development proposes to preserve 35% of dedicated open space. The petitioner is proposing homes which range in size from an 1,990 square foot ranch to a 2,900 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 February 14, 2023 and recommended approval of this item by a vote of 7-1.

During the meeting the applicant offered to provide patios instead of decks for all homes. This eliminates the need for rear yard setback relief for decks for all 26 units. The applicant seeks setback relief from the 40-foot perimeter setback requirement for Unit 26, where only 32 feet is provided between the house and the property line to the south.

A City Council public hearing has been scheduled for March 20, 2023.

### Legal Review

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

### Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. OHM Memo, dated January 31, 2023
4. Minutes from February 14, 2023 Planning Commission Regular meeting (excerpt)
5. Preliminary Site Plan Application





1,154 0 577 1,154 Feet



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





# GIS Online



1,154 0 577 1,154 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: February 7, 2023

## **Preliminary Site Condominium Cluster Review For City of Troy, Michigan**

<b>Project Name:</b>	Estates of Eckford
<b>Plan Date:</b>	January 12, 2023
<b>Location:</b>	Southeast corner of Eckford Drive and Tallman Drive
<b>Zoning:</b>	R-1C, One-family Residential District
<b>Action Requested:</b>	Preliminary Site Condominium Cluster Approval

### **PROJECT AND SITE DESCRIPTION**

We are in receipt of a preliminary site plan application for a twenty-six (26) unit detached single-family cluster development. Nine (9) of the lots will be accessed off Eckford, one (1) lot off Tallman, and the remaining sixteen (16) lots will be accessed from a new private road that is located off Tallman Drive. The site is six (6) parcels and is a total of 7.56 acres. The site is vacant but encumbered with wetlands and tree cover. The development is directly across Eckford Drive from the recently approved Eckford Oaks cluster development.

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 (20) units. See parallel plan section for more details. The applicant is seeking six (6) additional units above the parallel plan density by providing 35% of the total site as open space, and preserving a significant amount of the onsite wetlands. 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.



The applicant is proposing a ranch, story and a half, and colonial option which range in size from a 1,990 sq/ft ranch with second floor option to a 2,900 sq/ft colonial.

**Figure 1. - Location and Aerial Image of Subject Site**



Size of Subject Property:

The parcel is 7.56 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	R-1C, Cluster Development	Single-family Cluster
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1B, One-family Residential District	Vacant (Troy Schools)

## NATURAL RESOURCES

**Topography:**

A topographic survey has been provided on sheet P-1.0. The site slopes from the northwest to southeast.

**Wetlands:**

The survey indicates onsite wetlands, primarily on the southeast and eastern portions of the site. The application impacts onsite wetlands. The applicant did not provide a wetland delineation report or a permit review from EGLE.

**Woodlands:**

A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 550 trees on site. The applicant is preserving a good amount of onsite trees. Most are noted as good quality with only a few invasive species. Full replacement and preservation details are shown in **Table 2**.

**Table 2. – Woodland Protection Ordinance**

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	1590 inches	1590 inches
Woodland	1530 inches	765 inches
Preservation/Mitigation	Inches Preserved	Credit

Landmark	831 inches	1662 inches
Woodland	911 inches	1822 inches
<b>Total</b>	<b>0 inches required for replacement.</b> The number of inches preserved and credited exceed the mitigation required.	

**Items to be addressed:** Provide wetland delineation report and a permit review from EGLE.

#### PARALLEL PLAN

The parallel site plan provided by the applicant includes five (5) lots constructed atop the wetlands on the east and southeast portions of the site. This includes lots 7, 9, 23, 24, and 25. Due to the presence of wetlands, development on these lots would require a permit from EGLE and may not be realistic. Excluding these lots from the parallel site plan, we find the base density in the parallel plan to be twenty (20) lots.

Based on 20 lots and 1.35 (based on 35% open space) the allowable number of units is 27 lots. The applicant is seeking approval of twenty-six (26) lots. Even by reducing the parallel plan by five (5) lots, the applicant is still able to obtain the requested 26 units by providing 35% open space.

**Items to be addressed:** none

#### SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty-six (26) units. Nine (9) of the lots will be accessed off Eckford, one (1) lot off Tallman, and the remaining sixteen (16) lots will be accessed from a new private road that is located off Tallman Drive. The smallest lot in size is 6,300 sq. ft and the average lot size is 7,086 sq. ft.

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

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus cluster development. Based on a parallel plan of 20 units, the applicant is seeking six (6) additional units above the parallel plan density by providing 35% of the total site as open space, preserving a significant amount of the onsite wetlands, and providing a 10-foot path that provides a trail connection.

***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
<b>Density</b>	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 = 20 units + Cluster bonus (35% bonus) = 27 units are allowed  The applicant is seeking 26 units.	26 units are permitted with City Council approval.
<b>Perimeter Setback</b>	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border =  40-feet when adjacent to R1-C, otherwise 25-feet	Lots 1-25 comply. Lot 26 is only 32-feet, 40-feet required.	Lot 26 does not comply. See note below.
<b>Lot Size</b>	NA	Range in size from 6,300 sq. ft. and 9,723 sq. ft.	Complies with approval of Cluster by City Council
<b>Front Setback (building)</b>	20 feet	Varies between 20-feet and 25-feet	Complies
<b>Rear Setback (building)</b>	25-feet setback	20-feet/25-feet (Eckford) 22-feet/27-feet (Internal)	Decks encroach into rear yard. See note below.
<b>Side Setback (building)</b>	7.5-feet setback 15-feet total	7.5-feet minimum 15-feet total	Complies
<b>Open Space Requirements: Minimum Percentage</b>	20%	Proposing to preserve 2.7 acres of the 7.56 acres, or 35% for open space.	Complies. Applicant must submit open space preservation covenant.

Lot 26, which is adjacent R-1C zoned lot, requires a 40-foot perimeter setback. The applicant is encroaching 8 feet into the required 40-foot setback. In addition, decks for all units extend 15-feet from every home, and hence encroach 15-feet in to the required 25-foot 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.

***Items to be addressed:*** Consider the deck encroachment into perimeter and rear buffer for lot 26.

## **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 approximately 7.5 acres, and the applicant is proposing to reserve 2.6 acres for common open space, or 35% of the total site. Open space is provided around the existing wetlands along the eastern portion of the site and a significant open space buffer along the southern property line. Within the southern buffer, the applicant is providing a 10-foot path that provides a trail connection.

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) or provide quality open space and site amenities.

### **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 (wetland, trees) or provide quality open space.*

## SITE ACCESS AND CIRCULATION

### Vehicular

Access to sixteen (16) lots will be from a single location off Tallman 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 six (6) foot wide concrete sidewalk along the perimeter of the private road. In addition, the applicant is adding a sidewalk along Eckford Drive and Tallman 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:** *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. $1,795/50 = 36 \text{ trees} = 36 \text{ trees}$	29 trees	Complies

Eckford	One (1) large evergreen tree per fifty (50) lineal feet. 741 lf./30 lf = 25 evergreen trees	Total of 39 new trees and 20 existing. Applicant notes they can not put all required trees along Eckford due to utilities and wetlands.	Complies with PC approval
Tallman	One (1) large evergreen tree per fifty (50) lineal feet. 447 lf./30 lf = 15 evergreen trees	However, they put additional trees and preserved trees on Tallman to compensate.	
Overall Landscaping	20%	21.2%	Complies

**Items to be Addressed:** None.

#### ELEVATIONS AND FLOOR PLANS

The applicant is proposing a ranch, story and a half, and colonial option which range in size from a 1,990 sq/ft ranch with second floor option to a 2,900 sq/ft colonial. 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.

- 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.

## **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 is seeking following relief:
  - Lot 26, encroaches eight (8) feet into the required 40-foot setback along the southern property line.
  - Decks for all units extend 15-feet into the required 25-foot setback.
- Indicate materials
- Provide wetland delineation report and a permit review from EGLE.

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**

# memorandum



**Date:** January 31, 2023

**To:** R. Brent Savidant, AICP  
Scott G Finlay, PE

**From:** Sara Merrill, PE, PTOE

**Re:** Estates of Eckford– Single Family Residential  
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Estates of Eckford, a proposed site condominium development consisting of 26 single-family homes, developed under a cluster option and to be sited at the corner of Eckford drive and Tallman Drive. The development will provide access via a new residential street on the south side of Eckford Drive and via the connection to Tallman Drive. Eckford Drive is a two-lane local road, located east of Rochester Road between Wattles Road and Long Lake Road.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening peak commuter periods, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Eckford Oaks, based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, for Single-Family Detached Housing (ITE Land Use Code #210).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Residential (26 units)	5	17	22	18	10	28	146	146	292

During the morning (AM) peak hour, the proposed Estates of Eckford development is expected to generate 22 new trips: 5 inbound (entering the site), and 17 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 28 new vehicle trips: 18 inbound (entering the site) trips, and 10 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

Traffic volumes on residential streets are closely correlated with the number of residential units. While traffic on Eckford Drive will increase slightly over current conditions, the traffic volume will remain similar to many other residential streets. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak (“busiest”) hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

## **PRELIMINARY SITE PLAN APPROVAL**

5. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027)**  
– Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Estates at Eckford cluster development. He addressed surrounding land uses and zoning, existing wetlands, applicant's request to seek six (6) additional units above the parallel plan density by providing 35% of open space, preservation of significant area of onsite wetlands and provision of a 10-foot-wide public bike path that would connect with the Daisy Knight Dog Park on Livernois.

Mr. Carlisle asked the Commission to consider the applicant's request for relief of required setbacks along the southern property line (Lot 26) and required setbacks to accommodate decks on all units. He asked that the applicant indicate building materials and provide a wetland delineation report and a permit review from EGLE (Environment, Great Lakes & Energy).

In summary, Mr. Carlisle said Planning Commission shall determine if requirements are met to qualify for a cluster development option, if required Cluster Standards (Section 10.04.I) have been met and if the additional number of units is commensurate with the open space being preserved.

Discussion among administration and Planning Commission:

- Clarification on proposed relief of required rear and side yard setbacks.
- Maintenance of trail.
- Purpose of T-turnaround (stub street).

Jim Eppink of J Eppink Partners, Inc. was present to represent Mondrian Properties. He addressed:

- Wetland delineation application and permitting review with EGLE.
- Proposed setbacks for Lot 26 and decks on all units; dimensional measurement of setbacks.
- Alternative to provide at-grade patios instead of decks.
- Density, as relates to parallel plan and by-right cluster development.
- Preservation of 35% open space.
- Intent to dedicate trail to the City of Troy.
- Application meets Master Plan intent by offering missing middle housing.
- Sidewalks and trail system through natural area.

There was discussion, some comments related to:

- Flexibility to offer homeowner patio or deck.
- Lot 26, as relates to setbacks and trailhead.
- Sustainable design features; preservation of quality wetlands, utilization of regional stormwater system by three neighborhoods.

- Process/application with EGLE to mitigate wetlands in three small pocket areas.
- Building materials; first floor brick on four sides; above levels brick, stone and/or hardie board.
- Building envelopes as relates to different home styles.
- Configuration of lots as relates to number of driveways on Eckford.
- Paving of entire gravel portion of Eckford; cost sharing among mutual developers.
- Traffic calming options.
- Trail material; asphalt.

Mr. Eppink agreed to provide patios instead of decks to eliminate the request for relief of setback requirements on all 26 units.

#### PUBLIC HEARING OPENED

- Anthony Kapas, 501 Eckford; addressed concerns with increased density, traffic, water problems and destroying beautiful existing neighborhood. He said the City Council and Planning Department are not listening to concerns expressed by residents and said City should be held accountable for their actions.
- Marilena Chis, 585 Thurber; expressed concerns with density, traffic, increase of students in Troy School District, and that green space is being destroyed, not preserved. She questioned perceived benefits of the development.
- Gary Blanck, 655 Thurber; addressed concerns with losing the natural environment, increased traffic especially related to school activity, and asked about woodland buffer.
- Deanna Tabar, 515 Thurber; addressed concerns with safety and privacy of nature trail, decrease in property values.

#### PUBLIC HEARING CLOSED

Mr. Carlisle addressed woodland buffer as relates to distance in feet to residential.

Mr. Eppink addressed the trail as relates to safety, privacy, maintenance and property values.

Mr. Savidant briefly reviewed the City Traffic Consultant OHM memorandum on anticipated traffic impacts that was included in the agenda packet.

Several Board members addressed the benefit for an applicant to utilize the cluster development option so that wetlands and natural resources can be preserved.

#### **Resolution # PC-2023-02-013**

Moved by: Fox

Seconded by: Faison

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Estates of Eckford Site Condominium (One Family Residential Cluster), 26 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -

002, -036, -037, -004, -005), Section 15, approximately 7.56 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. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 35% open space, to remain open space in perpetuity.

And approved with the following design considerations:

1. That patios only are provided with no option for decks.
2. That unit #26 be afforded flexibility of the 8-foot encroachment in the required perimeter setback.

Discussion on the motion on the floor.

Chair Lambert said he loves the trail and preservation of green space but expressed concern with the number of driveways going on Eckford. He said the City has been assured by the school superintendent in a written memorandum that the Troy School District can accommodate additional students. Chair Lambert stated the Planning Commission does not take into consideration tax revenues in its deliberation of proposed developments.

Mr. Buechner said that all Board members live in the City of Troy and that he has lived in two homes located on different trailways in the City. He shared that his family has never experienced any issues with safety, privacy, or lack of trail maintenance.

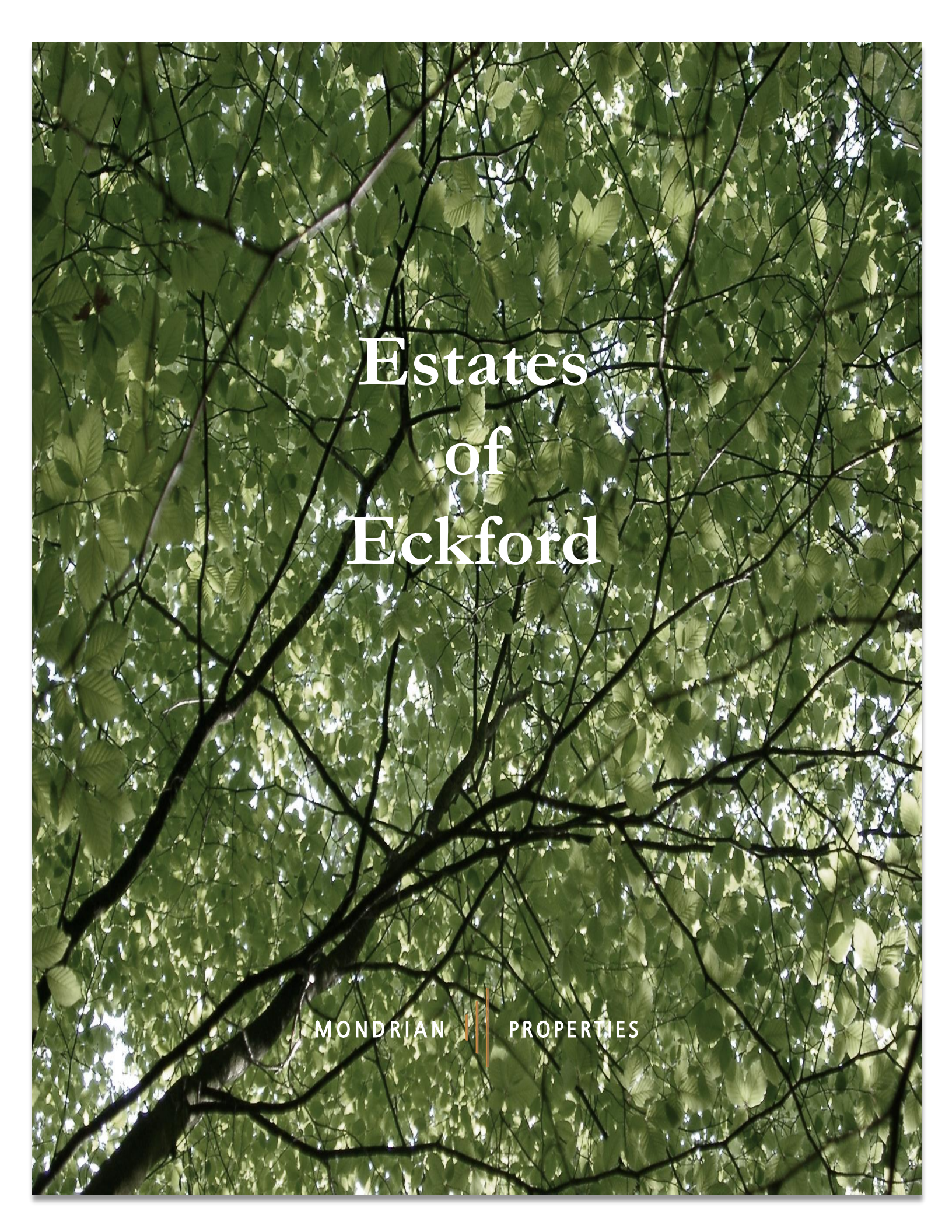
Mr. Krent said studies show property values increase for homes located on or near public trails and pathways.

Vote on the motion on the floor.

Yes:	Buechner, Faison, Fox, Hutson, Krent, Perakis, Tagle
No:	Lambert
Absent:	Malalahalli

**MOTION CARRIED**





# Estates of Eckford

MONDRIAN  PROPERTIES



**To: City of Troy, Planning Department**  
**From: Mondrian Properties**  
**Re: Estates of Eckford**

**Dear Members of the Planning Commission,**

We are pleased and honored to present **Estates of Eckford**, a **26 Unit Single Family** residential home community. At **Mondrian Properties** we pride ourselves on designing, developing and constructing premier homes and communities. In our two-decade-long history we have constructed more than 45 communities in Southeastern Michigan, many within the **City of Troy**.

The Mondrian team is comprised of a strong group of professionals that truly understand the complexity of this project. We have deep experience and commitment to building **High Quality Homes** which we will offer in combination with open space and buffer zones on this site. We feel confident that we will be able to manage this project with great respect, care and integrity for the surrounding community.

Our plan intends to **Preserve 2.7 Acres** (35%) of open space. We will also be offering **New Homes** intended for **Young families** and **Empty Nesters**. Our goal for this site is to work closely with the surrounding community and strategically placing the new homes while also replanting new trees. We are excited about this project and the **Open Space** we have been able to save and integrate into the plan.

As we are committed to being **Good Neighbors** to the community we have shared this information with our surrounding neighbors. Everyone received an informational package and were able to review the site plan and future home plans. We will continue to work in conjunction with the Surrounding Home Owners to ensure a smooth development and building process. We believe and are confident that our plan meets the **City of Troy's** intent for the **Cluster Option** while taking into consideration the surrounding community.

**Best Regards**

**Joseph Maniaci**  
**Mondrian Properties**

**CITY OF TROY  
PRELIMINARY SITE PLAN APPLICATION  
ONE-FAMILY CLUSTER OPTION**

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48084  
248- 524-3364  
FAX: 248-524-3382  
E-MAIL: [planning @ troymi.gov](mailto:planning@troymi.gov)



PRELIMINARY SITE PLAN REVIEW FEE  
**\$1,000.00**  
ESCROW FEE  
**\$1,800.00**  
ADMINISTRATIVE SITE PLAN REVIEW FEE  
**\$300.00**

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

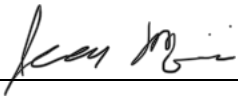
PLEASE FILE A COMPLETE PRELIMINARY SITE PLAN APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.


- 
1. NAME OF THE PROPOSED DEVELOPMENT: Estates of Eckford
2. ADDRESS OF THE SUBJECT PROPERTY: 500, 510, 530, & 650 Eckford Dr.
3. ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R1-C, one-family residential district
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-15-252-028, 002, 036, 037, 004, 005
5. DESCRIPTION OF PROPOSED USE: 28 lot single family development.

6. APPLICANT:	PROPERTY OWNER:
NAME <u>Joseph Maniaci</u>	NAME <u>same</u>
COMPANY <u>Mondrain Properties</u>	COMPANY _____
ADDRESS <u>50215 Schoenherr Rd.</u>	ADDRESS _____
CITY <u>Shelby Twp.</u> STATE <u>MI</u> ZIP <u>48315</u>	CITY _____ STATE _____ ZIP _____
TELEPHONE <u>586.726.7350</u>	TELEPHONE _____
E-MAIL <u>jmaniaci@mondrainproperties.com</u>	E-MAIL _____

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

\_\_\_\_\_

8. SIGNATURE OF APPLICANT  DATE 8.17.22

9. SIGNATURE OF PROPERTY OWNER  DATE 8.17.22

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PRELIMINARY SITE PLAN.

## PRELIMINARY SITE PLAN SUBMITTAL CHECKLIST

### THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

- ☐ REQUIRED FEE
- ☐ ONE (1) FLASH DRIVE CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE PLAN APPLICATION (PDF Format) EMAIL SUBMITTALS ARE ACCEPTABLE

### ONE (1) HARD COPY OF THE FOLLOWING:

- ☐ COMPLETED CITY OF TROY PRELIMINARY SITE PLAN APPLICATION FORM
- ☐ CERTIFIED BOUNDARY SURVEY
- ☐ CERTIFIED TOPOGRAPHIC SURVEY

### TWO (2) HARD COPIES OF THE FOLLOWING:

- ☐ PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES
- ☐ PARALLEL PLAN AS PER SECTION 10.04.C.1.
- ☐ PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY
- ☐ PRELIMINARY LANDSCAPE PLAN
- ☐ PRELIMINARY FLOOR PLANS
- ☐ PRELIMINARY ELEVATIONS
- ☐ PRELIMINARY GRADING PLAN
- ☐ PRELIMINARY LIGHTING PLAN
- ☐ WETLANDS DETERMINATION, IF REQUIRED

***ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED  
BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT,  
REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER***

***PLANNING COMMISSION AGENDAS ARE ELECTRONIC***



## **Estates of Eckford Fact Sheet**

### **Development**

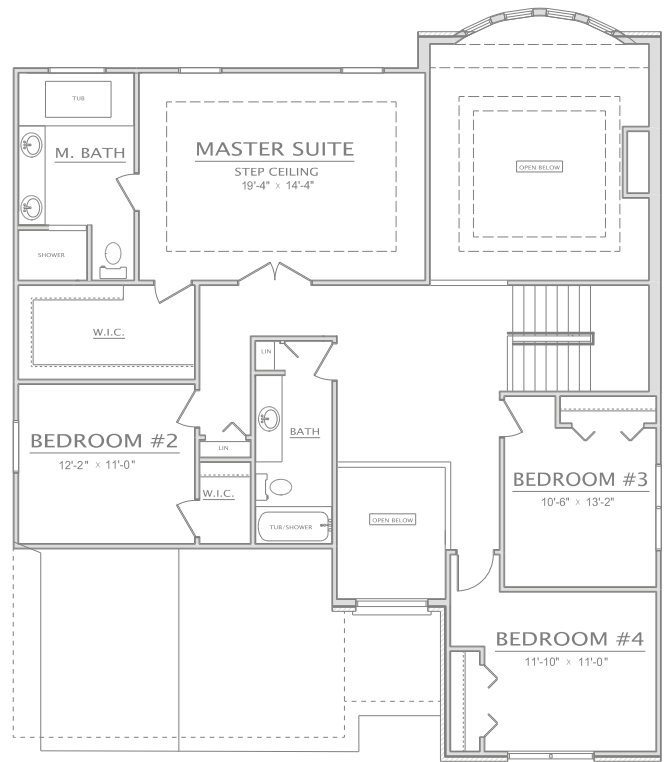
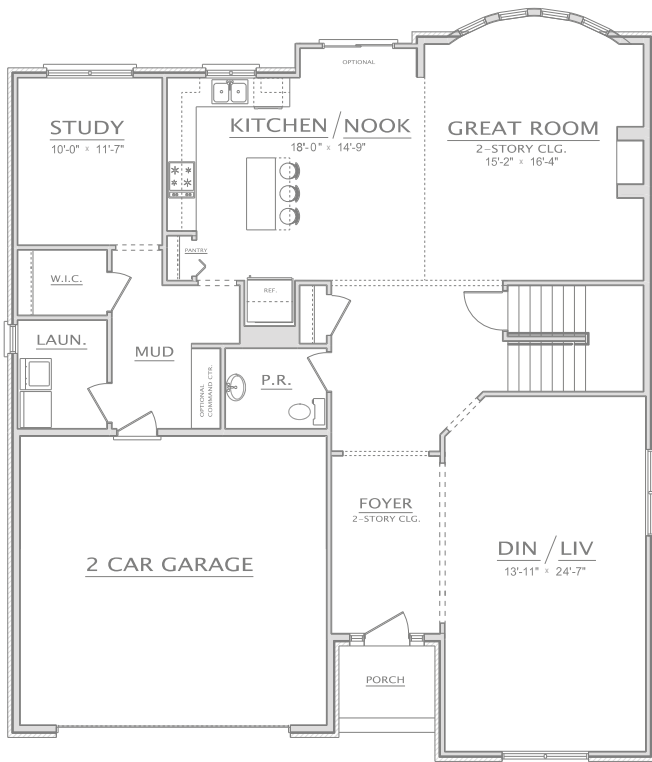
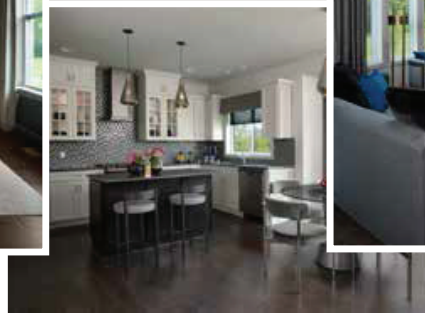
- 7.56 +/- Acres Site
- Zoning R-1C, Cluster Option
- 26 Single Family Homes
- Lot Sizes Approximately 60' x 105'
- Ranch, Story & Half and Colonial Home Styles
- Sizes from 1900 Square Feet and Above
- Development Start Spring 2023
- 30 Month Construction Period
- Off Site Model Homes Initially
- Main Road Access to the Site

### **Open Space**

- Over 2.7 (35%) Acres of Open Space
- Buffer Zones
- Tree Replacement Plan
- Part of Troy Community Walking Trails

### **Contact Information**

- Anita Khzouz
- E-mail: [administration@mondrianproperties.com](mailto:administration@mondrianproperties.com)
- Phone: 586-726-7340



MONDRIAN

PROPERTIES

**MANOR  
COLONIAL**  
2900 sqft

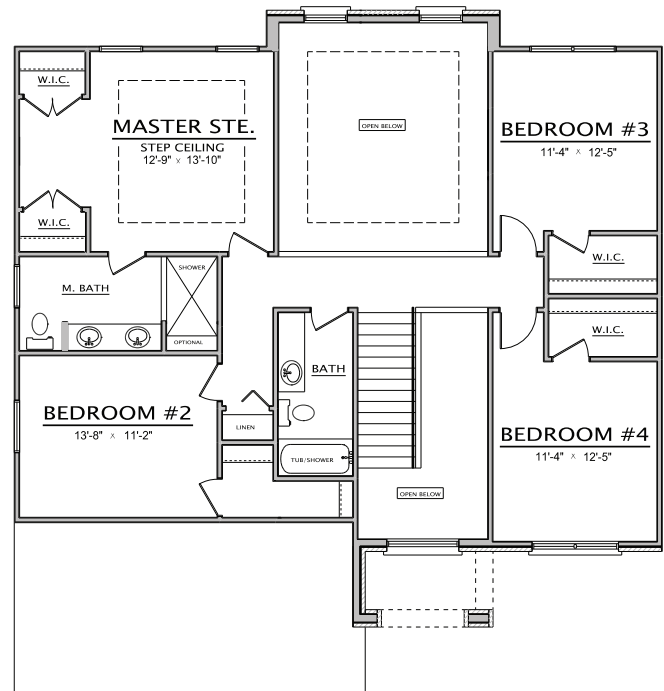
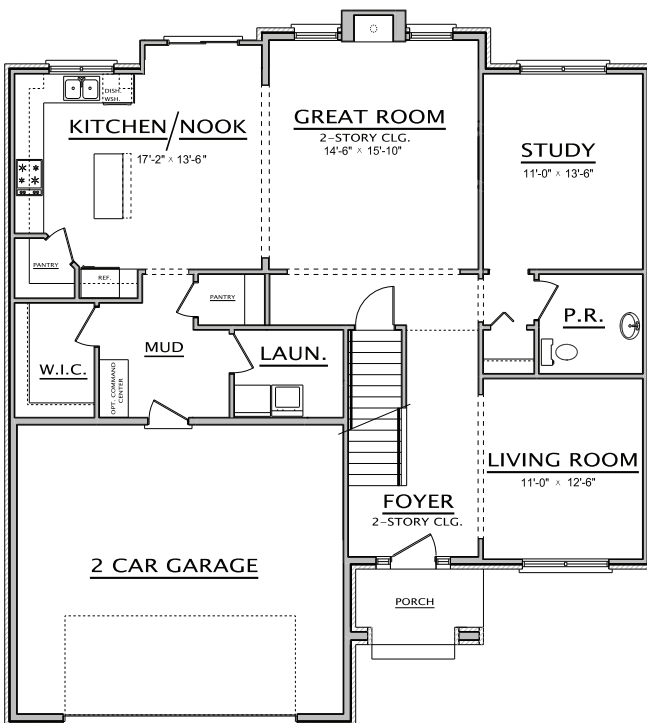
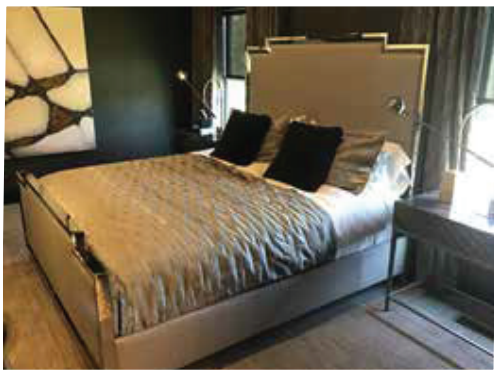
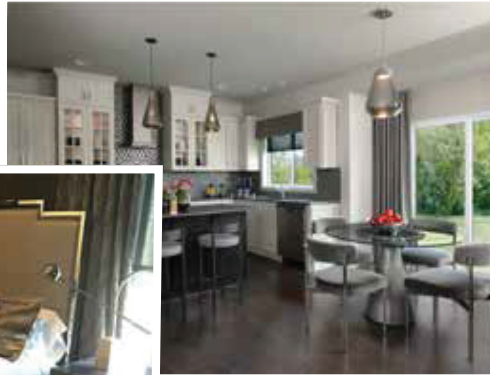
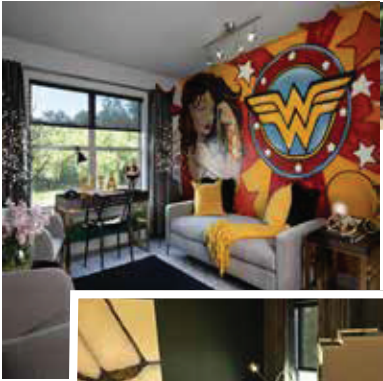


# MANOR COLONIAL

2900 sqft







MONDRIAN

PROPERTIES

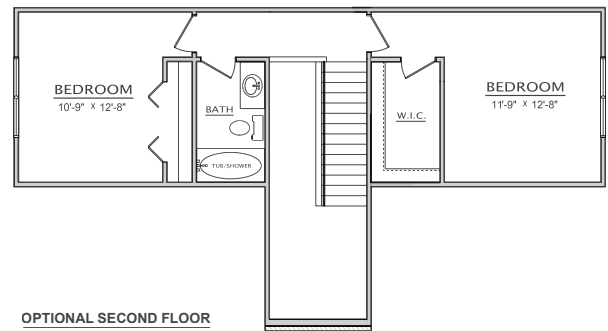
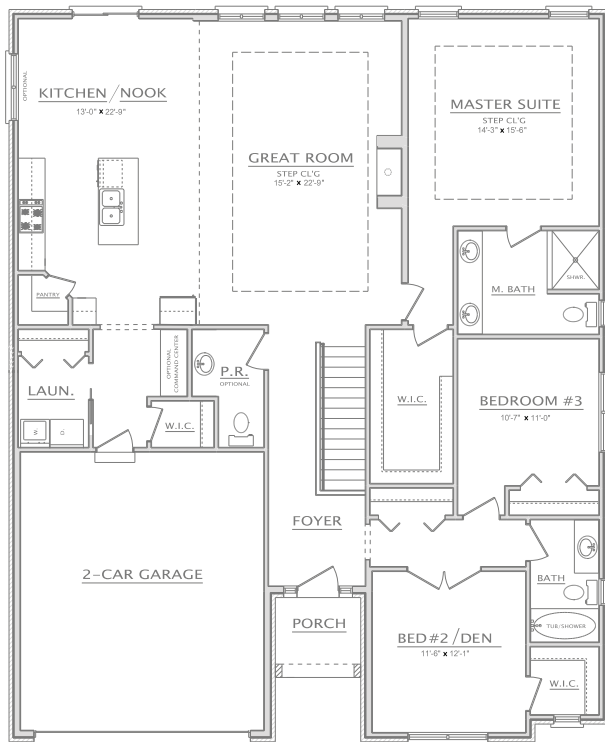
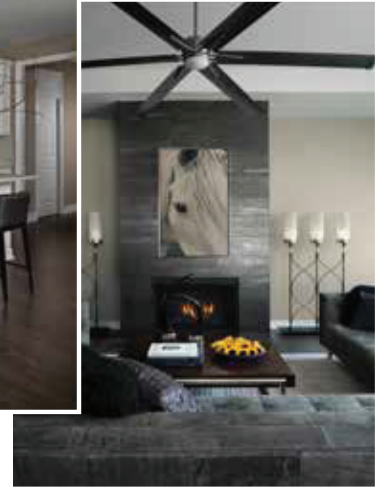
**TUDORGATE  
COLONIAL**  
2515 sqft



# TUDORGATE COLONIAL

2515 sqft





# HOMEWOOD RANCH

W/ OPTIONAL SECOND FLOOR  
1990 SQFT.

MONDRIAN

PROPERTIES



# HOMEWOOD RANCH

W/ OPTIONAL SECOND FLOOR  
1990 SQFT.







# The Estates of Eckford



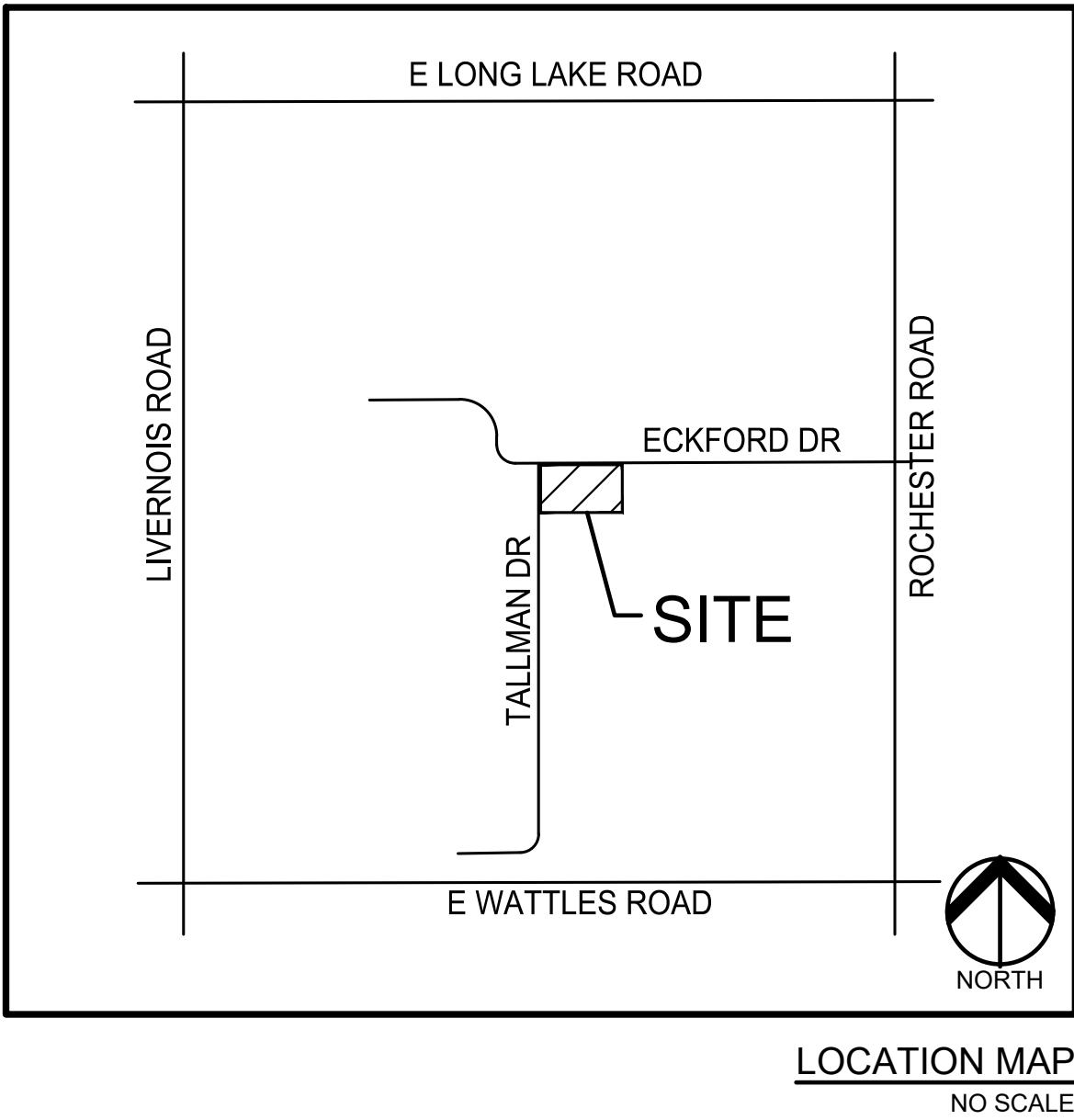


PRELIMINARY SITE PLANS

# ESTATES OF ECKFORD

ECKFORD DR./TALLMAN DR.  
TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-2.1	PARALLEL SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
T-1.2	TREE PRESERVATION LIST
	FOR REFERENCE
C-3	DPW REGIONAL DETENTION POND - SITE PLAN

DESIGN TEAM

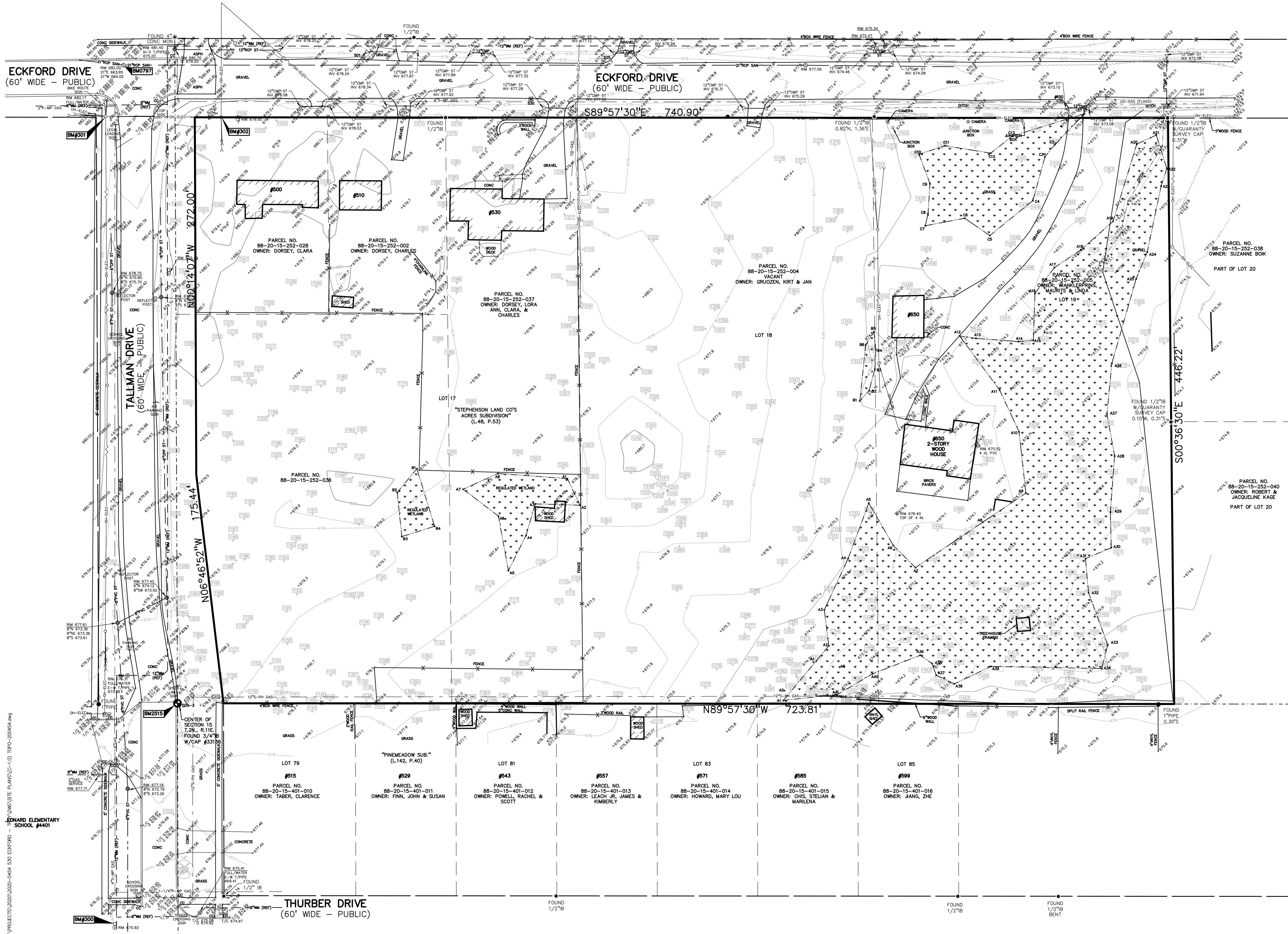
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MONDRAIN PROPERTIES 50215 SCHOENHERR RD. SHELBY TWP, MI 48315 CONTACT: JOSEPH MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
	LANDSCAPE ARCHITECT
	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	1/12/2022







**LEGEND**

IRON FOUND  
IRON SET  
NAIL FOUND  
NAIL & CAP SET

BRASS PLUG SET  
MONUMENT FOUND  
MONUMENT SET

SEC. CORNER FOUND  
RECORDED  
MEASURED  
CALCULATED

EXISTING  
OH-ELEC-W-O-ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE  
UG-CATV-TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE  
UG-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE  
GAS MAN. VALVE & GAS LINE HANDBOOK  
WATERMAN. 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  
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE  
UNIDENTIFIED STRUCTURE  
SPOT ELEVATION  
CONTOUR LINE  
FENCE  
GUARD RAIL  
STREET LIGHT  
SIGN  
CONC. CONCRETE  
ASPH. ASPHALT  
GRAVEL GRAVEL SHOULDER  
WETLAND

**REFERENCE DRAWINGS**

WATER MAIN CITY OF TROY GIS, DATED 8-21-21  
CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO101501.5, SHEET 7, DATED 2-1-11

SANITARY SEWER CITY OF TROY GIS, DATED 8-21-21  
CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO101501.5, SHEET 7, DATED 2-1-11

STORM SEWER CITY OF TROY GIS, DATED 8-21-21  
CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO101501.5, SHEET 7, DATED 2-1-11

GAS CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO101501.5, SHEET 7, DATED 2-1-11

FLOOD PLAIN FEMA F.I.R.M. MAP #26125C0534F, DATED 9-29-2006

**BENCHMARKS**  
(GPS DERIVED - CITY OF TROY DATUM)

BM #300  
ARROW ON HYDRANT WEST SIDE OF TALLMAN DRIVE, SOUTH OF LEONARD ELEMENTARY NORTH ENTRANCE.  
ELEV. - 678.00

BM #301  
BENCHTIE IN EAST FACE OF POWER POLE, SOUTH WEST CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE.  
ELEV. - 682.68

BM #302  
MAG NAIL IN WEST FACE POWER POLE, SOUTH SIDE OF ECKFORD DRIVE AND EAST OF TALLMAN DRIVE.  
ELEV. - 679.70

CITY OF TROY BM0797  
N-RIM SAN M H W-BOUND LANE OF ECKFORD AT TALLMAN  
ELEV. - 681.818(R)  
ELEV. - 682.00(M)

CITY OF TROY BM2515  
TOP OF 1/2" CAPPED IRON, E-SIDE TALLMAN AT B/C, N-END CONC ROAD C.O.C.  
ELEV. - 677.98(R)  
ELEV. - 678.104(M)

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(Per ATA NATIONAL TITLE GROUP COMMITMENT PACKAGE)

Land in the City of Troy, Oakland County, Michigan, described as follows:

PARCEL ID 88-20-15-252-028 (Parcel 1)

THE NORTH 150 FEET OF THE WEST 115.98 FEET OF LOT 17, EXCEPT THE WEST 15 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-036 (Parcel 2)

LOT 17, EXCEPT THE EAST 100 FEET, ALSO EXCEPT THE NORTH 150 FEE OF THE WEST 190.98 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-037

THE EAST 100 FEET OF LOT 17, STEPHENSON LAND COMPANY'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88-20-15-252-002

PARCEL ID 88-20-15-252-004



0 20 40 80  
SCALE: 1" = 40'



**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  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR RD.  
SHELBY TWP, MI 48315

PROJECT TITLE  
**ESTATES OF ECKFORD**  
ECKFORD DR./TALLMAN DR.  
TROY, MICHIGAN

**REVISIONS**

ORIGINAL ISSUE DATE:  
JANUARY 12, 2023

DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

PEA JOB NO. 2020-0454  
P.M. JBT  
DN. KMB  
DES. DSK  
DRAWING NUMBER:

NOT FOR CONSTRUCTION

P-1.0







**ECKFORD DRIVE**  
(60' WIDE - PUBLIC)

S89°57'30"E 740.90'

**TALLMAN DRIVE**  
60' WIDE - PUBLIC)

**THURBER DRIVE**  
(60' WIDE - PUBLIC)

LOCATION OF PROJECT:  
SOUTHEAST CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE

SIZE OF PROPERTY: 7.56 ACRES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

MIN. LOT SIZE: 10,500 SF

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)

[illegible]

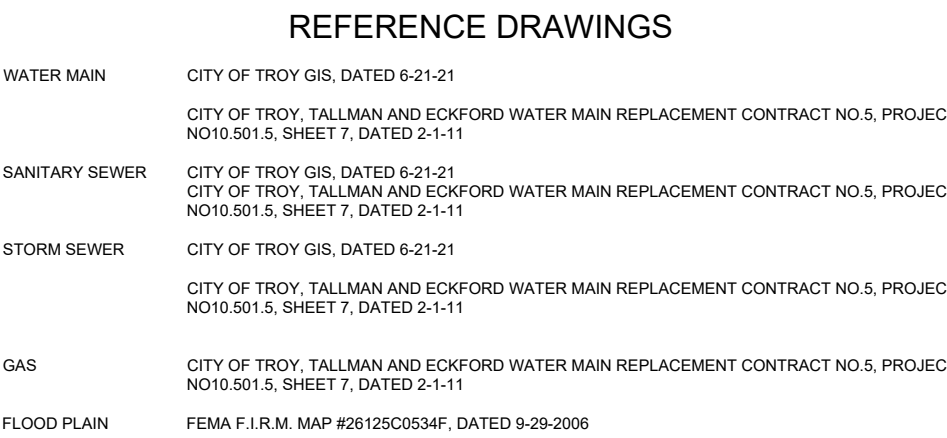
WATER MAIN	CITY OF TROY GIS, DATED 8-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.00.0.5, SHEET 7, DATED 2-1-11
SANITARY SEWER	CITY OF TROY GIS, DATED 8-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.00.0.5, SHEET 7, DATED 2-1-11
STORM SEWER	CITY OF TROY GIS, DATED 8-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.00.0.5, SHEET 7, DATED 2-1-11
GAS	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.00.0.5, SHEET 7, DATED 2-1-11
FLUID PLAN	FEMA 1.1.R.1.M. MAP #201200534F, DATED 8-29-06

PARCEL TABLE		
LOT NUMBER	LOT WIDTH (LF)	LOT AREA (SF)
1	94.6	12339
2	90	11698
3	90	11698
4	90	11698
5	90	11698
6	90	11698
7	90	11698
8	105.7	13819
9	107	13995
10	90	11702
11	90	11702
12	90	11702
13	90	11702
14	90	11702
15	90	11702
16	94	12261
17	88.7	12148
18	76.5	9654
19	76.5	9654
20	76.5	9654
21	76.5	9654
22	76.5	9654
23	76.5	9654
24	76.5	9654
25	97.8	12458
AVERAGE	88	11400

\*THE LOT SIZE AVERAGE OPTION HAS  
BEEN APPLIED PER SECTION 10.01  
MIN. UNIT AREA REQUIRED = 9450 SQ. FT.  
MIN UNIT WIDTH AT BLDG. SETBACK  
REQUIRED = 76.50 FEET

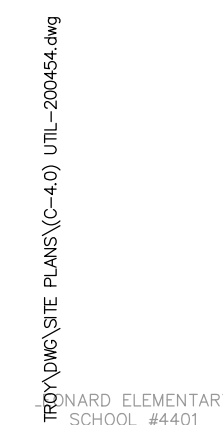
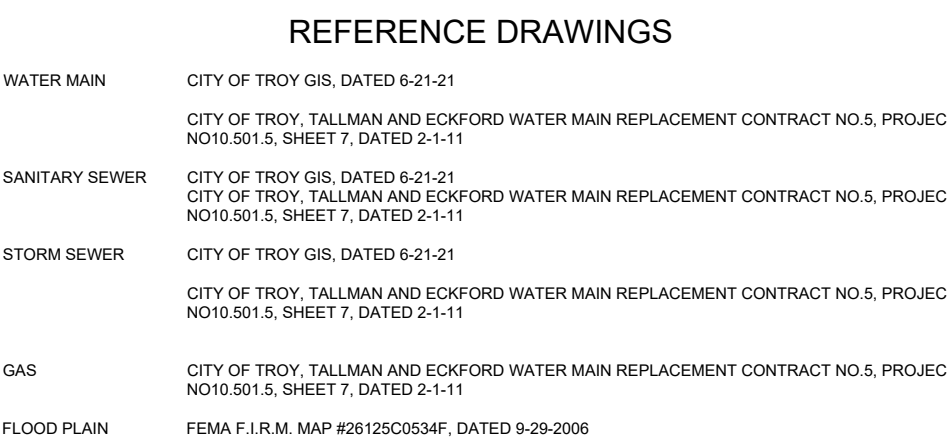
[illegible]





**RETAINING WALL NOTE:**  
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W)  
GRADES ARE THE FINISH GRADE AT THE TOP AND  
BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP  
AND BOTTOM OF THE WALL STRUCTURE.



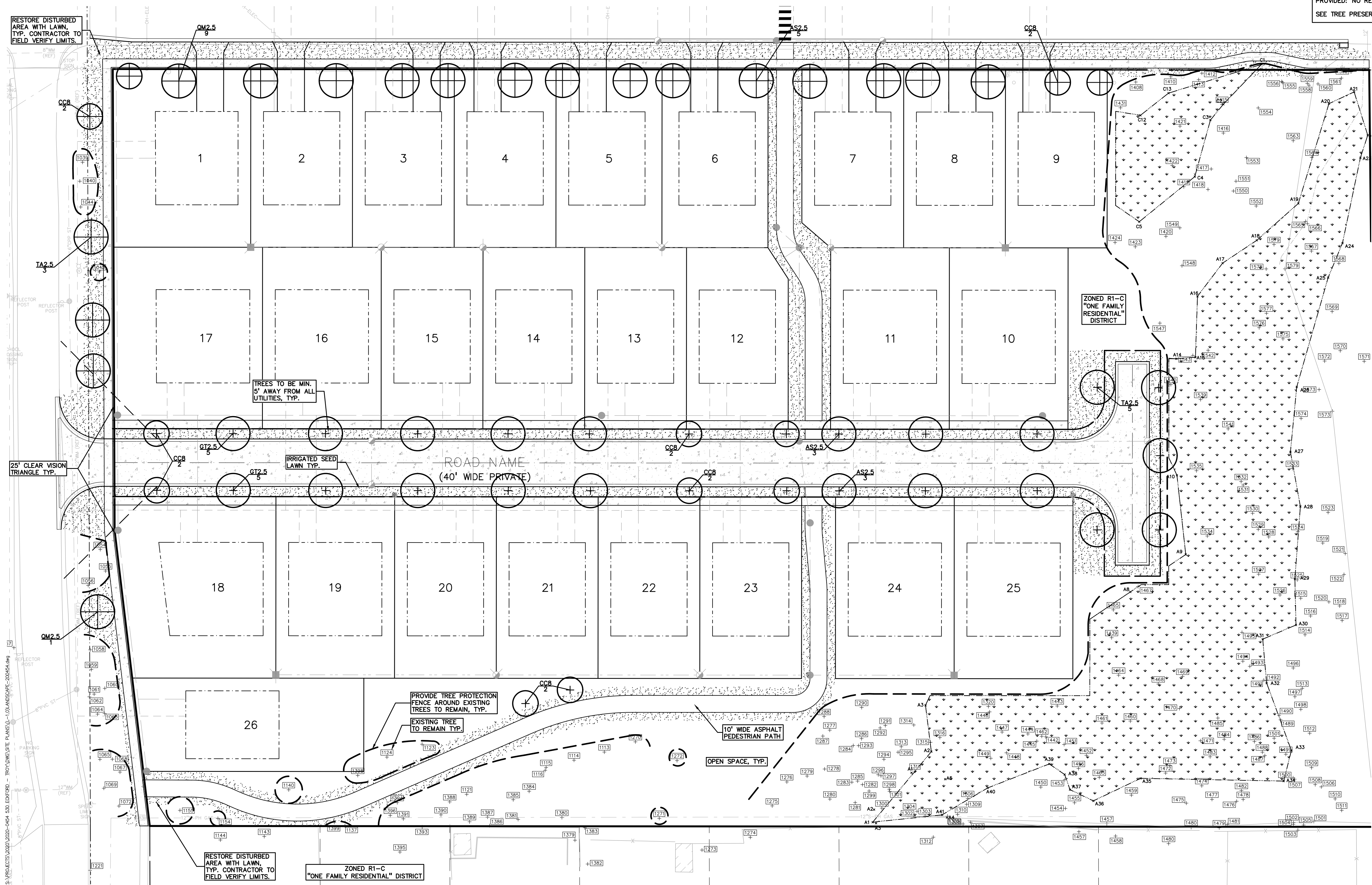


P-4.0



DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	AS2.5	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	2.5" Cal.	B&B
12	CC8	Forset Pansy Redbud	<i>Cercis canadensis</i> 'Forest Pansy'	8' Ht.	B&B
10	GT2.5	Sunburst Honeylocust	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Suncole'	2.5" Cal.	B&B
8	TA2.5	Redmond Linden	<i>Tilia americana</i> 'Redmond'	2.5" Cal.	B&B
10	QM2.5	Bur Oak	<i>Quercus macrocarpa</i>	2.5" Cal.	B&B
51	TOTAL DECIDUOUS TREES				

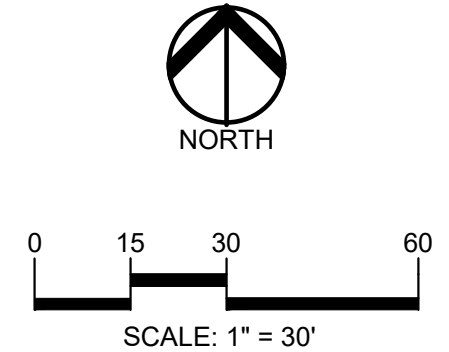
LANDSCAPE CALCULATIONS:	
PER CITY OF TROY ZONING ORDINANCE, ZONED R1-C	
5.03 C-1A. GENERAL SITE LANDSCAPE REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL (5.26 ACRES) 229,125 SF ÷ 20 % = 45,825 SF LANDSCAPE AREA REQUIRED	
PROVIDED: 48,787 SF LANDSCAPED AREA (21.2%)	
13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS REQUIRED: 1 TREE PER 50 LF OF INTERNAL ROADS 716 LF ÷ 50 = 14.3 TREES TREES REQUIRED (EACH SIDE)	
PROVIDED: 29 PROPOSED TREES	
13.02 D2. GREENBELT REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD. ECKFORD DRIVE - 741 LF FRONTAGE / 30 = 25 TREES TALLMAN DRIVE - 447 LF FRONTAGE / 30 = 15 TREES	
PROVIDED: 22 PROPOSED TREES AND 20 EXISTING TREES ALONG TALLMAN DR. AND 7 TREES ALONG ECKFORD DR. TO AVOID UTILITY CONFLICT THE FRONTAGE TREES ALONG ECKFORD ARE PROPOSED AT THE FRONT OF THE INDIVIDUAL LOTS.	
13.07 F. TREE REPLACEMENT: REQUIRED: WOODLAND TREES - 50% DBH TO BE REPLACED. 765" REPLACEMENT LANDMARK TREES - 100% DBH TO BE REPLACED. 1,590" REPLACEMENT TREES RETAINED ON SITE - 2x DBH RETAINED OFF REPLACEMENT REQUIRED. 1,822" WOODLAND AND 1,682" LANDMARK. TOTAL: -1,129" REQUIRED FOR REPLACEMENT.	
PROVIDED: NO REPLACEMENT REQUIRED.	
SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.	



KEY:

- = INTERNAL STREET TREES
- = GREENBELT TREES
- = 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 THE 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 NURSEYMEN 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 TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
  - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
  - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
  - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
  - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
  - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
  - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
  - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



**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  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR RD.  
SHELBY TWP, MI 48315

PROJECT TITLE  
**ESTATES OF ECKFORD**  
ECKFORD DR./TALLMAN DR.  
TROY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:  
JANUARY 12, 2023

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD
DRAWING NUMBER:	



13.07 E. TREE REPLACEMENT:  
WOODLAND TREES: 50% DBH TO BE REPLACED - 2X DBH RETAINED.  
786" REPLACEMENT - 1718" RETAINED CREDIT = -932".  
0 WOODLAND REPLACEMENT REQUIRED.  
LANDMARK TREES: 100% DBH TO BE REPLACED - 2X DBH RETAINED.  
1,590" REPLACEMENT - 1662" RETAINED CREDIT = -72".  
0 LANDMARK REPLACEMENT REQUIRED.  
NO TREES REQUIRED FOR REPLACEMENT.

WOODLAND TREES			
WOODLAND TREES REMOVED:	158	(REPLACE AT 50% OF REMOVED DBH)	
1530" DBH x 0.5 =		765" REPLACEMENT	
WOODLAND TREES SAVED:	101	(CREDIT OF 2X DBH)	
911" DBH x 2 =		1822" CREDIT	
	765	- 1822	= -1057
0 " DBH REQUIRED FOR WOODLAND REPLACEMENT			

LANDMARK TREES			
LANDMARK TREES REMOVED:	69	(REPLACE AT 100% OF REMOVED DBH)	
1590" DBH x 1 =		1590" REPLACEMENT	
LANDMARK TREES SAVED:	36	(CREDIT OF 2X DBH)	
831" DBH x 2 =		1662" CREDIT	
	1590	- 1662	= -72
0 " TOTAL DBH REQUIRED FOR REPLACEMENT			



0 15 30 60  
SCALE: 1" = 30'



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CLIENT  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR RD.  
SHELBY TWP, MI 48315

PROJECT TITLE  
**ESTATES OF ECKFORD**  
ECKFORD DR./TALLMAN DR.  
TROY, MICHIGAN

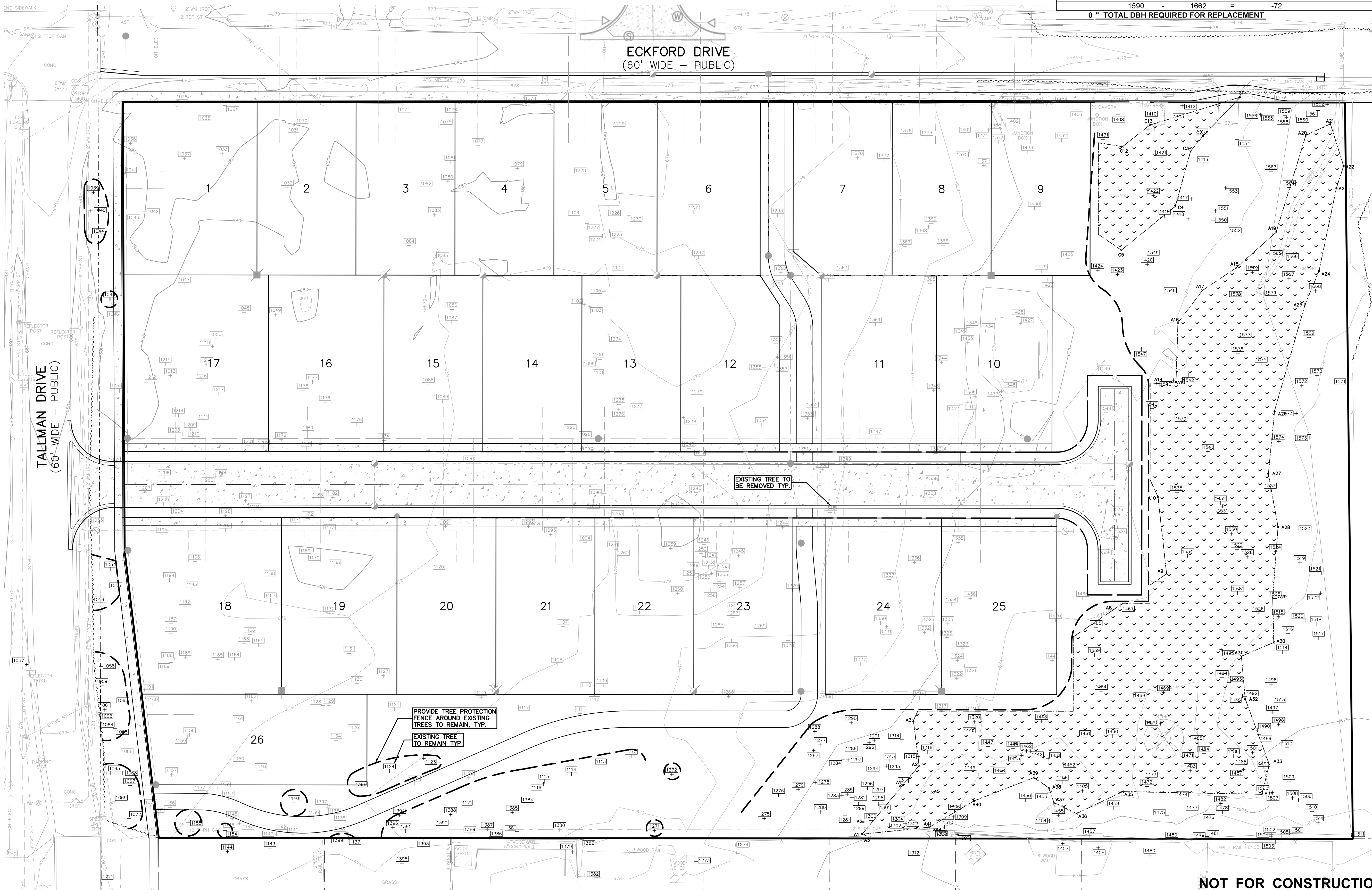
REVISIONS

ORIGINAL ISSUE DATE:  
JANUARY 12, 2023

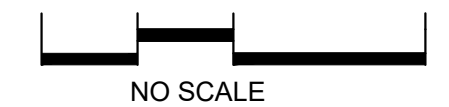
DRAWING TITLE  
**TREE PRESERVATION PLAN**

PEA JOB NO. 2020-0454  
P.M. JBT  
DN. KAD  
DES. KAD  
DRAWING NUMBER:

T-1.0



NOT FOR CONSTRUCTION



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CLIENT  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR RD.  
SHELBY TWP, MI 48315

PROJECT TITLE  
**ESTATES OF ECKFORD**  
ECKFORD DR./TALLMAN DR.  
TROY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:  
JANUARY 12, 2023

DRAWING TITLE

**TREE  
PRESERVATION  
LIST**

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

T-1.1

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1030	BS	7	Blue Spruce	Picea pungens	Fair		WOODLAND	R	N	REPLACE
1031	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	N	REPLACE
1032	WC	15	White Cedar	Thuja occidentalis	Fair		LANDMARK	R	Y	REPLACE
1033	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1034	BS	9	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1035	BS	13	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1036	SH	14	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	N	REPLACE
1037	BS	7	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1038	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1039	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1040	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1041	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1042	SH	9	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1043	SH	18	Shagbark Hickory	Carya ovata	Fair		LANDMARK	R	Y	REPLACE
1044	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1045	SH	9	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1046	SH	18	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	N	REPLACE
1047	WO	64	White Oak	Quercus alba	Good		LANDMARK	R	Y	REPLACE
1048	RO	8	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1049	BR	26	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1050	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1051	RO	32	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1052	WO	27	White Oak	Quercus alba	Fair		LANDMARK	R	N	REPLACE
1053	RO	15	Red Oak	Quercus rubra	Good	x1-no tag	WOODLAND	R	N	REPLACE
1054	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	S	N	-
1055	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1056	RO	8	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1057	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1058	BR	6	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	N	-
1059	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1060	SH	12	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1061	BR	8	Bur oak	Quercus macrocarpa	Poor		WOODLAND	S	N	-
1062	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1063	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	N	-
1064	RO	9	Red Oak	Quercus rubra	Good	no tag	WOODLAND	S	N	-
1065	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1066	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	N	-
1067	BR	8	Bur oak	Quercus macrocarpa	Poor		WOODLAND	S	N	-
1068	B	6	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1069	TH	13	Thornapple/Hawthorne	Cragaeus spp.	Fair		LANDMARK	S	N	-
1070	BR	9	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	N	REPLACE
1071	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1072	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1074	SM	29	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	N	-
1075	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1076	BS	6	Blue Spruce	Picea pungens	Fair	x1	WOODLAND	R	Y	REPLACE
1077	BR	23	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1078	SM	17	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	Y	-
1079	BS	11	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1080	BS	11	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1081	SM	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1082	SM	27	Silver Maple	Acer saccharinum	Good		INVASIVE	R	N	-
1083	RM	7	Red Maple	Acer rubrum	Fair	x2	WOODLAND	R	N	REPLACE
1084	SM	17	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	N	-
1085	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1086	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1087	BR	21	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1088	BR	24	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1089	WW	35	Weeping Willow	Salix babylonica	Fair		INVASIVE	R	Y	-
1090	BR	30	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1091	BS	8	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1092	BS	9	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1093	BS	7	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1094	BS	6	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1095	E	17	American Elm	Ulmus americana	Good	x1	INVASIVE	R	Y	-
1096	B	16	Basswood	Tilia americana	Fair	x1	WOODLAND	R	Y	REPLACE
1097	B	11	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1098	SM	23	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1099	B	11	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1100	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1101	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1102	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1103	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1104	BR	12	Bur oak	Quercus macrocarpa	Fair	x1	WOODLAND	R	Y	REPLACE
1106	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	Y	-
1106	SH	21	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1107	BR	37	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1108	PH	10	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1109	B	8	Basswood	Tilia americana	Good	x1	WOODLAND	R	Y	REPLACE
1110	BR	24	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1111	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1112	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1113	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1114	PH	12	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1115	PH	10	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1116	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1117	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1118	BR	28	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1119	BR	45	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1120	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
1121	BR	46	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1122	PH	14	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1123	BR	23	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1124	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1126	BR	26	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1126	SH	11	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1127	BR	16	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1128	RO	8	Red Oak	Quercus rubra	Good	x1-no tag	WOODLAND	R	Y	REPLACE
1129	BR	25	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1130	BR	26	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1131	RO	10	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1132	SH	16	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1133	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1134	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1135	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1136	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1137	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1138	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1139	PH	7	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1140	BR	40	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1141	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1142	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1143	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1144	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1145	BR	10	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1146	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1147	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1148	SH	20	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1149	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1150	SH	21	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1151	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1152	PH	7	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1153	BR	12	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1154	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1155	BR	35	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1156	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1157	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1158	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1159	WO	24	White Oak	Quercus alba	Good	up against 1158	LANDMARK	R	Y	REPLACE
1160	BR	27	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1161	SH	10	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1162	BR	8	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1163	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1164	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1165	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1166	SH	10	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1167	SH	13	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1168	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1169	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1170	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1171	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1172	BR	10	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1173	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1174	BR	14	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1175	BR	19	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1176	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1177	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1178	CT	18	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1179	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1180	RO	10	Red Oak	Quercus rubra	Good	x1 no tag	WOODLAND	R	Y	REPLACE
1181	TH	8	Thornapple/Hawthorne	Craegagus spp.	Good		WOODLAND	R	Y	REPLACE
1182	B	9	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1183	TH	8	Thornapple/Hawthorne	Craegagus spp.	Fair	x1	WOODLAND	R	Y	REPLACE
1184	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1185	WO	27	White Oak	Quercus alba	Good		LANDMARK	R	Y	REPLACE
1186	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1187	BR	14	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1188	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1189	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	Y	-
1190	RO	8	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1191	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1192	SH	12	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1193	SH	18	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1194	RO	8	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1195	PH	15	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1196	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1197	BR	8	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1198	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1199	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1200	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1201	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1202	RO	6	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1203	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1204	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1205	RO	10	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1206	RO	7	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1207	PH	14	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1208	BR	23	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1209	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1210	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1211	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1212	RO	10	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1213	RO	7	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1214	E	11	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1215	RO	14	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1216	E	12	American Elm	Ulmus americana	Dead		INVASIVE	R	Y	-
1217	WO	12	White Oak	Quercus alba	Fair		WOODLAND	R	Y	REPLACE
1218	SH	8	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1219	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1220	B	10	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1221	HL	14	Honeylocust	Gleditsia triacanthos	Good		WOODLAND	S	N	-
1222	HL	17	Honeylocust	Gleditsia triacanthos	Fair		LANDMARK	S	N	-
1223	HL	13	Honeylocust	Gleditsia triacanthos	Good		WOODLAND	S	N	-
1224	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1225	WO	24	White Oak	Quercus alba	Fair		LANDMARK	R	Y	REPLACE
1226	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1227	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1228	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1229	TH	8	Thornapple/Hawthorne	Craegagus spp.	Fair		WOODLAND	R	Y	REPLACE
1230	BR	28	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE

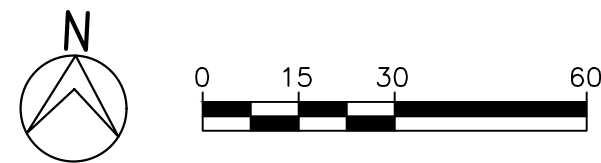
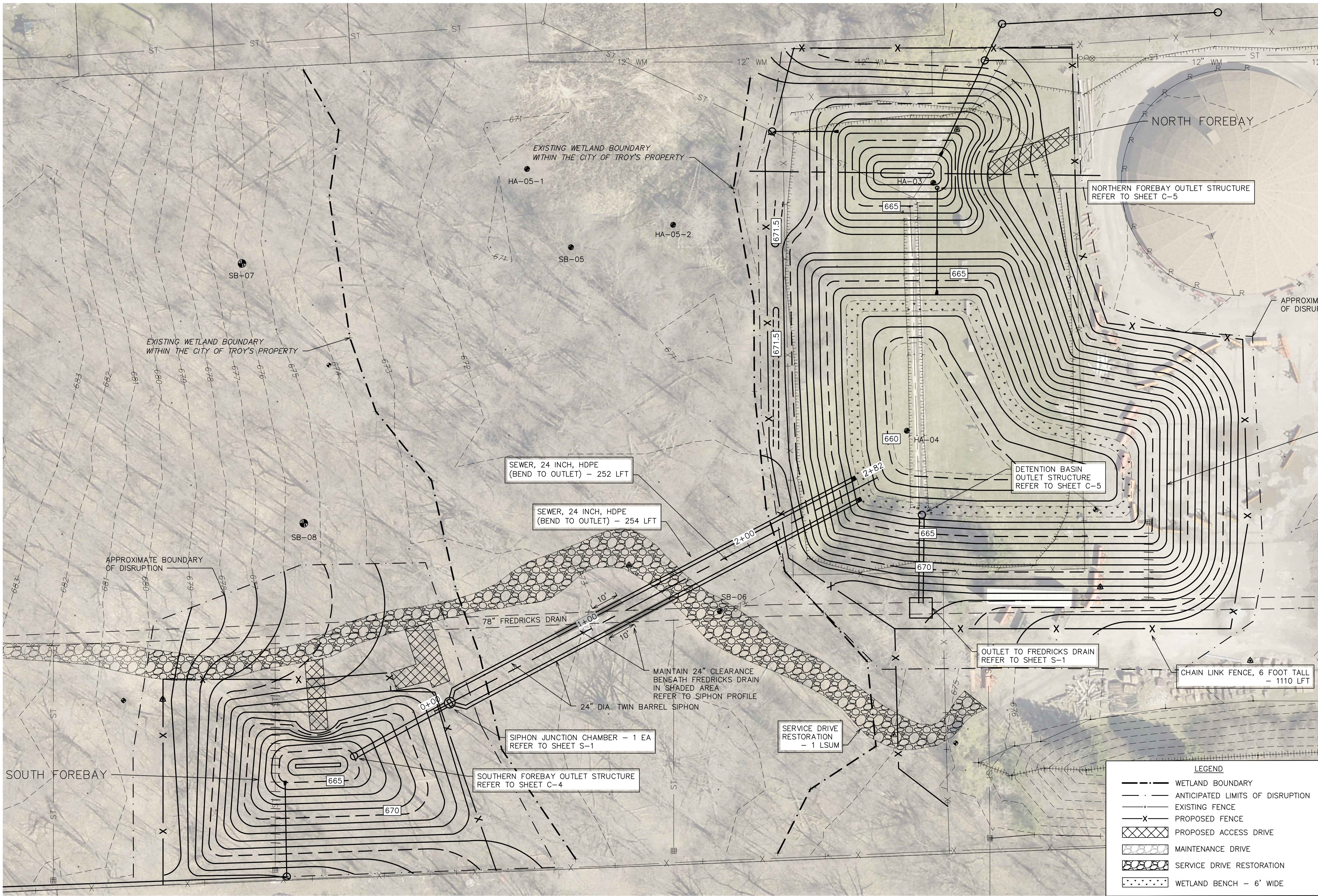


TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1331	I	12	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1332	B	9	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1333	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1334	BE	6	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1335	BE	20	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1336	I	10	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1337	I	11	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1338	PH	15	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1339	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1340	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1341	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1342	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1343	PH	27	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1344	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1345	RO	10	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1346	RO	12	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1347	PH	20	Pignut Hickory	Carya glabra	Fair		LANDMARK	R	Y	REPLACE
1348	SH	16	Shagbark Hickory	Carya ovata	Fair		LANDMARK	R	Y	REPLACE
1349	BE	16	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1350	BE	22	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1351	BE	14	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1352	BE	12	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1353	BE	11	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1354	BE	20	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1355	BE	16	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1356	PH	20	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1357	BE	13	American Beech	Fagus grandifolia	Dead	x1	WOODLAND	R	Y	-
1358	BE	23	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1359	SH	11	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1360	SH	14	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1361	BS	9	Blue Spruce	Picea pungens	Dead		WOODLAND	R	Y	-
1362	PH	14	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1363	PH	20	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1364	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1365	PH	21	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1366	PH	21	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1367	PH	19	Pignut Hickory	Carya glabra	Fair		LANDMARK	R	Y	REPLACE
1368	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1369	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1370	B	7	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1371	I	12	Ironwood	Ostrya virginiana	Good		LANDMARK	R	N	REPLACE
1372	RO	21	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1373	RO	20	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1374	I	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	N	REPLACE
1375	RO	24	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	Y	REPLACE
1376	PH	14	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1377	BR	19	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1378	RO	27	Red Oak	Quercus rubra	Good		LANDMARK	R	Y	REPLACE
1379	WO	31	White Oak	Quercus alba	Fair	x1	LANDMARK	S	N	-
1380	WO	21	White Oak	Quercus alba	Fair		LANDMARK	S	Y	-
1381	WO	18	White Oak	Quercus alba	Fair		LANDMARK	S	Y	-
1382	SH	8	Shagbark Hickory	Carya ovata	Good	on outside of fence	WOODLAND	S	N	-
1383	RO	6	Red Oak	Quercus rubra	Good	no tag	WOODLAND	S	N	-
1384	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1385	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1386	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1387	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1388	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1389	PH	6	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1390	RO	20	Red Oak	Quercus rubra	Good	x1 no tag	LANDMARK	S	Y	-
1391	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1392	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1393	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1394	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1395	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1396	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1397	BR	11	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1398	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1399	B	14	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1401	RO	23	Red Oak	Quercus rubra	Fair		LANDMARK	R	Y	REPLACE
1402	RO	19	Red Oak	Quercus rubra	Fair		LANDMARK	R	Y	REPLACE
1403	RC	10	Red Cedar	Juniperus virginiana	Poor	out under utility	INVASIVE	R	Y	-
1404	RC	10	Red Cedar	Juniperus virginiana	Fair	2 out under utility	INVASIVE	R	Y	-
1405	RC	9	Red Cedar	Juniperus virginiana	Fair	x1 out under utility	INVASIVE	R	Y	-
1406	WC	8	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	Y	-
1407	WS	6	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
1408	SU	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1409	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
1410	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1411	SC	10	Scotch Pine	Pinus sylvestris	Very Poor		#N/A	R	Y	#N/A
1412	SC	12	Scotch Pine	Pinus sylvestris	Poor		#N/A	S	Y	#N/A
1413	SH	15	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1414	WC	8	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y	REPLACE
1415	SM	25	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1416	SM	25	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1417	SM	15	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1418	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1419	SM	20	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1420	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1421	BR	10	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1422	BR	20	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1423	SM	23	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1424	SM	42	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1425	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1426	SU	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1427	SWO	16	Swamp White Oak	Quercus bicolor	Good		LANDMARK	R	Y	REPLACE
1428	SM	24	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1429	SM	24	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1430	RO	16	Red Oak	Quercus rubra	Good		LANDMARK	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1431	BR	35	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1432	B	7	Basswood	Tilia americana	Good		WOODLAND	R	Y	-
1433	PH	11	Pignut Hickory	Carya glabra	Good	x1	WOODLAND	R	Y	REPLACE
1434	RO	12	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1435	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1436	SM	40	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1437	SM	35	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1438	SM	38	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1439	SM	29	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1440	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1441	SM	33	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1442	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1443	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1444	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1445	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1446	E	19	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1447	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1448	CT	25	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1449	E	9	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1450	RO	11	Red Oak	Quercus rubra	Good	x1	WOODLAND	S	Y	-
1451	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1452	CT	25	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1453	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1454	E	12	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1455	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1456	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1457	BC	12	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	-
1458	BC	7	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y	-
1459	BR	55	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1460	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1461	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1462	CT	19	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1463	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1464	SM	23	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1465	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1466	SM	28	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1467	SM	23	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1468	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1469	SM	30	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1470	E	8	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1471	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1472	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1473	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1474	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1475	E	15	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1476	RO	6	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1477	RO	10	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1478	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1479	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1480	SU	8	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1481	I	6	Ironwood	Ostrya virginiana	Good		WOODLAND	S	Y	-
1482	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1483	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1484	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1485	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1486	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1487	RO	18	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1488	RO	7	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1489	RO	14	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1490	RO	8	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1491	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	S	Y	-
1492	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1493	BR	15	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1494	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1495	B	12	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1496	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1497	RO	17	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1498	RO	7	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1499	BR	15	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1500	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1501	E	15	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1502	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1503	PH	11	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1504	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1505	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1506	B	14	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1507	RO	22	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1508	RO	19	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1509	RO	12	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1510	RO	18	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1511	RO	38	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1512	RO	16	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1513	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1514	PH	17	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1515	PH	17	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1516	PH	6	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1517	PH	18	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1518	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1519	BE	7	American Beech	Fagus grandifolia	Good	x2	WOODLAND	S	Y	-
1520	BE	6	American Beech	Fagus grandifolia	Good		WOODLAND	S	Y	-
1521	I	7	Ironwood	Ostrya virginiana	Fair		WOODLAND	S	Y	-
1522	BE	18	American Beech	Fagus grandifolia	Fair		LANDMARK	S	Y	-
1523	I	8	Ironwood	Ostrya virginiana	Good		LANDMARK	S	Y	-
1524	BE	14	American Beech	Fagus grandifolia	Good		WOODLAND	S	Y	-
1525	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1526	BR	16	Bur oak	Quercus macrocarpa	Very Poor		LANDMARK	S	Y	-
1527	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1528	WO	8	White Oak	Quercus alba	Good		WOODLAND	S	Y	-
1529	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-

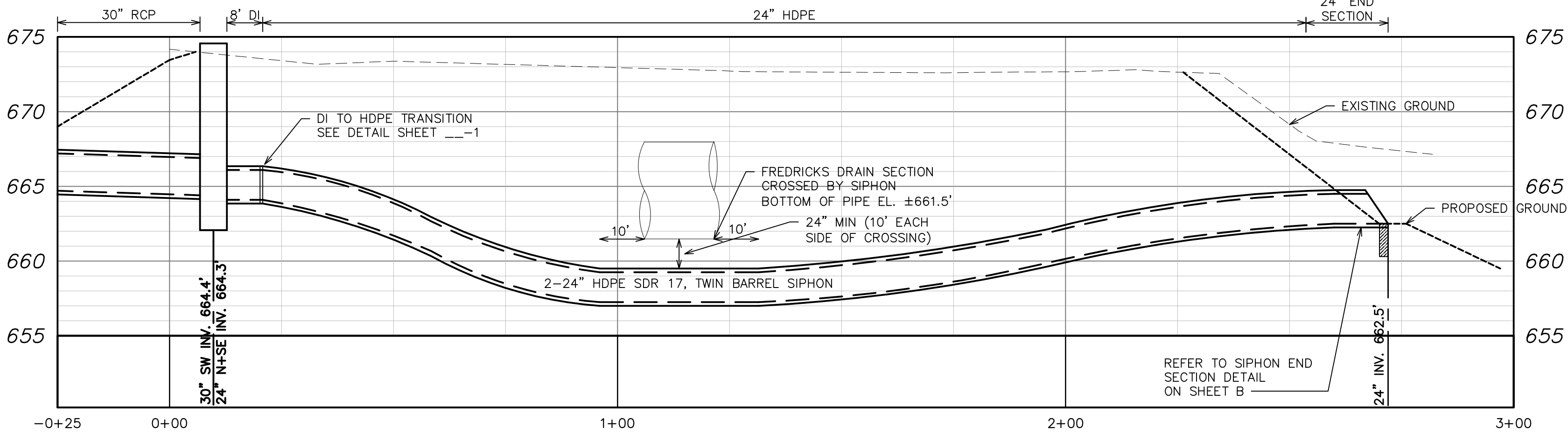


11/23/2022 2:29 PM  
HRC\_01.wctb  
V: 202108\20210882\C\Sheets\Prop\_site\_siphon.dwg  
Mansfield, Adam



NORTH DETENTION POND

QUANTITIES THIS SHEET			
No.	DESCRIPTION	UNIT	QTY
PAVT, REM		SYD	1930
TREE, REM, SPECIAL		LSUM	1
CLEARING/GRUBBING OF SITE		LSUM	1
SIPHON JUNCTION CHAMBER		EA	1
SIPHON OUTLET		EA	2
FREDRICKS DRAIN JUNCTION CHAMBER		EA	1
EARTHWORK		CYD	15400
SEWER, 30 INCH, RCP		LFT	58
SEWER, 24 INCH, DI		LFT	16
SEWER, 24 INCH, HDPE		LFT	506
CHAIN LINK FENCE, REM		LFT	990
CHAIN LINK FENCE, 6 FOOT TALL		LFT	1605
CHAIN LINK FENCE GATE, 6 FOOT TALL, 12 FOOT WIDE		EA	4
MAINTENANCE DRIVES AND SERVICE DRIVE RESTORATIONS		LSUM	1
SITE RESTORATION		SYD	12425
LANDSCAPE PLANTINGS		LSUM	1



SIPHON PROFILE  
HORIZONTAL - 1:30  
VERTICAL - 1:5

FOR REFERENCE ONLY

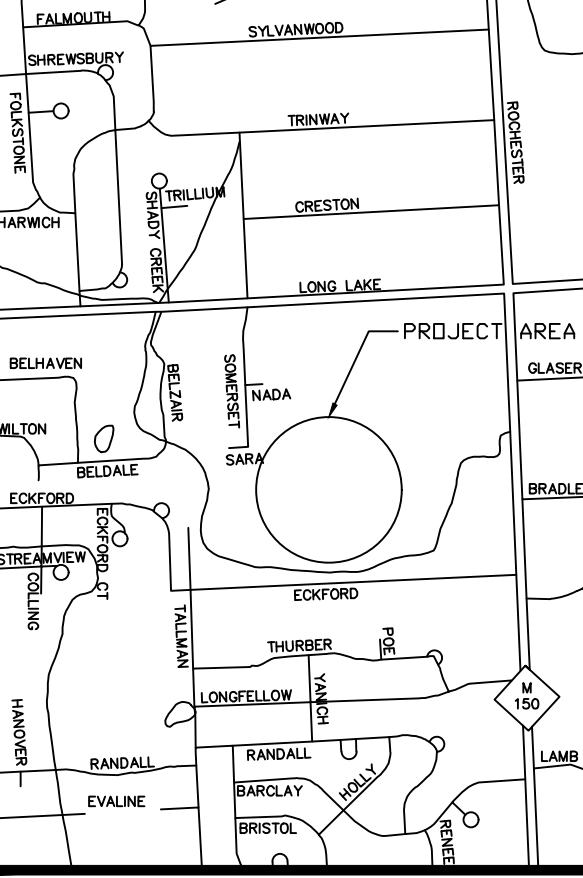


CALL MISS DIG  
72 HOURS  
(3 WORKING DAYS)  
BEFORE YOU DIG  
1-800-482-7171  
or 811  
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**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915  
555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

11-11-2022	PLAN REVIEW - 80% COMPLETION
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	BWS/AWM
DRAWN	AWM
CHECKED	BWS
APPROVED	BWS



CITY OF TROY  
**DPW REGIONAL  
DETENTION POND**

SITE PLAN

HRC JOB NO. 20210882	SCALE 1:30
DATE November 2022	SHEET NO. <b>C-3</b> OF

ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: March 15, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Brian Goul, Recreation Direct  
Kurt Bovensiep, Public Works Director  
Dennis E. Trantham, Facilities and Grounds Operations Manager  
Emily Frontera, Purchasing Manager

Subject: Budget Amendment and Standard Purchasing Resolution 5 - Pump Replacement at the Troy Family Aquatic Center

---

### History

- On December 5, 2022, City Council approved expending budgeted funds to repair the eight pumps at the Aquatic Center with the City's awarded contractor Kennedy Industries. (Resolution #2022-12-184-J-4a)
- Upon removal of the pumps, Kennedy Industries found additional deterioration and recommend replacing the pumps.
- Replacing the pumps (approximately \$179,990 plus contingency amount) will be cheaper than repairing them (\$235,000) as the additional issues will increase repair costs.
- Replacement of the pumps will ensure the pumps will last and if a repair is done it is unknown how long they will last.
- The plates that the pumps sit on were also found to be severely deteriorated and need to be replaced.
- This work is an immediate priority as the estimated lead time is nine to ten weeks which would be after the facility is scheduled to open.
- The work is necessary to continue to operate the facility this season.
- As discussed at the Advance, according to the 2021-2022 Annual Comprehensive Financial Report there is an advance from the General Fund to the Aquatic Center Fund of \$680,302. This will increase that amount to between \$860,292 and \$905,302

### Purchasing

- The current contract with *Kennedy Industries of Wixom, MI* was adopted by City Council in 2021 for pool pump repair services (Resolution #2021-06-096-J-4b).
- Under the current contract pricing, Kennedy Industries proposes replacing the eight pumps at the Troy Family Aquatic Center for an estimated total amount of \$179,990 with a contingency amount of \$36,760 and for a total not to exceed project amount of \$225,000, as detailed in the attached quote.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

### **Financial**

Funds for the repair/replacement of the pumps at the Troy Family Aquatic Center Capital Fund are budgeted in the amount of \$100,000 under Project number 2023C0088 for the 2023 fiscal year. Removal of the Pumps has been expensed in the amount of \$8,250 with a remaining budgeted amount of \$91,750. The additional expense for the pump replacements will require a budget amendment in the amount of \$125,000 to the Troy Family Aquatic Center Capital General Equipment Fund for the 2023 fiscal year. Expenditures will be charged to account number 587.789.7978.010.

### **Recommendation**

City Management recommends granting the authority to expend budgeted capital funds to *Kennedy Industries of Wixom, MI* for replacement of the eight pumps at the Troy Family Aquatic Center for a total estimated cost of \$179,990 with a contingency amount of \$36,760 for a not to exceed project total amount of \$225,000 as detailed in the attached quote.

It is also recommended that City Council approve a budget amendment to the Troy Family Aquatic Center Capital General Equipment Fund in the amount of \$125,000 for the 2023 fiscal year.





QUOTATION		
DATE	NUMBER	PAGE
3/14/2023	0051116	1 of 2

B TRO255  
I CITY OF TROY  
L 3179 LIVERNOIS  
T Teresa.Shepard@troymi.gov  
O TROY, MI 48083

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

PO#: \_\_\_\_\_

Ship To: \_\_\_\_\_

ATTENTION:

MORGAN THRASHER      248-524-3484      morgan.thrasher@troymi.gov

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE
		AQUATIC CENTER, VERTICAL PUMPS, POOL	BHS/SER	KENNEDY DELIVER
QTY	DESCRIPTION			

NEW VERTICAL TURBINE PUMPS FOR THE FOLLOWING APPLICATIONS AT THE TROY AQUATIC CENTER:

- (1) TUBE SLIDE PUMP
- (1) KIDDIE SLIDE PUMP
- (2) FILTER PUMPS
- (1) WATER FALL PUMP
- (1) WATER PLAY PUMP
- (1) RAIN DROP PUMP
- (1) BODY SLIDE PUMP

TOTAL COST FOR (8) PUMPS: \$135,590.00

DELIVERY: 9-10 WEEKS (AFTER RECEIPT OF ORDER)

\*\*\*\*\*

THE FOLLOWING QUOTE IS FOR FIELD SERVICE REQUIRED ON YOUR ABOVE REFERENCED PUMP STATION:

FIELD SERVICE LABOR REQUIRED:

\*\*\*\*\*

KENNEDY INDUSTRIES WILL PROVIDE (3) FIELD SERVICE TECHNICIAN(S) ONSITE TO:

- REMOVE ALL OLD BASEPLATES
- GROUT AND INSTALL NEW BASEPLATES
- INSTALL (8) NEW VERTICAL PUMPS, START UP, TEST RUN AND VERIFY PROPER OPERATION

ESTIMATED FIELD SERVICE COST: \$44,400.00

YOU WILL BE BILLED ACCORDINGLY BASED ON THE BELOW RATES:

MONDAY THRU FRIDAY 7:00AM-3:00PM: \$165.00/HR  
MONDAY THRU FRIDAY 3:00PM-7:00AM: \$247.50/HR  
SATURDAYS (ALL HOURS): \$247.50/HR  
SUNDAYS AND HOLIDAYS (ALL HOURS): \$330.00/HR  
DRIVE TIME: PER ABOVE RATES

\*\*\*\*\*



**KENNEDY**  
INDUSTRIES

INNOVATE  
SOLVE  
MONITOR  
REPAIR

**QUOTATION**

DATE	NUMBER	PAGE
3/14/2023	0051116	2 of 2

QTY	DESCRIPTION
-----	-------------

PLEASE PROVIDE WRITTEN OR VERBAL AUTHORIZATION SO THAT WE MAY RESPOND TO YOUR REQUIREMENTS. IF YOU HAVE ANY QUESTIONS, COMMENTS, OR ARE IN NEED OF ANY ADDITIONAL INFORMATION PLEASE FEEL FREE TO CONTACT ME AT (248) 684-1200.

SINCERELY,  
MIKE HORN  
MHORN@KENNEDYIND.COM  
REPAIR CENTER MANAGER

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 4/2019) and Customer Warranty available at [www.kennedyind.com](http://www.kennedyind.com) which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

**QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30**

**TOTAL: \$179,990.00**

P.O. Box 930079 Wixom, MI 48393 - 4925 Holtz Drive Wixom, MI 48393 - Phone: 248-684-1200 - Fax: 248-684-6011

**[www.Kennedyind.com](http://www.Kennedyind.com)**

Pastor Simion Timbuc from Bethesda Romanian Pentecostal 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 March 13, 2023, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

#### **B. ROLL CALL:**

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

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

- C-1** Proclamation to Honor Lieutenant Thomas O'Herron 2022 Firefighter of the Year

#### **D. CARRYOVER ITEMS:**

- D-1** No Carryover Items

#### **E. PUBLIC HEARINGS:**

- E-1** Public Hearing – Long Lake and Crooks Planned Unit Development (File Number PUD 2020-018) – Revised Concept Development Plan, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

The Mayor opened the Public Hearing for public comment.  
The Mayor closed the Public Hearing after receiving comment from Monica Sife.

Resolution #2023-03-033  
Moved by Erickson Gault  
Seconded by Brooks

WHEREAS, The applicant Gensler submitted a Conceptual Development Plan (CDP) application for a Planned Unit Development (PUD), located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and,

WHEREAS, The CDP proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and,

WHEREAS, The CDP will be implemented through submittal of Preliminary Development Plans (PDP) for each phase of development; and,

WHEREAS, Each PDP will require a Planning Commission public hearing and City Council public hearing prior to approval; and,

WHEREAS, The proposed CDP meets the Standards for Approval set forth in Section 11.03;

BE IT RESOLVED, That CDP Approval for the proposed Long Lake & Crooks PUD, be **GRANTED**.

BE IT FURTHER RESOLVED, That Troy City Council hereby **GRANTS** CDP Approval for the proposed amendment to Long Lake & Crooks PUD.

BE IT FURTHER RESOLVED, That Troy City Council hereby **REZONES** the subject property to Planned Unit Development (PUD #17).

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the proposed Long Lake & Crooks 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 Long Lake & Crooks PUD on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

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

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit a PDP for each future development phase pursuant to Section 11.07 of Chapter 39.

Yes: All-7  
No: None

## **MOTION CARRIED**

---

### **E-2 Public Hearing – Zoning Ordinance Text Amendment (File Number ZOTA 257) – Places of Worship**

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

Resolution #2023-03-034  
Moved by Baker  
Seconded by Abraham

RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to places of worship, sections 4.21 and 6.21, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 257), City Council Public Hearing Draft, as recommended by the Planning Commission.

Yes: All-7  
No: None

**MOTION CARRIED**

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

Laurie Evans	Commented in support of Item P-01
Fabrice Smieliauskas	Commented in support of Item P-01
Tina Catron	Commented in support of Item P-01
Michelle Pallas	Commented in support of Item P-01

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

The Meeting **RECESSED** at 9:00 PM.  
The Meeting **RECONVENED** at 9:08 PM.

**H. POSTPONED ITEMS:**

**H-1** No Postponed Items

**I. REGULAR BUSINESS:**

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

**a) Mayoral Appointments:**

Resolution #2023-03-035  
Moved by Baker  
Seconded by Hamilton

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

**Downtown Development Authority**

Appointed by Mayor  
13 Regular Members  
4 Year Term

**Nominations to the Downtown Development Authority:**

**Term Expiring: 9/30/2026**

**John R. Richards, Jr.**

**In District (Resident Member)**

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

Yes: All-7  
No: None

**MOTION CARRIED**

b) City Council Appointments: None

---

**I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Animal Control Appeal Board, Charter Revision Committee, Historic District Commission**

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2023-03-036  
Moved by Chamberlain-Creanga  
Seconded by Erickson Gault

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

**Animal Control Appeal Board**

Appointed by Council  
5 Regular Members  
3 Year Term

**Nominations to the Animal Control Appeal Board:**

**Term Expires: 9/30/2025**

**Tina Catron**

---

Term currently held by: Vacancy - Patrick Carolan (NO Reappointment)

Yes: All-7  
No: None

**MOTION CARRIED**

Resolution #2023-03-037  
Moved by Chamberlain-Creanga  
Seconded by Brooks



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

**Nominations to the Charter Revision Committee:**

**Term Expires: 4/30/2025**

**Tim Burns**

Term currently held by: Vacancy – Tyler Fox resigned 1/5/2023

**Term Expires: 4/30/2024**

**Laurie Evans**

Term currently held by: Vacancy – Susan Simonte Matthews resigned 1/3/2023

Yes: All-7

No: None

**MOTION CARRIED**

Resolution #2023-03-038  
Moved by Chamberlain-Creanga  
Seconded by Erickson Gault

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:

**Historic District Commission**

Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Historic District Commission:**

**Term Expires: 3/1/2026**

**Barbara Chambers**

Term currently held by: Barbara Chambers – Requests Reappointment

**Term Expires: 3/1/2026**

**Rosalyn Emerson**

Term currently held by: Susanne Forbes Dicker – No Reappointment

**Term Expires: 3/1/2026**

**Sadek Raman**

Term currently held by: Al Petrulis – Requests Reappointment

Yes: All-7  
No: None

### MOTION CARRIED

---

#### I-3 Request for Closed Session

Resolution #2023-03-039  
Moved by Baker  
Seconded by Hodorek

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (h)(MCL 15.243 (g)).

Yes: All-7  
No: None

### MOTION CARRIED

---

#### I-4 Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchasing Contract – Flock Safety Cameras, Troy Police Department (*Introduced by: Frank Nastasi, Chief of Police*)

Resolution #2023-03-040  
Moved by Hodorek  
Seconded by Brooks

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Insight Public Sector, Inc. of Chandler, AZ*, for the Flock Safety ALPR cameras with Vehicle Fingerprint TM technology for an estimated total cost of \$74,050.00 for the first year and \$66,000.00 for the second year as per the OMNIA Partners Cooperative Purchasing Contract #4400006644; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the agreement with *Flock Safety, Inc.* and **AUTHORIZES** the Troy Police Chief to execute the Agreement; a copy of which shall be **ATTACHED** to the Minutes of this meeting.

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

Yes: All-7  
No: None

### MOTION CARRIED

---

**J. CONSENT AGENDA:**

---

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

---

Resolution #2023-03-041-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: 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 #2023-03-041-J-2

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

- a) City Council Minutes-Draft – February 27, 2023

---

**J-3 Proposed City of Troy Proclamations:**

---

Resolution #2023-03-041-J-3

- a) Proclamation in Recognition of Athens High School 2022-2023 Student Council

---

**J-4 Standard Purchasing Resolutions:**

---

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2023A Joint and Crack Seal Program**

Resolution #2023-03-041-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2023A Joint and Crack Seal Program for an estimated not to exceed amount of \$50,000; at unit prices as detailed in the bid tabulation opened February 23, 2023, 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 bid and contract documents, including bonds, insurance certificates and all other specified requirements.

**b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Cargo Trailer**

Resolution #2023-03-041-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of one (1) American Hauler Trailer as specified to the low bidder meeting specifications, *American Trailer Mart of Waterford, MI*, for an estimated total cost of \$10,960.00 as detailed in the bid tabulation opened March 2, 2023; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

**c) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Riflescopes and Mounting Rings, Troy Police Department**

Resolution #2023-03-041-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase Riflescopes and Mounting Rings for the Troy Police Department, to low bidder meeting specifications *Mile High Shooting Accessories LLC of Frederick, CO*, 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, for an estimated cost of \$12,500.00; not to exceed budgetary limitations.

---

**J-5 Bid Waiver – Employment of Professional Services, Mental Health Co-Responder, Troy Police Department**

Resolution #2023-03-041-J-5

RESOLVED, That in the best interest of the City, Troy City Council hereby **APPROVES** the Mental Health Co-Response Team Interlocal Agreement between the City of Troy Police Department and the Oakland Community Health Network to provide a full-time mental health field clinician to support the City of Troy staff and its community for an estimated cost of \$93,000 for Fiscal year 2023 and \$105,000 for Fiscal Year 2024; payment for further years to be approved through the annual budget process.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Troy Police Chief to **EXECUTE** the Agreement; a copy which shall be **ATTACHED** to the Minutes of this meeting.

---

**J-6 Act 51 Mileage Certification for 2022**

Resolution #2023-03-041-J-6

WHEREAS, It is necessary to furnish certain road information to the state of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center line of said streets are described as:

(*Timbercrest Drive*) Part of the Northeast  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the North  $\frac{1}{4}$  Corner of said Section 24; thence South 01 degrees 35 minutes 00 seconds West, along the North and South  $\frac{1}{4}$  Line said Section 24, 2167.21 feet and Due East 154.55 feet to the point of beginning of the centerline of Timbercrest; thence Due South 99.96 feet to the point of ending of said road. Said centerline of road is 99.96 feet in length more or less.

(*Viking Drive*) Part of the Northeast  $\frac{1}{4}$  of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the East  $\frac{1}{4}$  Corner of said Section 11; thence South 89 degrees 40 minutes 23 seconds West, along the East and West  $\frac{1}{4}$  Line of said Section 11, 482.53 feet and North 00 degrees 15 minutes 59 seconds East 13.28 feet to the point of beginning of the centerline of Viking; thence North 00 degrees 15 minutes 59 seconds East 381.91 feet to the point of ending of said road. Said centerline of road is 381.91 feet in length more or less.

(*Sandpiper Drive*) Part of the Northwest  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northwest Corner of said Section 24; thence Due South, along the West Line of said Section 24, 1323.40 feet and South 89 degrees 13 minutes 00 seconds East 60.01 feet and Due North 210.00 feet and South 89 degrees 13 minutes 00 seconds East 147.22 feet to the point of beginning of the centerline of Sandpiper; thence South 00 degrees 29 minutes 44 seconds West 21.11 feet; thence Due South 78.97 feet; thence 30.46 feet along a curve to the left having a radius of 39.00 feet, a central angle of 44 degrees 44 minutes 48 seconds, and a chord bearing and distance of South 22 degrees 22 minutes 45 seconds East 29.69 feet to the point of ending of said road. Said centerline of road is 130.54 feet in length more or less.

(*Chickadee Drive*) Part of the Northwest  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northwest Corner of said Section 24; thence Due South, along the West Line of said Section 24, 1323.40 feet and South 89 degrees 13 minutes 00 seconds East 60.01 feet and Due North 210.00 feet and South 89 degrees 13 minutes 00 seconds East 147.22 feet and South 00 degrees 29 minutes 44 seconds West 21.11 feet and Due South 78.97 feet and 30.46 feet along a curve to the left having a radius of 39.00 feet, a central angle of 44 degrees 44 minutes 48 seconds, and a chord bearing and distance of South 22 degrees 22 minutes 45 seconds East 29.69 feet to the point of beginning of the centerline of Chickadee; thence 30.45 feet along a curve to the left having a radius of 39.00 feet, a central angle of 44 degrees 43 minutes 51 seconds, and a chord bearing and distance of South 67 degrees 07 minutes 25 seconds East 29.68 feet; thence South 89 degrees 30 minutes 16 seconds East 198.32 feet; thence 30.63 feet along a curve to the left having a radius of 39.00 feet, a central angle of 45 degrees 00 minutes 04 seconds, and a chord bearing and distance of North 67 degrees 59 minutes 52 seconds East 29.85 feet to the point of ending of said road. Said centerline of road is 259.40 feet in length more or less.

(*Macaw Drive*) Part of the Northwest  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northwest Corner of said Section 24; thence Due South, along the West Line of said Section 24, 1323.40 feet and South 89 degrees 13 minutes 00 seconds East 60.01 feet and Due North 210.00 feet and South 89 degrees 13 minutes 00 seconds East 424.22 feet to the point of beginning of the centerline of Macaw; thence South 00 degrees 29 minutes 44 seconds

West 98.35 feet; thence 30.63 feet along a curve to the right having a radius of 39.00 feet, a central angle of 45 degrees 00 minutes 04 seconds, and a chord bearing and distance of South 22 degrees 59 minutes 44 seconds West 29.85 feet to the point of ending of said road. Said centerline of road is 128.98 feet in length more or less.

WHEREAS, The above said streets are located within the City of Troy; right of way is under the control of the City of Troy; said streets are public streets and are for public street purposes and were open to the public prior to December 31, 2022;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** the following non-platted street: Timbercrest Drive, Viking Drive, Sandpiper Drive, Chickadee Drive and Macaw Drive into the City of Troy local street system.

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**J-7 Approval of Contract No. 22-5533 with MDOT for Right-of-Way Acquisition Work to Widen Rochester Road from Five Lanes to a Six-Lane Boulevard from Barclay Drive to Trinway Road – Project No. 2022CG0002**

Resolution #2023-03-041-J-7

RESOLVED, That Troy City Council hereby **APPROVES** Contract No. 22-5533 between the City of Troy and the Michigan Department of Transportation for the right-of-way acquisition work to widen Rochester Road from five lanes to a six-lane boulevard between Barclay Drive and Trinway Road at a total estimated cost of \$5,528,750 with the City share estimated at \$1,003,469, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-8 Renewal of Membership in the Traffic Improvement Association (TIA)**

Resolution #2023-03-041-J-8

RESOLVED, That Troy City Council hereby **AUTHORIZES** payment to renew the City of Troy's membership in the Traffic Improvement Association for the year 2023, in the amount of \$29,800, and funds are available in the 2022-2023 Police Department Operating Funds, Membership and Dues.

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**J-9 Angela Blanchard v City of Troy et. al.**

Resolution #2023-03-041-J-9

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to defend the City of Troy and the Troy Police Officer listed as Defendant in the matter of *Angela Blanchard v. City of Troy et. al.* (Oakland County Circuit Court, Case No. 2023-198760-NI), and **AUTHORIZES** the payment of necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the defendants.



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

- a) March 20, 2023 – Preliminary Site Plan Review (File Number SP2022-0027) – Proposed Estates at Eckford (One Family Residential Cluster), South Side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, 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:**

Dale Murrish	Commented on his upcoming campaign for City Council and various topics.
Mark Gunn	Commented that there is an upcoming meeting regarding the I-75 noise issue

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

Council Member Hodorek responded that Council and the Planning Commission work with developers to prevent or reduce clear-cutting. She said sometimes zoning laws aren't completely within the municipalities' control, and preserving trees is something that Troy has worked very hard on.

Mayor Baker responded that the I-75 noise issue is actually a statewide issue.

**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) Oakland County Treasurer's Office Foreclosure Prevention Notice  
Noted and Filed

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**O-3 Letters of Appreciation:**

- a) To Public Works from Alexander and Karen Lake Regarding Excellent Service After the Snow Storms

Noted and Filed

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

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**O-5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-21245**

Noted and Filed

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**P. COUNCIL COMMENTS:**

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**P-1 Council Comment Submitted by Council Member David Hamilton**

Council Member Erickson Gault commented that she is open to forming a sustainability committee, and she wants to make sure it is something meaningful, and with a staff liaison. She said the committee must be transparent, with OMA and FOIA applying to the committee's meetings and work. She said it is important that the committee also be subject to the provisions of the Ethics Ordinance. She said that the committee would also need to work in the framework of the Green Communities Network.

Mayor Pro Tem Chamberlain-Creanga commented that Troy is already a member of the Green Communities Network, which will help with setting up the committee. She said this is timely because it is coming up on budget season, so it's a good time to look at the needs of the committee such as staff support. She said that Troy needs a sustainability committee, and she hopes that there will be consensus to direct City Management to work on this.

Council Member Brooks asked for the process of setting up the committee. City Attorney Bluhm answered that the language would need to be reviewed, but it could be an ordinance or it could be a resolution, though she recommended that an ordinance would be more advisable.

City Manager Miller commented that there is not specific staff to handle sustainability, but once Council provides consensus of what they want from this committee, there could be some decisions made as to staffing and budget needs.

Council Member Abraham commented that she thinks there needs to be leadership from a staff liaison to guide the conversations and formation of the committee. She said it is timely with budget season coming up, but there needs to be thoughtful discussion of the resource needs in order to make sure the committee is effective. She said that this committee would bring an important voice to Troy, and she wants to make sure the committee formation is done correctly.

Council Member Hodorek commented that up to this point, the development of the budget has been done based on the conversations at the City Council Advance held last November, where a list of priorities were developed. She said that while forming a committee seems simple, it actually involves staff time that has not been planned at this point. She said she is very passionate about sustainability, and her balance is knowing what City Management would need to do in order to plan for a new committee. She said that she supports directing the City Manager to investigate and report back to Council with the resources that would be needed for

this committee. She encouraged the resident volunteers to start meeting, and get some ideas and plans formed, so that when the City is able to provide staff resources and form the committee, there will be some of the work done already.

Mayor Baker commented that conceptually, it's a great idea to form this committee, but there are some logistical issues. He said that he couldn't vote to approve the language as written in the agenda, but he supports the concept. He said that he wants to make sure that this committee would have a real purpose, and real work to do, and that there is a solid plan for their scope of work. He said that right now, there aren't staff resources available for a new committee. He said that he would prefer that this committee have a variety of view points represented, and also be nonpartisan. He said he would not support hiring a staff person specifically for this committee when there are a number of positions right now that need to be filled first.

Council Member Hamilton said that he didn't intend for there to be a decision made tonight, he wanted to present this topic formally so that Council could express their opinions on the idea. He said that he would like to get a sense of what it would take to form this committee as far as resources and time. He said he would like this committee to be a Council priority, and to get some feedback during budget discussions from City Management.

Mayor Baker commented that there is a consensus from City Council to have City Administration schedule a Study Session during the summer and to ask City Manager Miller to create a report describing the resources needed to form this committee, some recommendations for scope of work, and a timeline.

Council Member Hodorek commented encouraging City Council to reinforce and share information on social media.

Council Member Erickson Gault reaffirmed consensus of City Council moving forward after the more pressing issues are resolved.

**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 10:22 PM.

The Meeting **RECONVENED** at 10:30 PM.

**R. CLOSED SESSION**

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**R-1 Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 10:53 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

**2023 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

March 21, 2023 ..... Special Meeting – Personnel Evaluation  
April 10, 2023.....Special Meeting – Budget  
April 17, 2023.....Special Meeting – Budget  
December 2, 2023 ..... Special Meeting – Troy Advance

**2023 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

March 20, 2023 ..... Regular Meeting  
April 10, 2023..... Regular Meeting  
April 17, 2023..... Regular Meeting  
May 8, 2023 ..... Regular Meeting  
May 22, 2023 ..... Regular Meeting  
June 12, 2023 ..... Regular Meeting  
June 26, 2023 ..... Regular Meeting  
July 10, 2023..... Regular Meeting  
July 24, 2023..... Regular Meeting  
August 7, 2023..... Regular Meeting  
August 21, 2023..... Regular Meeting  
September 11, 2023 ..... Regular Meeting  
September 18, 2023 ..... Regular Meeting  
October 2, 2023 ..... Regular Meeting  
October 16, 2023 ..... Regular Meeting  
November 13, 2023 ..... Regular Meeting  
November 20, 2023 ..... Regular Meeting  
December 4, 2023 ..... Regular Meeting  
December 11, 2023 ..... Regular Meeting

**PROCLAMATION TO CELEBRATE  
WALSH COLLEGE  
100 YEARS – 1922 - 2022**

**WHEREAS**, Mervyn Walsh left his job as Thomas Edison's accountant to buy a franchise to teach the Pace Method of Accounting. He opened the Walsh Institute in Detroit's Capitol Theater on September 18, 1922. He knew that he could prepare students for successful careers by combining academic excellence with real world experience. Twenty-three students enrolled and tuition was \$60; and

**WHEREAS**, Edgar Wheeler became the first graduate of Walsh Institute in 1926. In 1928, enrollment reached 286 students, and seven graduates organized the Walsh Institute Alumni Association. Alumna Grace Dimmer became Michigan's first woman to earn the CPA designation in 1930; and

**WHEREAS**, Walsh Institute marked its 25th anniversary in 1947 and enrollment reached 1,508, in large part due to the GI Bill of Rights. In 1965, William C. Stewart became the Institute's president on the retirement of Mervyn Walsh. Walsh trustees determined that the Walsh Institute would change its educational charter by having its own building, offering an accounting curriculum approved by the State Board of Accountancy, and receiving State Board of Education approval; and

**WHEREAS**, Walsh Institute was renamed Walsh College of Accountancy and Business Administration, an upper-division college offering coursework for juniors and seniors who have finished two years at community colleges and four-year institutions. Walsh purchased 20 acres of farmland from Morris Wattles for a new location in Troy and in 1969 ground was broken for a new 10,000-square-foot location in Troy which opened in 1970; and

**WHEREAS**, In 1974, Walsh offers its first graduate degree: a Master of Science in Taxation. A 7,400 square-foot addition to the Troy location triples the size of the library and adds two lecture halls, a bookstore, and a student lounge. A 4.2 million addition to the Troy location is completed in 1990 and includes a cafeteria, computer lab, and faculty and administrative space. In 1998, Walsh opens the location in Novi, launches an MBA degree, and offers its first online courses; and

**WHEREAS**, In 2006, a Doctor of Management in Executive Leadership, the first doctoral degree, is offered and they broke ground for a 36,000-square-foot, two-story addition named for Walsh President Emeritus Jeffery Barry. In 2013, an award-winning, 1,400-square-foot Finance Lab opens for students, with 12 Bloomberg terminals, large flat-screen televisions tuned to market and financial reports, and breakout rooms where students can examine current market conditions, trends, and discuss future projections. Walsh holds its 100th Commencement Ceremony; and

**WHEREAS**, Six of the graduate degree programs at Walsh College in Troy have been recognized nationally by *onlinemastersdegrees.org* including a No. 1 online nationwide ranking for its Master of Science in Data Analytics program. Other honors include: Master of Science in Taxation, No. 3 online nationwide; Master of Business Administration, No. 6 online in Michigan; Master of Marketing, No. 15 online nationwide, No. 13 most affordable online nationwide; Master of Science in Information Technology, No. 18 online nationwide; and Master of Science in Finance, No. 20 online nationwide;

**NOW, THEREFORE, BE IT RESOLVED**, That the Mayor and City Council of the City of Troy hereby congratulate **Walsh College on their 100<sup>th</sup> anniversary** and commend it's nine presidents: Mervyn Walsh, William C. Stewart, Jeffery W. Barry, David A. Spencer, Keith A. Pretty, Stephanie W. Bergeron, Marsha Kelliher, Michael Levens, and Suzy Siegle for their leadership and dedication; and

**BE IT FURTHER RESOLVED**, That the Mayor, City Council and City Management join the citizens of this community in celebration of the **100<sup>th</sup> anniversary of Walsh College** and the quality and value of their degree programs, dedication of their faculty, staff, and students, who work hard every day to make a positive impact in the world and look forward to it being part of Troy for many more years to come.

**Presented this 10<sup>th</sup> Day of April 2023**



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-04a

## CITY COUNCIL AGENDA ITEM

Date: March 20, 2023

To: Honorable Mayor and City Council

From: Mark F. Miller, City Manager  
Lori Grigg Bluhm, City Attorney  
Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer

Subject: Standard Purchasing Resolution 9: Approval to Expend Funds for  
Membership Dues and Renewals Over \$10,000 - Michigan Municipal League

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### History

The Michigan Municipal League (MML), a state association of cities and villages, is a nonpartisan, nonprofit association working cooperatively to strengthen the quality of municipal government and administration.

Benefits of membership include advocacy of municipal issues and low-cost educational opportunities for municipal officials and employees regarding a multitude of areas for effective and efficient governance.

Throughout the last 42 years of the City of Troy's membership with the MML, City Council members and staff members have taken advantage of many continuing education opportunities, legislative updates, workshops, conferences and resource materials made available by the League.

With our membership, we are also able to take advantage of the MML's Workers' Compensation Fund (MML WCF). The MML WCF provides Workers Compensation coverage to more than 880 public entities throughout Michigan and provides legal expertise and defense loss control services, as well as claims handling services which are included in their premium.

According to the MML, *"The Michigan Municipal League Workers' Compensation Fund is the state's leading provider of municipal workers' compensation and risk management services. The Fund has the lowest rates, the best claims service and the highest historical return of dividends of any insurer in Michigan. The Fund has more than 880 members, \$135 million in assets and more than \$65 million in net member equity. Efficient administration, effective loss control programs and proactive claims services have resulted in rates that are on average 50 percent lower than those of our nearest competitor."*

The invoice reflects \$1,260 for participation in the Michigan Municipal League's Legal Defense Fund. The Legal Defense Fund authorizes amicus briefs in cases that have a statewide impact for Michigan municipalities. The Legal Defense Fund has recently weighed in on medical marijuana cases, billboard cases, tax cases, governmental immunity cases, pre-emption cases, constitutional





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## **CITY COUNCIL AGENDA ITEM**

law cases, municipal employment law cases, telecommunications cases and zoning cases. In addition to advocating on behalf of municipal interests throughout the State of Michigan, the Legal Defense Fund has also specifically provided amicus briefs in cases filed against the City of Troy.

### **Financial**

Membership fees are currently available in the City Council budget account number 101.102.7958. In addition, it is anticipated that the City will renew and participate in the MML Workers Compensation Fund.

### **Recommendation**

Continued membership with the MML via payment of the attached invoice is recommended for annual dues in the amount of \$13,856. These dues cover the time period of May 1, 2023 through April 30, 2024.



michigan municipal league

MICHIGAN MUNICIPAL LEAGUE  
MEMBERSHIP RENEWAL INVOICE

2022 - 2023

**Troy**

ID: 492

Date: 03/01/2023

Membership Period: 05/01/2023 - 04/30/2024

Current Balance

* MML Dues	12,596.00
** Legal Defense Fund	1,260.00
	<hr/>
	\$13,856.00

**Total Due by May 01, 2023:**  
**\$13,856.00**

**Please sign, date and return one invoice copy with your payment.**

Make checks payable to the Michigan Municipal League and mail to the address below. Thank you.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\* MML dues include annual subscriptions to *The Review* for your officials at \$12.00 per subscription, which is 50% of the regular subscription rate.

\*\* The Legal Defense Fund is an optional charge. The purpose of the Fund is to provide specialized legal assistance to member municipalities in cases that have significant statewide impact.

**See what the League can do for you by visiting [www.mml.org](http://www.mml.org)**

Michigan Municipal League  
P.O. Box 7409  
Ann Arbor, MI 48107-7409  
800-653-2483

# Membership Benefits at a Glance

## Legislative Advocacy

**Legislative Advocacy:** Expert advocacy and dedicated representation at the state and federal levels on municipal issues, with a newsletter and blog to keep members informed.

**New Coalition Formed:** Under the MML's leadership, the Coalition for a Strong and Prosperous Michigan was formed to provide direction to the state in allocating roughly \$6 billion in COVID-related support. The coalition, which is now 60-members strong, created The Michigan Prosperity Roadmap that lays out a bold vision for our state. Learn more at [miroadmap.com](http://miroadmap.com).

## Legal Advocacy

**Legal Advocacy:** Legal assistance on community issues, and advocacy for the interests of municipalities in the courts.

**Legal Defense Fund:** Advocacy program for municipalities in the state and federal appellate courts (member rates apply).

## Placemaking Research & Placemaking Technical Assistance

**Redevelopment Ready Communities® Support:** Assistance navigating the RCC program through support from Michigan Economic Development Corporation.

**Crowdfunding:** Information about crowdfunding and investment crowdfunding and how it may apply to your community, as well as expertise on programs available in Michigan.

**Michigan Green Communities Network:** A sustainability networking and benchmarking program that shares resources and knowledge around environmental sustainability, clean energy, and more.

**Development Code Reform:** Project resources for communities that want to make tactical, incremental changes to their code ordinances in support of better development.

## Information, Resources, & Consulting

**ServeMICity:** The League's new flagship programs geared to provide hands-on help to our communities in their COVID-recovery efforts. Think of it as a personal concierge to help navigate new state and federal funding programs.

**E-books:** *Ethics Handbook for Michigan Municipalities*; *Restoring Michigan Communities*; *Handbook for Municipal Officials*.

**One-Pager Plus Fact Sheets:** Summaries of common municipal topics available online.

**Sample Documents:** Contracts, ordinances, policies, resolutions, and Request for Proposals (RFPs) available on our website.

**Inquiry Service:** Information and custom research on your municipal questions.

**Directory of Michigan Municipal Officials:** Annual listing of elected and key appointed city and village officials.

**The Review:** Bi-monthly magazine geared specifically to the municipal audience.

**Wage and Salary Database:** Searchable database of 143 titles, available to respondents of the annual online survey.

**Executive Search Service:** Recruit the League to facilitate your executive search process.

**Consulting Services:** Draw on the League's expertise for your management consulting.

## Education & Events

**Elected Officials Academy:** Certification program designed to help elected officials lead in the 21st century.

**Seminars and Workshops:** Onsite and online training opportunities.

**Convention and Capital Conference:** Gain tools to improve your community and receive the latest Lansing updates.



We love where you live.



## Membership Benefits at a Glance, continued...

### Insurance & Employee Benefits *(premiums apply)*

**League Workers' Compensation Fund:** Group self-insurance fund offering affordable workers' compensation coverage.

**League Liability and Property Pool:** Covers community property and offers liability protection against most municipal exposures.

**League Sponsored BCBSM Program:** Provides access to BCBS health insurance for our member communities of under 100 employees.

**Unemployment Compensation Fund:** Helps members deal more effectively with unemployment claims.

### Leadership & Professional Development Opportunities

**League Leadership Positions:** Opportunity to hold a League leadership position or serve on a board for the Elected Officials Academy, insurance programs, or the Michigan Municipal League Foundation.

**Committees:** Serve on a committee or taskforce.

**Affiliate Organizations:** Join one of several tailored organizations for leadership, networking, and training.

**Voting Privileges:** Voting Privileges at the League's annual business meeting *(full members only)*.

### Savings, Vendor, & Additional Services

**Telecommunications:** Cut telecom costs by partnering with Abilita, a telecommunications consulting leader.

**CDL Drug and Alcohol Testing Consortium:** Random testing program in accordance with DOT regulations.

**Classified Ads:** Municipal job openings, as well as items for sale, on the League's website.

**Business Alliance Program:** Vendors providing services to the municipal market.

**RFP Sharing Service:** Access the companies in the League's Business Alliance Program to help get your RFPs to more prospective bidders.

### MML Foundation

**Leadership Support:** The Foundation offers support for selected and appointed officials and students to attend League trainings.

**MI Water Navigator Helpdesk:** This is a one-stop shop to help public municipal water systems and private water utilities identify funding opportunities to improve water quality for all Michiganders. Get started at [miwaternavigator.org](http://miwaternavigator.org).

**Bridge Builders Microgrants:** This program offers small grants in League member communities looking to make local change for the better. The program supports placemaking and collaborations between individuals, elected officials, artists, business owners, and more!

See more at [mmlfoundation.org](http://mmlfoundation.org)



We love where you live.

Mrs. M. Aileen Dickson  
City Clerk  
Troy

Dear Mrs. M. Aileen Dickson,

The Michigan Municipal League exists for you. The true power of the League comes from you and the combined voices and actions of communities that make Michigan the place nearly 10 million people call home. Your municipality's League membership is one of the best investments your community can make.

The League has always been a member-driven organization, and when the pandemic hit, we sprang into action offering upwards of 100 webinars to assist our members on everything from navigating federal funding to starting up social districts. Our advocacy focused on legislation to help your municipality navigate the pandemic and its impact on your community.

And now that the pandemic is seemingly entering a stage of new normalcy and new opportunity, your League is there for you to help navigate the deluge of information, funding, and support now available and heading your way.

The League has launched multiple new programs to assist member communities, including:

- **ServeMICity:** This program provides hands-on help to our communities. Think of it as a personal concierge that will help you navigate federal programs like the American Rescue Plan and the Infrastructure Investment and Jobs Act. It is designed to give you the capacity and expertise needed to secure resources that help you meet your community's necessities and help you imagine the ways that this support can go further by amplifying the good in your community. Learn more at [servemicity.org](http://servemicity.org).
- **MI Water Navigator Helpdesk:** This is a one-stop shop toolkit to use in finding Michigan's drinking water infrastructure funding opportunities. The program is available to public municipal water systems and private water utilities. Get started at [miwaternavigator.org](http://miwaternavigator.org).
- **The Coalition for a Strong and Prosperous Michigan:** Under the MML's leadership, this coalition of organizations, businesses, and individuals is providing direction to the state in allocating roughly \$6 billion. The coalition created The Michigan Prosperity Roadmap that lays out a bold vision for our state. Just recently, the state approved \$4.7 billion in investment that includes unprecedented resources for communities large and small. Much of what was included in this package was called for by this Prosperity Roadmap. View the plan at [miroadmap.com](http://miroadmap.com).

Our communities are being heard because you have added your voice to our collective cause. That's why the League Board of Trustees, comprised of municipal leadership from across the state, has worked hard to ensure membership dues remain low. As a result, this year we are passing along a modest 3.3 percent increase to League dues.

We hope you will maximize your membership by contacting us with your questions, and by actively participating in League webinars and future events. Thank you for your support and for your leadership. Because of you, we are confident our journey to a brighter future can continue.

Sincerely,



Daniel P. Gilmartin  
Executive Director & CEO



Barbara Ziarko  
President, 2022-2023

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-04b

## CITY COUNCIL AGENDA ITEM

Date: March 13, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiepe, Public Works Director  
Zach Haapala, Streets and Drains Project Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2 – Award to Low Bidder Meeting Specifications-  
Concrete Slab Replacement for Local and Major Roads

### History

- The Streets and Drains Division is responsible for the maintenance of 322 miles of local and major roads within the City.
- This responsibility includes identifying and replacing sections of concrete roads.
- The Streets and Drains Division uses the Pavement Surface Evaluation Rating program (PASER) to identify the most deteriorated roads in the City of Troy. Roads identified for slab replacement through fiscal year 2024 are in various sections.
- These areas include Industrial and Local roads.
- *DiLisio Contracting, Inc. of Clinton Township, MI* has been the City of Troy's Concrete Slab Replacement Contractor since 2014 providing quality work and has shown their willingness to maintain a positive work relationship with the City and has the City and Troy Residents in its best interest.
- *DiLisio Contracting, Inc.* was last awarded a one (1) year contract extension by City Council on February 14, 2022 (Resolution #2022-02-024).
- The approved pricing is 20% lower than the next low bidder.

### Purchasing

- On March 9, 2023 a bid opening was conducted as required by City Charter/Code for a one (1) year Concrete Slab Replacement Program for the City of Troy with an option to renew for two (2) additional one-year periods as per all bid specifications.
- The bid was posted on the MITN Purchasing Group website: [www.bidnetdirect.com//city-of-troy-mi](http://www.bidnetdirect.com//city-of-troy-mi).
- Two hundred eighty-two (282) vendors were notified via the MITN website. Four (4) bid responses were received. Below is a detailed summary of the vendor responses.

Companies notified via MITN	282
Troy Companies notified via MITN	7
Troy Companies - Active email Notification	7
Troy Companies - Active Free	0
Companies that viewed the bid	48
Troy Companies that viewed the bid	1

**MITN** provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

**Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.

**Active MITN non-paying** members are responsible to monitor and check the MITN website for opportunities to do business with the City.

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## CITY COUNCIL AGENDA ITEM

### **Purchasing (continued)**

- Based upon the bid responses and as per the attached bid tabulation; it is in the City's best interest to award the bid to *the low bidder meeting specifications; DiLisio Contracting, Inc. of Clinton Township, MI*. The award is contingent upon contractors' submission of proper insurance certificates, and all other specified requirements.
- As detailed above in the History Section; *DiLisio Contracting, Inc.* has successfully provided the requirements of the City's Concrete Slab Replacement Program.

### **Financial**

Funds are budgeted in the Streets Division Capital Accounts for the 2023 fiscal year and will be proposed in the 2024 Budget through the normal budget process. Expenditures will be charge to account numbers 401.447.479.7989.500 for major roads and 401.447.499.7989.500 for local roads. Expenditures will not exceed budget totals.

### **Recommendation**

City Management recommends awarding a one (1) year contract with two (2) one-year optional renewals for Concrete Slab Replacement Program to *DiLisio Construction Inc., of Clinton Township, MI*, for an estimated total cost of \$500,0000 for Major roads, \$1,100,000 for Local roads and \$1,500,000 for Industrial roads for fiscal year 2024, not to exceed budgetary limitations, at unit prices contained in the bid tabulation opened March 9, 2023. The award is contingent upon the contractor's submission of properly executed bid documents including insurance certificates, and all other specified requirements.



VENDOR NAME:	DiLisio Contracting Inc.	Great Lakes Contracting Solutions, LLC	Major Contracting Group, Inc.	Audia Concrete Construction, Inc.
CITY:	Clinton Twp., MI	Waterford, MI	Detroit, MI	Milford, MI
CHECK NUMBER:	50070246	2016526038	9200833894	37239044
CHECK AMOUNT:	\$5,000	\$5,000	\$5,000	\$5,000

Proposal A: 2023-2024 Local Road Maintenance - Scattered Locations										
DESCRIPTION		EST. QTY. ONE YR.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Remove and Replace with Concrete 10" Non-reinforced-	1,000 S.Y.	\$50.00	\$50,000.00	\$94.50	\$94,500.00	\$110.00	\$110,000.00	\$110.00	\$110,000.00
2	Remove and Replace with Concrete 9" Non-reinforced-	1,000 S.Y.	\$50.00	\$50,000.00	\$89.65	\$89,650.00	\$108.00	\$108,000.00	\$100.00	\$100,000.00
3	Remove and Replace with Concrete 8" Non-reinforced	1,000 S.Y.	\$74.00	\$74,000.00	\$84.60	\$84,600.00	\$106.00	\$106,000.00	\$97.00	\$97,000.00
4	Remove and Replace with Concrete 7" Non-reinforced	12,000 S.Y.	\$75.59	\$907,080.00	\$77.20	\$926,400.00	\$104.00	\$1,248,000.00	\$95.00	\$1,140,000.00
5	Remove and Replace with Concrete Sidewalk/ Driveway 6" Non-reinforced (Locations not specified)	100 S.F.	\$8.00	\$800.00	\$9.00	\$900.00	\$20.00	\$2,000.00	\$12.00	\$1,200.00
6	Remove and Replace with Concrete Sidewalk, 4" Non-reinforced (Locations not specified)	7,000 S.F.	\$7.00	\$49,000.00	\$7.95	\$55,650.00	\$8.00	\$56,000.00	\$11.00	\$77,000.00
7	Remove Concrete and replace with top soil and seed	300 S.F.	\$4.00	\$1,200.00	\$5.65	\$1,695.00	\$7.00	\$2,100.00	\$5.00	\$1,500.00
8	Structure Cover, (Adjustment)	75 EA.	\$250.00	\$18,750.00	\$575.00	\$43,125.00	\$700.00	\$52,500.00	\$1,000.00	\$75,000.00
9	Structure Cover, Adj, Add Depth (Reconstruction)	10 L.F.	\$100.00	\$1,000.00	\$250.00	\$2,500.00	\$350.00	\$3,500.00	\$200.00	\$2,000.00
10	Undercutting (undercut) per Ton to excavate and replace with 21AA Limestone, compacted in place if and where needed.	1,500 TON	\$10.00	\$15,000.00	\$49.70	\$74,550.00	\$60.00	\$90,000.00	\$50.00	\$75,000.00
11	Installation of 6" edge drain (Locations not specified)	100 TON	\$12.00	\$1,200.00	\$20.00	\$2,000.00	\$30.00	\$3,000.00	\$22.00	\$2,200.00
12	Remove and Replace Curb and Gutter. (Locations not specified)	200 L.F.	\$25.00	\$5,000.00	\$57.65	\$11,530.00	\$50.00	\$10,000.00	\$58.00	\$11,600.00
13	Install Handicap Ramps per MDOT R-28-J	5,000 S.F.	\$10.00	\$50,000.00	\$16.20	\$81,000.00	\$14.00	\$70,000.00	\$22.00	\$110,000.00
14	Full Depth Asphalt Removal	2,000 S.Y.	\$1.00	\$2,000.00	\$10.60	\$21,200.00	\$8.00	\$16,000.00	\$30.00	\$60,000.00
15	Asphalt Milling	2,000 S.Y.	\$3.50	\$7,000.00	\$6.65	\$13,300.00	\$6.00	\$12,000.00	\$20.00	\$40,000.00
16	Sidewalk Ramp, Retrofit, Modified	100 S.F.	\$12.00	\$1,200.00	\$22.00	\$2,200.00	\$35.00	\$3,500.00	\$32.00	\$3,200.00
17	Additional 21AA Limestone	200 TON	\$10.00	\$2,000.00	\$49.75	\$9,950.00	\$56.00	\$11,200.00	\$40.00	\$8,000.00
18	Fine Grading-labor, delivery and material	200 TON	\$25.00	\$5,000.00	\$46.50	\$9,300.00	\$56.00	\$11,200.00	\$60.00	\$12,000.00
19	Joint Sealing	2,000 L.F.	\$1.00	\$2,000.00	\$2.25	\$4,500.00	\$2.00	\$4,000.00	\$4.00	\$8,000.00
20	RCOC Permit	Lump Sum	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
21	Restoration	Included	Included		Included		Included		Included	
22	Traffic Control	Included								
Estimated Total Cost – Proposal A			\$1,243,230.00		\$1,529,550.00		\$1,920,000.00		\$1,934,700.00	

VENDOR NAME:	DiLisio Contracting Inc.	Great Lakes Contracting Solutions, LLC	Major Contracting Group, Inc.	Audia Concrete Construction, Inc.
CITY:	Clinton Twp., MI	Waterford, MI	Detroit, MI	Milford, MI

Proposal B: 2023-2024 Major Road Maintenance - Scattered Locations

DESCRIPTION		EST. QTY. ONE YR.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Remove and Replace with Concrete 10" Non-reinforced-	5,500 S.Y.	\$77.64	\$427,020.00	\$97.30	\$535,150.00	\$118.00	\$649,000.00	\$112.00	\$616,000.00
2	Remove and Replace with Concrete 9" Non-reinforced-	6,000 S.Y.	\$76.64	\$459,840.00	\$90.75	\$544,500.00	\$112.00	\$672,000.00	\$102.00	\$612,000.00
3	Remove and Replace with Concrete 8" Non-reinforced	200 S.Y.	\$74.00	\$14,800.00	\$85.70	\$17,140.00	\$104.00	\$20,800.00	\$100.00	\$20,000.00
4	Remove and Replace with Concrete 7" Non-reinforced	200 S.Y.	\$73.00	\$14,600.00	\$78.50	\$15,700.00	\$102.00	\$20,400.00	\$98.00	\$19,600.00
5	Remove and Replace with Concrete Sidewalk/ Driveway 6" Non-reinforced (Locations not specified)	200 S.F.	\$8.00	\$1,600.00	\$9.00	\$1,800.00	\$20.00	\$4,000.00	\$13.00	\$2,600.00
6	Remove and Replace with Concrete Sidewalk, -4" Non-reinforced (Locations not specified)	100 S.F.	\$7.00	\$700.00	\$7.95	\$795.00	\$11.00	\$1,100.00	\$12.00	\$1,200.00
7	Remove Concrete and replace with top soil and seed	100 S.F.	\$4.00	\$400.00	\$5.75	\$575.00	\$8.00	\$800.00	\$6.00	\$600.00
8	Structure Cover, (Adjustment)	20 EA.	\$350.00	\$7,000.00	\$575.00	\$11,500.00	\$750.00	\$15,000.00	\$1,000.00	\$20,000.00
9	Structure Cover, Adj, Add Depth (Reconstruction)	10 L.F.	\$100.00	\$1,000.00	\$250.00	\$2,500.00	\$350.00	\$3,500.00	\$200.00	\$2,000.00
10	Undercutting (undercut) per Ton to excavate and replace with 21AA Limestone, compacted in place if and where needed.	600 TON	\$1.00	\$600.00	\$51.00	\$30,600.00	\$60.00	\$36,000.00	\$55.00	\$33,000.00
11	Installation of 6" edge drain (Locations not specified)	100 L.F.	\$12.00	\$1,200.00	\$20.00	\$2,000.00	\$30.00	\$3,000.00	\$22.00	\$2,200.00
12	Remove and Replace Curb and Gutter. (Locations not specified)	100 L.F.	\$25.00	\$2,500.00	\$58.95	\$5,895.00	\$60.00	\$6,000.00	\$60.00	\$6,000.00
13	Install Handicap Ramps per MDOT R-28-J	500 S.F.	\$10.00	\$5,000.00	\$17.00	\$8,500.00	\$14.00	\$7,000.00	\$25.00	\$12,500.00
14	Sidewalk Ramp, Retrofit, Modified	100 S.F.	\$12.00	\$1,200.00	\$22.00	\$2,200.00	\$35.00	\$3,500.00	\$32.00	\$3,200.00
15	Full Depth Asphalt Removal	2,000 S.Y.	\$1.00	\$2,000.00	\$10.56	\$21,120.00	\$8.00	\$16,000.00	\$30.00	\$60,000.00
16	Asphalt Milling	2,000 S.Y.	\$3.50	\$7,000.00	\$6.65	\$13,300.00	\$6.00	\$12,000.00	\$20.00	\$40,000.00
17	Additional 21AA Limestone	200 TON	\$1.00	\$200.00	\$49.75	\$9,950.00	\$56.00	\$11,200.00	\$40.00	\$8,000.00
18	Fine Grading-labor, delivery and material	200 TON	\$25.00	\$5,000.00	\$46.50	\$9,300.00	\$56.00	\$11,200.00	\$60.00	\$12,000.00
19	Joint Sealing	2,000 L.F.	\$1.00	\$2,000.00	\$2.25	\$4,500.00	\$2.00	\$4,000.00	\$4.00	\$8,000.00
20	Restoration	Included	Included		Included		Included		Included	
21	Traffic Control	Included								
Estimated Total Cost – Proposal B			\$953,660.00		\$1,237,025.00		\$1,496,500.00		\$1,478,900.00	
Estimated Total Cost – Proposal A & B			\$2,196,890.00		\$2,766,575.00		\$3,416,500.00		\$3,413,600.00	

Progress Payment Schedule:	Monthly	Every 2 weeks	30 Days	Payment every 30 days
Contact Information: Hours of Operation	8AM - 4PM	M-F 8AM - 5PM	Not Specified	7-5
24 Hr. Contact Phone No.	586-405-4578	248-838-8699	313-938-0573	313-350-0318
References	Y or N	Y	Y	Y
Award:	100% Contract	Y	Y	Y
Partial Contract:	Proposal A			
Proposal B				
Insurance Met:	Y or N	Y	Y	Y
Warranty:	Y or N	2 years	2 years	Not Specified
All or None Award:	Y or N	Y	Y	N
Exceptions:	Y or N	None	None	If price of concrete increases beyond 7% per year, we would need to negotiate a new price. Permits or concrete testing not included in bid.
Acknowledgement:	Y or N	Y - needs 1 of 3 signatures	Y	Y
Vendor Questionnaire:	Y or N	Y	Y	Y
Forms:	Y or N	Y	Y	Y

Low Bidder Meeting Specifications

Attest:  
(\*Bid Opening conducted via a Zoom Meeting)  
Zach Haapala  
Jodi Kolakowski

Emily Frontera  
Purchasing Manager



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J-04c

## CITY COUNCIL AGENDA ITEM

Date: March 14, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Dee Ann Kirby, Controller  
Kurt Bovensiepe, Public Works Director  
Paul Trosper, Water & Sewer Operations Manager  
Ashely Tebedo, Administrative Services Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Resolution 2: Low Bidder Meeting Specifications – Printing and Distribution of Water/Sewer Bills

### History

The Water & Sewer Division is responsible for the printing and distribution of water and sewer bills on a monthly basis. The Water & Sewer Division processes water bills for approximately 27,500 residential and commercial properties each quarter. The current contract expires on April 30, 2023.

### Purchasing

- On March 9, 2023, a bid opening was conducted as required by City Charter and Code for water and sewer bill printing and distribution with an option to renew for three (3) additional years.
- The bid was posted on Bidnet Direct/MITN website; [www.bidnetdirect.com//city-of-troy-mi](http://www.bidnetdirect.com//city-of-troy-mi).
- Two (2) bid responses and one (1) no bid was received.
- Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	80	<b>MITN</b> provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. <b>Active MITN</b> members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. <b>Active MITN non-paying members</b> are responsible to monitor and check the MITN website for opportunities to do business with the City. <b>Inactive MITN</b> member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.
Troy Companies notified via MITN	1	
Troy Companies notified Active email Notification	1	
Troy Companies notified Active Free	0	
Companies that viewed the bid	22	
Troy Companies that viewed the bid	1	

- After reviewing the bid responses, *Lasercom LLC of Troy, Michigan* was the low bidder meeting specifications and is being recommended to provide printing and distribution services for water and sewer bills for one (1) year with the option to renew for three (3) additional years.
- Lasercom LLC* is currently successfully providing printing and distribution services for the City.

### Financial

Funds are budgeted and available in the Water Fund account number 591.546.547.7802.070 for bill printing and in account number 591.546.547.7730 for first class postage.



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## CITY COUNCIL AGENDA ITEM

### **Recommendation**

City Management recommends awarding a one (1) year contract with the option to renew for three (3) additional years for Water/Sewer Bill Printing and Distribution services to *Lasercom LLC of Troy, MI* at unit prices as detailed in the bid tabulation opened March 9, 2023 for an estimated annual cost of \$15,895. The award is contingent upon the contractor's submission of properly executed bid documents including insurance certificates, and all other specified requirements.

Opening Date: 03/09/2023  
Date Reviewed: 03/09/2023

CITY OF TROY  
BID TABULATION  
PRINTING/DISTRIBUTION OF WATER AND SEWER BILLS

ITB-COT 23-12  
Page 1 of 1

Vendor:	<b>Lasercom LLC</b>	Great Lakes Graphics Inc.
City:	<b>Troy, MI</b>	Jackson, MI
Check #:	On File	37239208
Check Amount:	Current Vendor	\$3,000.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ONE YEAR REQUIREMENTS OF LASER PRINTING AND DISTRIBUTION OF THE CITY OF TROY'S WATER AND SEWER BILLS, WITH THE OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS**

SERVICE DESCRIPTION	EST ANNUAL VOLUME	UNIT PRICE (Each)	TOTAL	UNIT PRICE (Each)	TOTAL
<b>Set Up -</b> One Time, Account Set Up	1	\$0.00	\$0.00	\$0.00	\$0.00
<b>Edit Charge</b> Hourly rate for layout changes after City has given initial approval	1	\$0.00	\$0.00	\$60.00/hour	
<b>Processing &amp; Printing</b> Laser Print Water/Sewer Bills (PDF format) Front and back – black	110,000	\$0.03	\$3,300.00	\$0.05	\$5,500.00
<b>Mail Service –</b> Fold, Insert, Sort & Mail	110,000	\$0.04	\$3,850.00	\$0.05	\$5,500.00
<b>Carrier Envelopes –</b> Printing on #10 Single Window (1 color – black)	105,000	\$0.04	\$4,200.00	\$0.02	\$1,575.00
<b>Return Envelopes – No Window –</b> 2-Sided Printing on #9 – Reply Envelope (1 color – black)	85,000	\$0.03	\$2,125.00	\$0.02	\$1,275.00
<b>House Holding/ Multiple Bill Mailing</b> 6 x 9 Standard Window Envelope	200	\$0.00	\$0.00	\$0.50	\$100.00
9 x12 Standard Window Envelope	100	\$0.00	\$0.00	\$0.50	\$50.00
SUPPLY INVENTORY	EST ANNUAL VOLUME	UNIT PRICE (Each)	TOTAL	UNIT PRICE (Each)	TOTAL
<b>Blank Paper Stock</b> 8-1/2" x 11" 50# Offset White, Bottom Perforated	110,000	\$0.02	\$2,420.00	\$0.01	\$1,100.00
<b>Carrier Envelope Stock</b> #10 Single Window	105,000	Included in above		\$0.02	\$2,100.00
<b>Return Envelope Stock – No Window –</b> #9 Reply Envelope	85,000			\$0.02	\$1,700.00
<b>ESTIMATED TOTAL COST:</b>		<b>\$15,895.00</b>		<b>\$18,900.00</b>	

Processing time can be met:	Y or N	Y	Y
SERVICE FACILITY:			
Location:		2230 Elliott, Troy, MI	745 Lansing Ave., Jackson MI 49202
20-Hour Phone Number:		248-670-1120	517-937-814
Hours of Operation:		M-F 7-5	7-5 M-F and open extra as needed
Contact Person:		David Grudzinski	Mickey VanLake
Terms:		Net 30	Net 20
Warranty:		Not Specified	Not Specified
Delivery:	Y or N	Not Specified	Not Specified
Exceptions:		None	None
Acknowledgement:	Y or N	Y	Y
Signed Vendor Questionnaire:	Y or N	Y	Y
Forms:	Y or N	Y	Y

Attest:  
(\*Bid Opening conducted via a Zoom Meeting)

Emily Frontera



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Troy, MI 48084  
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J-04d

## CITY COUNCIL AGENDA ITEM

Date: March 14, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kyle Vieth, Financial Compliance Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 8 – Best Value Award - Audit Services

### History

On April 18, 2005, Troy City Council approved and awarded a contract to The Rehmann Group to perform Audit Services for the City of Troy for a three-year term with an option to renew for three additional years. (Resolution #2005-04-182). Since that time, the contract has been unanimously extended by City Council through 2022 and The Rehmann Group has been providing independent audit services to the City since 2005. Under the guidance of financial leadership and the addition of new grant funding, it has been determined that it is in the best interest of the City to issue a Request for Proposal for Audit Services.

### Purchasing

- January 30, 2023 a Request for Proposal was issued and posted on Bidnet Direct/MITN website; [www.bidnetdirect.com//city-of-troy-mi](http://www.bidnetdirect.com//city-of-troy-mi).
- February 23, 2023 a bid opening was conducted and Proposals were received as required by City Charter and Code for Financial Audit Services. The names only of firms submitting a proposal were publicly read aloud. Below is a summary of potential firms.

Companies notified via MITN	239
Troy Companies notified via MITN	7
Troy Companies - Active email Notification	7
Troy Companies - Active Free	0
Companies that viewed the bid	16
Troy Companies that viewed the bid	1

**MITN** provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

**Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.

**Active MITN non-paying members** are responsible to monitor and check the MITN website for opportunities to do business with the City.

**Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- Four (4) Proposal responses were received:
  - Clark Schaefer Hackett East Lansing, MI
  - Plante Moran Detroit, MI
  - Rehman Robson LLC Troy, MI
  - Yeo & Yeo, P.C. Auburn Hills, MI





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## CITY COUNCIL AGENDA ITEM

- Qualifying conditions of the Audit firms was:
  - Qualifications and Experience of Firm & Personnel
  - Technical Qualifications
  - Financial Strength and Capacity of Firm
  - Correlation of proposal to meet the needs to the City
  - Work Plan and Project Approach
  - Positive references specifically relating to local government Audit Services
  - Cost
- Scoring criteria was as follows:

Scoring and Selection	Points
Proposal Score	45%
Price Score	25%
Interview Score	30%
<b>TOTAL POINTS</b>	<b>100%</b>

- Three (3) Committee Members reviewed and evaluated the proposals. The Committee Members were as follows:
  - Rob Maleszyk, Chief Financial Officer
  - Dee Ann Irby, Controller
  - Kyle Vieth, Financial Compliance Manager
- Based on the Firms' qualifying conditions and scores for proposal and price; the top three (3) Companies were interviewed by the Selection Committee on Tuesday, March 7, 2023:
  - Plante & Moran, PLLC
  - Rehmann Robson, LLC
  - Yeo & Yeo, P.C.
- The best value approach leading to the award recommendation is based upon the vendor offering the best combination of factors. The Selection Committee independently evaluated proposals using a weighted criterion, scripted interview questions and pricing. After completing the evaluation process Yeo & Yeo, P.C. received the highest weighted score rating. Accordingly, it is the recommendation of the Committee to award the audit services contract to Yeo & Yeo, P.C.
- Yeo & Yeo was founded in 1923 and currently has 29 Principals, 200 plus Team Members and offices across Michigan.
- Yeo & Yeo has a dedicated governmental team separate from schools and is able to meet the City's required timeline.
- Yeo & Yeo bases the audit process on a Lean Six Sigma method providing a structured workflow for greater efficiency. The Lean Six Sigma process provides added value by improving the City's processes and applying concepts for continuous improvements after the audit engagement.
- Yeo & Yeo ensures a smooth transition by effectively communicating with the City, providing staff for pre-audit/interim work in May and June, and having a proven track record with several peer communities.
- Yeo & Yeo received positive references.



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## CITY COUNCIL AGENDA ITEM

### **Recommendation**

City Management recommends awarding a three (3) year contract with an option to renew for two additional years to provide financial audit services for the fiscal years ending June 30, 2023, 2024 and 2025 to *Yeo & Yeo of Auburn Hills, MI*, the highest overall scoring firm as a result of a best value process, at prices contained in the attached bid tabulation and respective fee schedule.

CITY OF TROY  
TABULATION  
FINANCIAL AUDIT SERVICES

VENDOR NAME:	Clark Schaefer Hackett	Plante Moran
CITY:	East Lansing, MI	Detroit, MI

**PROPOSAL: FINANCIAL AUDIT SERVICES**

**PROPOSAL PRICING: TOTAL ALL-INCLUSIVE ANNUAL FEES**

MAXIMUM ESTIMATED HOURS	YEAR ENDED									
	2023	2024	2025	2026 (Optional)	2027 (Optional)	2023	2024	2025	2026 (Optional)	2027 (Optional)
Partners	40	40	40	40	40	75	55	55	55	55
Managers	80	80	80	80	80	125	95	95	95	95
Supervisory Staff	80	80	80	80	80	210	175	175	175	175
Staff	200	200	200	200	200	415	350	350	350	350
<b>MAXIMUM ESTIMATED HOURS:</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>825</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>

ALL-INCLUSIVE MAXIMUM FEES		Audit, ACFR Prep & Reporting	Single Audit	Audit, ACFR Prep & Reporting	Single Audit
YEAR ENDED:	2023	\$65,000	\$6,000	\$119,000	\$15,000
	2024	\$68,250	\$6,500	\$123,000	\$15,500
	2025	\$71,750	\$7,000	\$127,500	\$16,000
	<b>TOTALS:</b>	<b>\$205,000</b>	<b>\$19,500</b>	<b>\$369,500</b>	<b>\$46,500</b>

<b>TOTAL ALL-INCLUSIVE MAXIMUM FEES:</b>	<b>\$224,500</b>	<b>\$416,000</b>
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Optional Additional Years:					
YEAR ENDED:	2026	\$75,500	\$7,500	\$132,000	\$16,600
	2027	\$79,250	\$8,000	\$137,000	\$17,200
TOTAL ADDITIONAL YEARS:		\$170,250		\$302,800	

REQUEST FOR PROPOSAL CONTENT:		2023	2024	2025	2026	2027
		\$10,000*	\$10,350*	\$10,700*	\$11,100*	\$11,500*
* Amount specified is for each add'l program						
A. Cover Sheet	Y or N	Y		Y		
B. Table of Content	Y or N	Y		Y		
C. Organization Information	Y or N	Y		Y		
D. Qualifications and Experience	Y or N	Y		Y		
E. Work Plan	Y or N	Y		Y		
F. Project Approach	Y or N	Y		Y		
G. References	Y or N	Y		Y		
INSURANCE CAN BE MET:	Y or N	Y		Y		
INDEMNIFICATION FORM:	Y or N	Y		Y		
PAYMENT TERMS:	Y or N	Progress billed	Progress payments on basis of work completed			
EXCEPTIONS:	Y or N	None	None			
ACKNOWLEDGEMENT:	Y or N	Y	Y			
REQUEST FOR PROPOSAL PRICING:	Y or N	Y	Y			
FORMS:	Y or N	Y	Y			

Rob Maleszyk  
Dee Ann Irby  
Kyle Vieth  
Andrew Chambliss  
Jodi Kolakowski

Emily Frontera  
Purchasing Manager



CITY OF TROY  
TABULATION  
FINANCIAL AUDIT SERVICES

RFP-COT 23-05  
Pg 2 of 2

VENDOR NAME:	Rehmann Robson LLC	Yeo & Yeo CPAs & Advisors
CITY:	Troy, MI	Auburn Hills, MI

MAXIMUM ESTIMATED HOURS	YEAR ENDED											
	2023	2024	2025	2026 (Optional)	2027 (Optional)	2023	2024	2025	2026 (Optional)	2027 (Optional)		
Partners	40	40	40	40	40	20	20	20	20	20		
Managers	110	110	110	110	110	80	60	50	50	50		
Supervisory Staff	80	80	80	80	80	100	90	100	100	100		
Staff	180	180	180	180	180	220	200	200	200	200		
MAXIMUM ESTIMATED HOURS:	410	410	410	410	410	420	370	370	370	370		
ALL-INCLUSIVE MAXIMUM FEES												
	YEAR ENDED:		2023		Audit, ACFR Prep & Reporting		Single Audit		Audit, ACFR Prep & Reporting		Single Audit	
					\$69,000		\$7,000		\$70,000		\$6,000	
			2024		\$72,500		\$7,400		\$72,500		\$6,300	
			2025		\$76,100		\$7,800		\$75,000		\$6,600	
		TOTALS:		\$217,600		\$22,200		\$217,500		\$18,900		
TOTAL ALL-INCLUSIVE MAXIMUM FEES:		\$239,800					\$236,400					
Optional Additional Years:												
YEAR ENDED:		2026		\$69,000		\$7,000		\$77,500		\$6,900		
		2027		\$72,500		\$7,400		\$80,000		\$7,200		
TOTAL ADDITIONAL YEARS:		\$155,900					\$171,600					
REQUEST FOR PROPOSAL CONTENT:		2023	2024	2025								
		\$4,000*	\$4,200*	\$4,400*								
		* Amount specified is for CSLFRF ACEE										
		A. Cover Sheet		Y or N	Y							
		B. Table of Content		Y or N	Y		Y					
C. Organization Information		Y or N	Y		Y							
D. Qualifications and Experience		Y or N	Y		Y							
E. Work Plan		Y or N	Y		Y							
F. Project Approach		Y or N	Y		Y							
G. References		Y or N	Y		Y							
INSURANCE CAN BE MET:		Y or N	Y		Not Specified							
INDEMNIFICATION FORM:		Y or N	N		N							
PAYMENT TERMS:		Y or N	Not Specified		Invoices payable on presentation							
EXCEPTIONS:		Y or N	None		None							
ACKNOWLEDGEMENT:		Y or N	Y		Y							
REQUEST FOR PROPOSAL PRICING:		Y or N	Y		Y							
FORMS:		Y or N	Y		Y							



800.968.0010 | YEOANDYEO.COM

March 14, 2023

Emily Frontera, Purchasing Manager  
City of Troy  
500 West Big Beaver Road  
Troy, MI 48084

Dear Ms. Frontera:

Last week the City of Troy interviewed the audit team from Yeo & Yeo pursuant to the City's RFP for financial auditing services dated January 30, 2023. We were pleased to be invited to interview with the City and we thought it went well. During this interview, we were asked to provide pricing for additional services that the City may request.

Additional services are typically priced based on standard hourly rates for the number of hours anticipated on a given project. Hourly rates vary by experience level and typically increase 3-5% each year. Following is our rate schedule for 2023:

Principal - \$443/hr  
Supervisor - \$366/hr  
Manager – \$294/hr  
Senior - \$216/hr  
Staff - \$170/hr

Again, thank you for the opportunity and should you have any questions feel free to contact me at your convenience.

Sincerely,

*Alan Panter*

Alan Panter, CPA, CGFM  
Principal



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: March 14, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Brian Goul, Recreation Director  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Facilities and Grounds Operations Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Community Center Exterior Envelope Repairs

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### History

- The Troy Community Center was constructed in two separate phases. The first phase was built in 2002 and consisted of the west portion of the facility with the east portion following in 2003.
- The exterior envelope of the facility needs repairs to manage water infiltration and energy loss.
- Repairs include but are not limited to:
  - Metal panel repairs and replacement
  - Outdoor Play Area Screen Wall remove and replace brick
  - Refuse Container Screen Wall remove and replace brick
  - Control Joints - remove and replace sealant and backer rod
  - Soffits on SW Elevation - powerwash, repair and paint
  - Resealing windows as needed
  - Prepare and paint any exposed steel lintels at doors and window heads
  - Tuckpointing, brick replacement, and masonry repairs
- The repairs were identified in the Facilities Condition Assessment and Analysis.

### Purchasing

- Pricing to provide the labor, materials, and equipment for the Community Center Exterior Envelope Repairs has been secured from *National Restoration, of Milford, MI* through the Oakland County Extended Purchasing Contract #006325 as detailed in the attached proposal dated March 10, 2023.
- City Council authorized participation in the Cooperative Purchasing Program on November 14, 2022 (Resolution # 2022-11-157).

### Financial

Funds are budgeted and available in the Recreation, Community Center Capital Fund under Project Number 2023C0044 for the 2023 fiscal year. Expenditures will be charged to account number 401.752.755.7975.125.





500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

### **Recommendation**

City Management recommends waiving the bid process and awarding a contract to *National Restoration, of Milford, MI* for the Community Center Exterior Envelope Repairs for an estimated amount of \$175,000 as detailed in the attached proposal per the Oakland County Extended Purchasing Contract #006325; not to exceed budgetary limitations.

## NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC RESTORATION!

---

2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

March 10, 2023

Mr. Dennis Trantham

Operations Manager, Facilities and Grounds

City of Troy, MI

500 West Big Beaver Road

Troy, MI 48084

248-524-3503, cell 586-219-7461

Dennis.trantham@troymi.gov

### **RE: Community Center Exterior Repairs Budget**

Mr. Trantham,

Per the facility condition assessment report, and our onsite meeting, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

#### **Scope of Work:**

##### **Metal Panel Repairs and Replacement**

- Mobilize
- With the use of scaffolding and a man lift, inspect all the metal panels, and make sure all exposed screws are tight and in good condition. If there are any that are rusting, they will be replaced, any loose fasteners will be tightened.
- Remove and replace one section from grade to the soffit in the loading dock area per our onsite meeting and save all the removed siding for replacement units elsewhere on the building. Install the new Pac Clad siding in this area.
- Using the saved panels from the loading dock area, remove and replace the metal panels that are rusting or that are damaged.
- With the use of moderate pressure water and an environmentally safe detergent, clean all metal panels.
- Jobsite cleanup.

##### **Outdoor Play area Screen Wall**

- Remove and replace approximately 4500 deteriorated brick in various locations. The new brick and mortar will match the existing as close as possible.
- Wash the masonry wall after the repairs are complete and apply a flood coat of clear, penetrating masonry sealer to the walls.
- Jobsite cleanup.

**Refuse Container Screen Wall**

- Remove and replace approximately 200 deteriorated brick in various locations. The new brick and mortar will match the existing as close as possible.
- Cut out and tuck point approximately 70 sq.ft of deteriorated or cracked mortar joints.
- Jobsite cleanup

**Control Joints**

- Remove and replace all the existing sealant and backer rod in the masonry-to-masonry control joints. The new sealant will be Dow Corning 790 building sealant.
- Clean the walls once the repairs are completed and apply a flood coat of clear, penetrating masonry sealer to the walls.
- Jobsite cleanup.

**Soffits on the SW Elevation**

- Powerwash the soffits on this elevation to remove any loose paint and dirt.
- Sand the edges of any remaining paint.
- Repair any damaged areas in the plaster of the soffit.
- Apply a primer coat of paint over any bare areas.
- Apply a coat of a specialty primer for galvanized steel to the bottom of the lintels.
- Apply a coat of Sherwin Williams Super paint to the soffits with the color matching the existing as close as possible.
- Jobsite cleanup.
- 

**General Building Envelope**

- Inspect the windows and all surfaces on all elevations.
- Remove and replace any sealant on an as needed basis.
- Replace any window glazing on an as needed basis.
- Prepare and paint any exposed steel lintels at doors and window heads.
- Cut out and tuck point any open or deteriorated joints as needed on all elevations.
- Remove and replace any deteriorated brick as needed on all elevations.
- Inspect all panels, flashing, and veneers on the roof levels and perform sealant, tuck pointing, or masonry repairs as needed.

The budget is based on time and material not to exceed \$175,000.00 This is to be completed per our maintenance contract with Oakland County purchasing.

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,

John Fletcher, President





500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-04f

## CITY COUNCIL AGENDA ITEM

Date: March 9, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Paul Trosper, Water & Sewer Operations Manager  
Emily Frontera, Purchasing Manager  
G. Scott Finlay, City Engineer

Subject: Standard Purchasing Resolution #4 – HGACBuy Purchasing Cooperative – 2023 Sewer Root Treatment

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### **History**

- City DPW staff proactively cleans and televises the sanitary sewers in the City. Sewer lines with extensive root intrusions have been identified for treatment.
- Sewer root treatment was planned and budgeted in FY22/23.

### **Purchasing**

- Pricing for the 2023 Sewer Root Treatment per proposal SC01-21 including all labor, materials and equipment has been secured from *Duke's, 1020 Hiawatha Blvd., West | Syracuse, NY 13204* through the HGACBuy Purchasing Cooperative.
- City Council authorized participation in the Cooperative Purchasing Programs on November 9, 2020 (Resolution #2020-11-165-J-8).

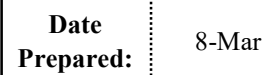
### **Financial**

Funds are budgeted and available in the Sewer Capital Fund.

### **Recommendation**

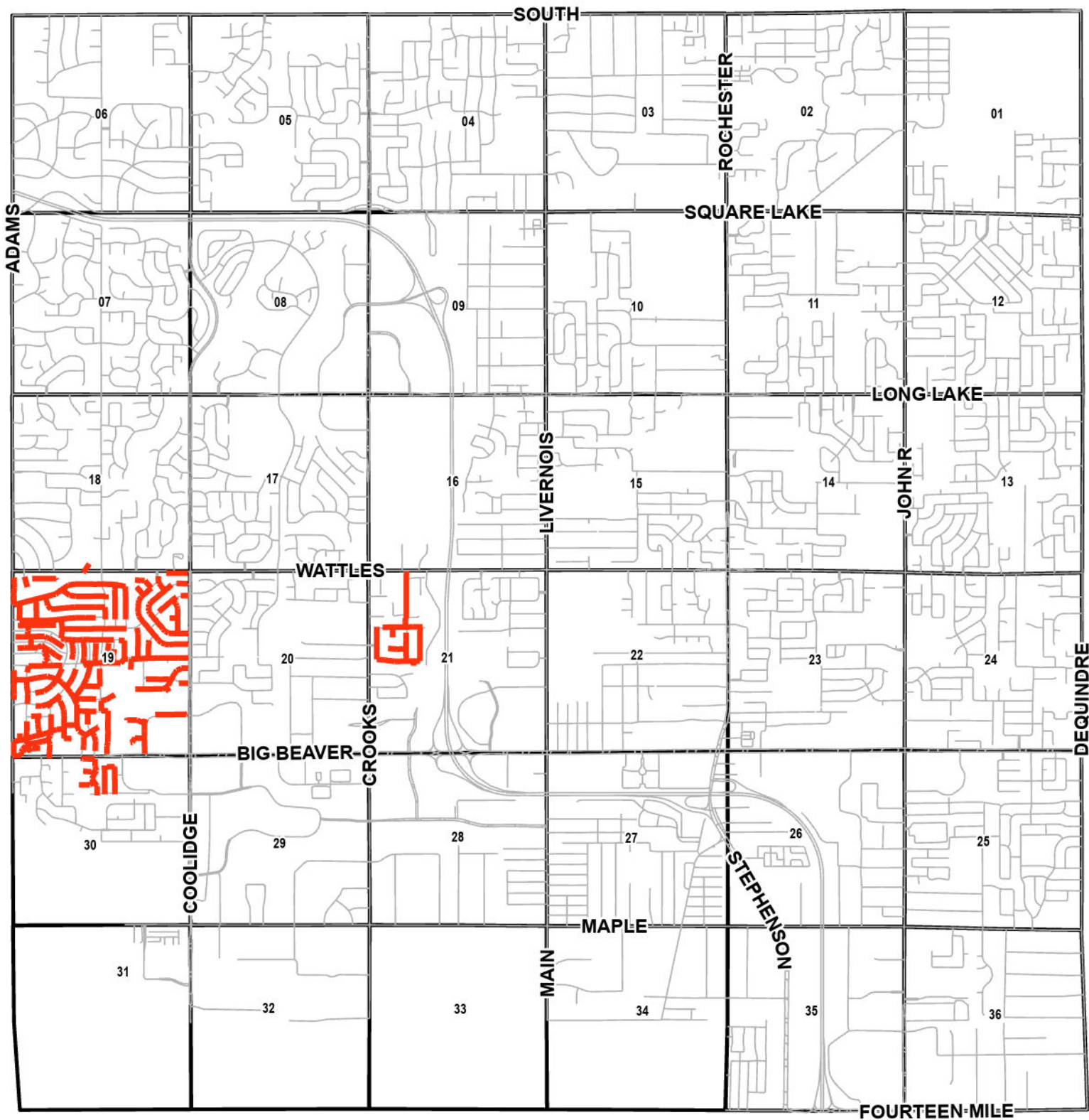
It is recommended that City Council award the 2023 Sewer Root Treatment contract to *Duke's, 1020 Hiawatha Blvd., West | Syracuse, NY 13204* in the amount of \$150,774.36, as detailed in the attached proposal and as per the HGACBuy Purchasing Cooperative Contract #SC01-21.

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



150774.36

# Sewer Root Cleaning - Contract 23-05



## Legend

— Root Cleaning

**TOTAL LENGTH OF  
PIPE FOR PROJECT  
86,955 FT**

## TOTAL LENGTH BY SECTION

Section	Length (ft)
19	74,629
21	7,971
30	4,355





On January 17, 2023 at 7:04 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Barbara Chambers  
Thomas Desmond (arrived 7:10)  
David Eisenbacher  
Aaron Green

Also Present:

Paul Evans, Zoning and Compliance Specialist  
Allan Motzny, Assistant City Attorney

2. PROCEDURE- read by Vice Chairperson Eisenbacher

3. APPROVAL OF MINUTES –

Moved by Chambers  
Seconded by Eisenbacher

RESOLVED, to approve the December 20, 2022 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes.

5. HEARING OF CASES:

- A. 1870 PARROT, WILLIAM & STACY BAKER- A variance request to construct a home addition set back 37 feet from the rear property line where the Zoning Ordinance requires the addition be set back 45 feet from the rear property line.

Moved by Eisenbacher  
Seconded by Green

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- B. 5321 ROCHESTER, CHRISTOPHER BAHOORA FOR M&M CUSTOM HOME DESIGN- A variance request to divide a land parcel into two parcels, each having

81.54 feet width and frontage, where the Zoning Ordinance requires a minimum 85 feet width and frontage.

Moved by Green

Seconded by Bossenbroek

RESOLVED, to deny the request

Yes: Bossenbroek, Green

No: Eisenbacher, Chambers, Desmond

MOTION FAILS

Moved by Eisenbacher

Seconded by Desmond

RESOLVED, to grant the request

Yes: Eisenbacher, Chambers, Desmond

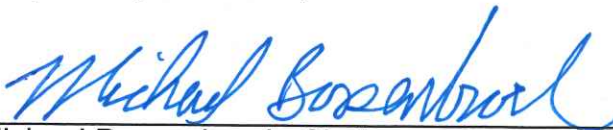
No: Bossenbroek, Green

MOTION FAILS

REQUEST DENIED

6. COMMUNICATIONS – Mr. Evans advised the Board of upcoming MML training.
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:16 p.m.

Respectfully submitted,



Michael Bossenbroek, Chairperson



Paul Evans, Zoning and Compliance Specialist

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 24, 2023, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

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

Also Present:

R. Brent Savidant, Community Development Director  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2023-01-006**

Moved by: Fox  
Support by: Faison

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 10, 2023

**Resolution # PC-2023-01-007**

Moved by: Krent  
Support by: Tagle

**RESOLVED**, To approve the minutes of the January. 10, 2023 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**



4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office

Mr. Savidant explained the Planned Unit Development (PUD) three-step approval process. He briefly addressed discussion items during review of the application in previous meetings.

Mr. Savidant addressed revisions to the application since its last review, proposed amenities in Zones A, B and C, buildout of development phases and displayed several generic renderings that capture the flavor of the application.

Mr. Savidant said the applicant noted benefits of the application as follows:

- Horizontal mixed-use development consistent with the Master Plan.
- Development of an undeveloped and prominent site.
- Outdoor plazas.
- Outdoor dining areas.
- Pedestrian circulation paths and activities around the site.
- Public art.
- Wetland preservation.

Mr. Savidant asked the Planning Commission to consider the following in its deliberation:

- The proposed development guidelines (height/setbacks, etc.)
- The proposed allowable and special uses.
- The proposed phasing.
- If proposed benefits are commensurate with the requested relief/development flexibility.
- If the PUD Standards have been met.

Discussion among administration and Planning Commission:

- Public transportation drop-off area.
- Height of Flagstar bank; 14 stories.
- Intent of Urban Residential zoning district.
- Sustainability, renewable energy, environmental impact.
- Traffic study recommendations, responsibility to apply.
- Potential uses.

Anthony Antone of Kojaian was present. Project members in the audience were Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler and Tyler Tennent of Dawda Mann PLC.

Mr. Antone addressed the revisions to the application and amenities and said they are committed to the uses as presented this evening in their presentation.

There was discussion, some comments related to:

- Public transportation drop-off; possible location south side of Crooks service drive; applicant working with SMART.
- Amenities open to public; more details with site plan application.
- Development phases; 1st phase multi-family residential, 2<sup>nd</sup> phase amenities.
- Public art; one-time installation.
- Sustainability, energy conservation, charging stations.
- Natural wetland area; seating around periphery; applicant working with Environment, Great Lakes & Energy (EGLE) on other possible functions.
- Great Lawn Area; applicant working with outside source to promote various activities.
- Correction to Site Plan to show only one entrance on Long Lake.
- Food truck staging; on promenade, malleable locations.
- Traffic improvements; applicant to work with Engineering and County.
- Green space; 76% open space.
- Office space (Area 2); objective to remain as office use until tenant is secured.
- Goal to create a live, play, work environment.
- Public comment received expressing concern with destruction of trees, office space vacancies and building height.
- Applicant encouraged to include renderings from various perspectives of surrounding areas at City Council presentation.
- Project timetable.
- Recycling resources.

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

There was discussion on the PUD Agreement, some comments related to:

- Limitation on uses; reference to email communication from Attorney Tyler Tennent confirming commitment of uses identified in application.
- Site Plan to show only one entrance on Long Lake.
- Traffic circulation as relates to recommendations of traffic consultants and County regulations.
- Project timetable; up to 20 years to complete construction.
- Development phases.



**Resolution # PC-2023-01-008**

Moved by: Krent

Seconded by: Buechner

**WHEREAS,** The applicant Gensler submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and

**WHEREAS,** The Concept Development Plan proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and

**WHEREAS,** The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

**WHEREAS,** Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

**WHEREAS,** The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

**THEREFORE BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Long Lake and Crooks Masterplan Development be granted, subject to the following:

1. The concept plan indicates extensive landscape and trees, and the Planning Commission approves that type of concept.

Yes: All present (9)

**MOTION CARRIED****PRELIMINARY SITE PLAN APPROVAL**

6. **PRELIMINARY SITE PLAN REVIEW** (File Number SP JPLN2022-0009) – Proposed Hills West, East side of Crooks, South of Wattles (3902 Crooks; 88-20-21-101-003), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Ms. Dufrane referenced an email received from the applicant's attorney, Henry Sandweiss, requesting that Ms. Perakis recuse herself from deliberation on this item. Ms. Dufrane said she and Ms. Perakis discussed the request earlier today. It was determined to allow Ms. Perakis an opportunity to respond, followed by a vote of the Planning Commission on whether or not recusal is necessary. Ms. Dufrane asked if either Arban Stafa or Mr. Sandweiss, who were present in the audience, had anything further to say on behalf of the applicant Sam Stafa, to which they declined.

Ms. Perakis said she would not recuse herself. Ms. Perakis addressed the reference by the applicant, Sam Stafa, that she cannot render a fair and impartial decision and thus suggests she might be biased against him. Ms. Perakis said she believes she treats all applications with the same scrutiny and strategy as relates to Zoning Ordinance



standards. She said she has nothing personal against Mr. Stafa and has no reason to be biased or has ever been biased against the applicant.

Commissioners Krent, Tagle, Hutson and Malalahalli spoke in support of not recusing Ms. Perakis.

**Resolution # PC-2023-01-009**

Moved by: Krent

Seconded by: Fox

**RESOLVED**, To not recuse Ms. Perakis from deliberation on this application.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Tagle

Abstain: Perakis

**MOTION CARRIED**

Mr. Savidant said the application before the Board this evening looks different than what was presented in November 2022. He reviewed the changes as noted on page 6 of the Planning Consultant report dated January 19, 2023. Mr. Savidant addressed site access, common ownership of parcels, potential for cross access connectivity, open space, landscaping, parking, traffic study, elevations and building materials.

Mr. Savidant asked the Planning Commission in its deliberation to consider compliance with Sections 5.06E Design Standards and 8.06 Site Plan Review Standards.

Discussion among administration and Planning Commission:

- Application relationship to previously approved developments and potential future development.
- Preservation of twelve trees.
- Bicycle parking spaces.
- Residentially zoned parcel to the south is a church.

Peter Stuhlreyer of Designhaus Architecture was present to represent the developer of Hills West.

There was discussion, some comments related to:

- Location of bicycle parking spaces; inside gym building to the north.
- Consideration to locate pocket park between the two buildings.
- Consideration to move Crooks access to the south of the most southern building.
- Traffic concerns; circulation, Crooks access, proximity to Barilane driveway, potential for backup traffic, consideration for EVA (emergency vehicular access).
- Building floor plans.
- Separate venture/ownership of parcels.
- Parking; no deficit per parcel, no shared parking required.
- Requirement of cross access easements.
- Location of pocket park initially determined to preserve existing trees.
- Recycling resources.

City Traffic Consultant Sara Merrill OHM Advisors addressed the process in which the developer, or its designated traffic/civil engineer, would reach out to the Road Commission for Oakland County (RCOC) Permit Department to move the Crooks Road access and rearrange the deceleration lane. She said, in her opinion, there could be a benefit or a potential ripple effect of moving the access further south. Ms. Merrill addressed numerous factors used to determine if traffic mitigation is necessary and internal traffic site flow. She shared that RCOC uses an adaptive traffic system at each intersection in Troy that responds live to current traffic volumes.

Mr. Tagle asked if one is heading southbound on Crooks and turning left into the site driveway, and with the cars stacking up in the northbound left turn lane to go west on Wattles, how many cars would it take before one could not turn left to get into the complex.

Julie Kroll of Fleis & Vandenbrink responded that the traffic calculations show there would be no impact to the site driveway in that scenario.

Civil Engineer Greg Bono of PEA Group addressed the RCOC requirements on separation distance between driveways and noted it is based on the speed limit on Crooks Road. He opined the RCOC would not issue a permit for a change in the driveway location. Mr. Bono addressed the potential to extend the deceleration lane and the limitations an EVA would pose to the Barilane property.

Chair Lambert opened the floor for public comment.

- Michelle Lyons, 3902 Crooks, owner of the subject property, addressed the existing zoning and surrounding uses. She expressed support for the application as presented and asked the Board's consideration in its approval this evening.

Chair Lambert closed the floor for public comment.

Mr. Fox addressed the location of the Barilane driveway, potential for cut-through traffic, speeding and emergency vehicular access.

**Resolution # PC-2023-01-**

Moved by: Fox

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted.



Discussion:

Mr. Krent said he would support the motion on the condition that RCOC explore the possibility of having the driveway at the south end of the property.

Ms. Perakis said exploring the possibility has no teeth and suggested waiting for a response from RCOC prior to taking any action this evening.

Mr. Tagle said it would be advantageous for the developer to reach out to the RCOC to discuss the possibility of moving the access to the south but noted that the RCOC has the final say on the access and deceleration lane.

**Resolution # PC-2023-01-010**

Moved by: Fox

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

1. That the Road Commission for Oakland County (RCOC) explores the possibility of having the driveway at the south end of the property.

Yes: Faison, Fox, Hutson, Krent, Tagle

No: Buechner, Lambert, Malalahalli, Perakis

**MOTION CARRIED****OTHER ITEMS****7. PLANNING COMMISSION ANNUAL REPORT FOR 2022**

Mr. Savidant presented the Planning Commission 2022 Annual Report.

Chair Lambert asked that the report be revised as follows:

- Add site plan approval of the Kelly Services redesigned office building site development on Kirts Boulevard.
- Sub-Committee on Neighborhood Nodes.
  - Rephrase 'established' to 'appointed' by Chair.
  - Add names of members; Lambert, Perakis, Faison, Krent.

Mr. Savidant said he would revise the report to reflect the changes prior to presenting the report to City Council and posting it on the City website.



8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Administration presentation of proposed Zoning Ordinance Text Amendments for review.
- Current vacancy rates for office and apartment complexes; possibly presentation by experts on topic(s).
- Status of Master Plan update.
- Capacity of Troy schools to accommodate additional students resulting from recent developments.

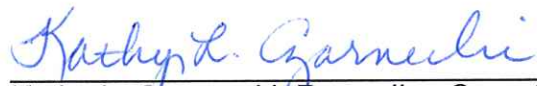
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:35 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Ozarnecki, Recording Secretary

**Civil Service Commission (Act 78) – Minutes – Final****January 31, 2023**

A Meeting of the Civil Service Commission (Act 78) was held Tuesday, January 31, 2023 at Troy City Hall, 500 W. Big Beaver Road in the Lower Level Conference Room. Chairman/President McGinnis called the meeting to order at 10:00 AM.

**A. ROLL CALL:**

**PRESENT:** Chairman/President Donald E. McGinnis, Jr.  
Commissioner David Cannon

**ABSENT:** Commissioner John Steele

**ALSO PRESENT:** Frank Nastasi, Police Chief  
Lori Grigg Bluhm, City Attorney  
M. Aileen Dickson, City Clerk  
Jeanette Menig, Human Resources Director  
Thomas Gordon, Police Captain  
Heather Shaw, Human Resources Specialist

**B. APPROVAL OF MINUTES:****1. Approval of Minutes of Tuesday, November 15, 2022**

Resolution #CSC-2023-01-001

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of Tuesday, November 15, 2022 meeting as presented.

Yes: Cannon, McGinnis

No: None

Absent: Steele

**MOTION CARRIED****C. PETITIONS AND COMMUNICATIONS: None****D. REPORTS: None****E. OLD BUSINESS: None**

**F. NEW BUSINESS:****1. Appointment of President/Chair**

Resolution #CSC-2023-01-002

Moved by Cannon

Seconded by McGinnis

WHEREAS, Section 38.502 of Act 78 of 1935 requires that the three members of the commission annually appoint one of their number to act as president for a term of one year;

THEREFORE, BE IT RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **REAPPOINTS** Don McGinnis as President/Chair of the Civil Service Commission (Act 78) for a period of one year.

Yes: Cannon, McGinnis

No: None

Absent: Steele

**MOTION CARRIED****2. Approval of Eligible List for Police Lieutenant**

Resolution #CSC-2023-01-003

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the eligible list for Police Lieutenant as presented.

Yes: Cannon, McGinnis

No: None

Absent: Steele

**MOTION CARRIED****3. Approval of Job Qualifications, Posting and Test Battery for Recruitment of Police Officer**

Resolution #CSC-2023-01-004

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the job qualifications, the posting and the test battery for the recruitment of Police Officer as **PRESENTED**.



Yes: Cannon, McGinnis  
No: None  
Absent: Steele

**MOTION CARRIED**

**G. PUBLIC COMMENT:**

**H. ADJOURNMENT:**

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 10:03 AM.



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Donald E. McGinnis, Jr., Chairman



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M. Aileen Dickson, City Clerk

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 14, 2023, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner (arrived 7:03 p.m.)

Carlton M. Faison

Tyler Fox

Michael W. Hutson

Tom Krent

David Lambert

Marianna Perakis

John J. Tagle

Absent:

Lakshmi Malalahalli

Also Present:

R. Brent Savidant, Community Development Director

Ben Carlisle, Carlisle Wortman Associates

Julie Quinlan Dufrane, Assistant City Attorney

Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Mr. Savidant announced the applicant for Agenda item #6, potential Planned Unit Development application, has asked that the item be removed from the agenda for personal reasons.

**Resolution # PC-2023-02-011**

Moved by: Fox

Support by: Krent

**RESOLVED**, To approve the Agenda as amended.

Yes: Faison, Fox, Hutson, Krent, Lambert, Perakis, Tagle

Absent: Malalahalli, Buechner (arrived 7:03 p.m.)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 24, 2023

Chair Lambert asked that the January 24, 2023 draft minutes be revised as follows:

- Agenda item #7, Planning Commission Annual Report for 2022, page 7, to correct Kelly Services office building is located on Kirts Boulevard, not Crooks.

**Resolution # PC-2023-02-012**

Moved by: Faison

Support by: Fox

**RESOLVED**, To approve the minutes of the January 24, 2023 Regular meeting as revised.

Yes: All present (8)

Absent: Malalahalli

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

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**

**5. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027)**  
– Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Estates at Eckford cluster development. He addressed surrounding land uses and zoning, existing wetlands, applicant's request to seek six (6) additional units above the parallel plan density by providing 35% of open space, preservation of significant area of onsite wetlands and provision of a 10-foot-wide public bike path that would connect with the Daisy Knight Dog Park on Livernois.

Mr. Carlisle asked the Commission to consider the applicant's request for relief of required setbacks along the southern property line (Lot 26) and required setbacks to accommodate decks on all units. He asked that the applicant indicate building materials and provide a wetland delineation report and a permit review from EGLE (Environment, Great Lakes & Energy).

In summary, Mr. Carlisle said Planning Commission shall determine if requirements are met to qualify for a cluster development option, if required Cluster Standards (Section 10.04.I) have been met and if the additional number of units is commensurate with the open space being preserved.

Discussion among administration and Planning Commission:

- Clarification on proposed relief of required rear and side yard setbacks.
- Maintenance of trail.
- Purpose of T-turnaround (stub street).



Jim Eppink of J Eppink Partners, Inc. was present to represent Mondrian Properties. He addressed:

- Wetland delineation application and permitting review with EGLE.
- Proposed setbacks for Lot 26 and decks on all units; dimensional measurement of setbacks.
- Alternative to provide at-grade patios instead of decks.
- Density, as relates to parallel plan and by-right cluster development.
- Preservation of 35% open space.
- Intent to dedicate trail to the City of Troy.
- Application meets Master Plan intent by offering missing middle housing.
- Sidewalks and trail system through natural area.

There was discussion, some comments related to:

- Flexibility to offer homeowner patio or deck.
- Lot 26, as relates to setbacks and trailhead.
- Sustainable design features; preservation of quality wetlands, utilization of regional stormwater system by three neighborhoods.
- Process/application with EGLE to mitigate wetlands in three small pocket areas.
- Building materials; first floor brick on four sides; above levels brick, stone and/or hardie board.
- Building envelopes as relates to different home styles.
- Configuration of lots as relates to number of driveways on Eckford.
- Paving of entire gravel portion of Eckford; cost sharing among mutual developers.
- Traffic calming options.
- Trail material; asphalt.

Mr. Eppink agreed to provide patios instead of decks to eliminate the request for relief of setback requirements on all 26 units.

#### PUBLIC HEARING OPENED

- Anthony Kapas, 501 Eckford; addressed concerns with increased density, traffic, water problems and destroying beautiful existing neighborhood. He said the City Council and Planning Department are not listening to concerns expressed by residents and said City should be held accountable for their actions.
- Marilena Chis, 585 Thurber; expressed concerns with density, traffic, increase of students in Troy School District, and that green space is being destroyed, not preserved. She questioned perceived benefits of the development.
- Gary Blanck, 655 Thurber; addressed concerns with losing the natural environment, increased traffic especially related to school activity, and asked about woodland buffer.
- Deanna Tabar, 515 Thurber; addressed concerns with safety and privacy of nature trail, decrease in property values.

#### PUBLIC HEARING CLOSED

Mr. Carlisle addressed woodland buffer as relates to distance in feet to residential.

Mr. Eppink addressed the trail as relates to safety, privacy, maintenance and property values.

Mr. Savidant briefly reviewed the City Traffic Consultant OHM memorandum on anticipated traffic impacts that was included in the agenda packet.

Several Board members addressed the benefit for an applicant to utilize the cluster development option so that wetlands and natural resources can be preserved.

**Resolution # PC-2023-02-013**

Moved by: Fox

Seconded by: Faison

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Estates of Eckford Site Condominium (One Family Residential Cluster), 26 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, approximately 7.56 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. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 35% open space, to remain open space in perpetuity.

And approved with the following design considerations:

1. That patios only are provided with no option for decks.
2. That unit #26 be afforded flexibility of the 8-foot encroachment in the required perimeter setback.

**Discussion on the motion on the floor.**

Chair Lambert said he loves the trail and preservation of green space but expressed concern with the number of driveways going on Eckford. He said the City has been assured by the school superintendent in a written memorandum that the Troy School District can accommodate additional students. Chair Lambert stated the Planning Commission does not take into consideration tax revenues in its deliberation of proposed developments.

Mr. Buechner said that all Board members live in the City of Troy and that he has lived in two homes located on different trailways in the City. He shared that his family has never experienced any issues with safety, privacy, or lack of trail maintenance.



Mr. Krent said studies show property values increase for homes located on or near public trails and pathways.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Hutson, Krent, Perakis, Tagle  
 No: Lambert  
 Absent: Malalahalli

**MOTION CARRIED**

**OTHER ITEMS**

6. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Districts

*(Item removed from Agenda; refer to Resolution # PC-2023-02-011)*

7. PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0008) – Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for The Westington II. He addressed changes to the application since its consideration and denial at the January 25, 2022 Planning Commission meeting. He addressed the relationship of the application in context to The Westington Phase I and Hills West apartment developments. Mr. Carlisle addressed natural features, traffic study conclusion that no mitigation is recommended, significant architectural changes in elevations and displayed renderings, one of which showed the site in context of surrounding properties.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberation compliance with Design Standards (Section 5.06.E) and Site Plan Review Standards (Section 8.06).

Discussion among administration and Planning Commission:

- Site access via Crooks.
- Bicycle parking spaces.
- Parking; 9 guest spaces, site overparked by 20 spaces.

Present were Project Architect Peter Stuhlreyer of Designhaus Architecture and Traffic Engineer Julie Kroll of Fleis & Vandenbrink.

Mr. Stuhlreyer addressed changes in the application relating to the combination of two buildings to one, reduction in building height, reduction in number of units from 20 to 16, increase of open space, preservation of additional trees, provision of 9 guest spaces, and architectural style of homes reflective of Hills West architecture. Mr. Stuhlreyer said an



application to the Oakland County Road Commission (OCRC) has been submitted requesting to move the access point further south on Crooks. He noted the project civil engineer is present this evening in the audience should the Board have any questions.

There was discussion, some comments related to:

- Landscaping; tree quality and count.
- Detailed architectural features; transitional style between single family and commercial.
- Confirmation by applicant to offer on-site recycling.
- Confirmation by applicant to add bicycle rack to accommodate two bikes.

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

Julie Kroll of Fleis & Vandenbrink addressed several questions posed relating to northbound/southbound traffic with conflicting turns as relates to number of cars in queues. She said the study shows no blocking of the proposed site driveway from the Crooks and Wattles intersection. Ms. Kroll said the findings are based on the site driveway in the middle of the development but noted regardless the distance is adequate for either driveway location.

Greg Bono of PEA (from the audience) confirmed that an application was submitted and is under review by the OCRC to consider moving the site driveway further south on Crooks and adjacent to Barilane.

**Resolution # PC-2023-02-014**

Moved by: Krent

Seconded by: Fox

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington II 16-unit apartment development, South of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

1. To install a bike rack that will hold two bicycles.

**Discussion on the motion on the floor.**

Mr. Fox expressed appreciation to the applicant for the preservation of trees.

Mr. Krent thanked the applicant for making improvements to the site.

Chair Lambert expressed appreciation to the applicant for preserving additional trees and reducing the building size. He said the improvements are a better transition to residential to the east and south.

Ms. Perakis thanked the applicant for a much-improved site plan application. She said personally she would prefer to postpone the item until a decision is made by OCRC, and therefore she will be voting no on the motion.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Tagle

No: Perakis

Absent: Malalahalli

**MOTION CARRIED**

**OTHER ITEMS**

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Ms. Dufrane referenced review of the Bylaws and encouraged members to forward any thoughts/suggestions her way.
- Mr. Fox initiated conversation on addressing sustainability in the application process. Mr. Savidant said he would discuss with the City Manager the approach to take to establish sustainability regulations in the Zoning Ordinance.
- Chair Lambert announced Turtle Woods Public Open House, Thursday, February 16, 2023, 4-7 p.m., hosted by Evanswood Church at 2601 E. Square Lake, to discuss Oakland County Parks and Recreation partnership with Six Rivers Land Conservancy to acquire 70 acres for nature preserve.

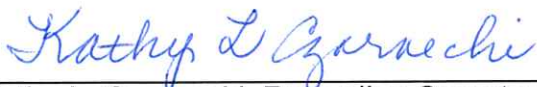
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:49 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary







500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA REPORT

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Date: March 14, 2023

To: Mark Miller, City Manager

From: Robert J Bruner, Assistant City Manager  
G. Scott Finlay, City Engineer

Subject: Carbon Reduction Grant

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The Carbon Reduction Program (CRP) was established by the Infrastructure Investment and Jobs Act. Under the program, Congress allocated over \$6 billion dollars to states over five years to fund projects that demonstrate air quality improvements by reducing emission from on-road sources, particularly carbon dioxide. SEMCOG was sub allocated nearly \$30 million in CRP funding for FY 2024 through FY 2026.

Approximately \$9.5 million in CRP funding is available for the seven-county Southeast Michigan region in each of fiscal years (FYs) 2024, 2025, and 2026 for eligible projects. Eligible applicants include Act-51 agencies: incorporated cities, incorporated villages, counties, and public transit agencies.

Eligible projects include, but not limited to, signal retiming, actuation, and interconnection; installation of dedicated turn lanes and roundabouts; replacing older, more polluting transit vehicles with newer, less polluting ones; and reducing single-occupant vehicle (SOV) travel through new and/or expanded transit routes.

City of Troy was awarded a total of \$840,000 in Carbon Reduction Program funding for the following two projects:

**Wattles Road Sidewalk/Pathway (\$392,000 in CRP funds) Fiscal Year 2025**

Add approximately 750 feet of 10-foot sidewalk along the south side of Wattles Road from just west of Shadrock Drive to Raintree Drive.

**Player Drive Approach Widening at Rochester Road (\$448,000 in CRP funds) Fiscal Year 2026**

Reconfigure the Player Drive approach to Rochester Road to a three-lane cross-section, providing a center left-turn lane onto southbound Rochester Road. Traffic signal modernization including detection, pedestrian signals, and pushbuttons.