

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given and led by the Webloes Den from Pack 1705 from Hill Elementary School.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, January 8, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

**B. ROLL CALL:**

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn - Absent
- David Hamilton
- Ellen Hodorek

Excuse Absent Council Members:

Resolution #2024-01-001  
Moved by Baker  
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Gunn at the Regular City Council of January 8, 2024, due to being out of the County.

Yes: Baker, Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek  
No: None  
Absent: Gunn

**MOTION CARRIED**

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

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

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:**

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**E-1 No Public Hearings Requested**

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

Linda Swanson	Commented in opposition to the Troy Corners development.
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**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Baker replied that the development is on the Planning Commission agenda tomorrow night at 7:00 PM.

**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 – Southeastern Michigan Council of Governments (SEMCOG)**

**a) Mayoral Appointments: None**

**b) City Council Appointments:**

Resolution #2024-01-002  
Moved by Hodorek  
Seconded by Brooks

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

**Southeastern Michigan Council of Governments (SEMCOG)**

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

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

**Term Expires: 11/2025**      **Council Member Hamilton**      **Delegate**

**Term Expires: 11/2025**      **Council Member Chanda**      **Alternate**

Yes: Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek, Baker  
No: None  
Absent: Gunn

**MOTION CARRIED**

**I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – None**

**a) Mayoral Nominations:**

Resolution #2024-01-003  
Moved by Baker  
Seconded by Hamilton

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:

**Global Troy Advisory Committee**

Appointed by Mayor  
12 Regular Members  
3 Year Term

**Nominations to the Global Troy Advisory Authority:**

**Term Expires: City  
Council Term Expiration**

**Mayor Ethan Baker** **Council Member**  
Term currently held by: Mayor Ethan Baker

**Local Development Finance Authority (LDFA)**

Appointed by Mayor  
5 Regular Members  
Staggered 4 Year Term

**Nominations to the Local Development Finance Authority (LDFA):**

**Term Expires: City  
Council Term exp 11/2027**

**Mayor Ethan Baker** **Alternate;  
Council Member**  
Term currently held by: Mayor Ethan Baker

Yes: Chamberlain-Creanga, Chanda, Hamilton, Hodorek, Baker, Brooks  
No: None  
Absent: Gunn

**MOTION CARRIED**

**b) City Council Nominations: None**

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**I-3 No Closed Session Requested**

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**I-4 2023-2024 City Council Rules of Procedure (Introduced by: M. Aileen Dickson, City Clerk)**

Resolution #2024-01-004  
Moved by Hamilton  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **ADOPTS** the Troy City Council Rules of Procedure, as amended, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: Chanda, Hamilton, Hodorek, Baker, Brooks, Chamberlain-Creanga  
No: None  
Absent: Gunn

**MOTION CARRIED**

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**I-5 Request for Approval of Satellite Clerk’s Office and Other Election Services – February 27, 2024 Presidential Primary Election (Introduced by: M. Aileen Dickson, City Clerk)**

Resolution #2024-01-005  
Moved by Hodorek  
Seconded by Chanda

RESOLVED, That Troy City Council hereby **APPROVES** City Management’s request to authorize additional times for the City Clerk’s Office to issue and receive absent voter ballots, and/or register voters, as detailed below, pursuant to requirements of Michigan Election Law:

Troy City Clerk Satellite Office – Troy Community Center (3179 Livernois Rd.), Room 302  
Saturday, February 17, 2024 – 8:30am-4:30pm  
Sunday, February 18, 2024 – 8:30am-4:30pm  
Saturday, February 24, 2024 – 8:30am-4:30pm  
Sunday, February 25, 2024 – 8:30am-4:30pm

Pop-up Clerk’s Office – Troy Public Library (510 W. Big Beaver Rd.), Meeting Room  
Saturday, January 27, 2024 – 12:30-4:30pm

Yes: Hamilton, Hodorek, Baker, Brooks, Chamberlain-Creanga, Chanda  
No: None  
Absent: Gunn

**MOTION CARRIED**

**I-6 2024 City Council Meeting Schedule (Introduced by: Robert J. Bruner, Deputy City Manager)**

Resolution #2024-01-006

Moved by Baker

Seconded by Brooks

RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, January 29, 2024	City Council Orientation
Monday, March 4, 2024	City Council Orientation
Monday, April 8, 2024	City Council Orientation
Wednesday, March 13, 2024	City Manager Recruitment

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

Yes: Hodorek, Baker, Brooks, Chamberlain-Creanga, Chanda, Hamilton  
No: None  
Absent: Gunn

**MOTION CARRIED**

**I-7 Angela Blanchard v. City of Troy et. al. – Proposed Settlement Agreement (Introduced by: Lori Grigg Bluhm, City Attorney)**

Resolution #2024-01-007

Moved by Hodorek

Seconded by Brooks

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to execute a release and settlement agreement on behalf of the named Defendants in the matter of *Angela Blanchard v. City of Troy et. al.* (Oakland County Circuit Court, Case No. 2023-198760-NI).

Yes: Baker, Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek  
No: None  
Absent: Gunn

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2024-01-008-J-1a

Moved by Hamilton  
Seconded by Chamberlain-Creanga

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

Yes: Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek, Baker  
No: None  
Absent: Gunn

**MOTION CARRIED**

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

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

Resolution #2024-01-008-J-2

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

- a) City Council Minutes-Draft – December 11, 2023

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

Resolution #2024-01-008-J-3

- a) Proclamation to Celebrate Troy High School Student Nikhil Mudaliar on Being Selected and Playing in the U15 USA Cricket 2023 National Championship

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**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 4: MiDeal Cooperative Purchasing Contract – City Assessor’s Office Work Stations, Office Furniture Purchase, Installation and Disposal**

Resolution #2024-01-008-J-4a

WHEREAS, The City Assessor’s Office was last renovated prior to 2000; and,

WHEREAS, Fluctuating staffing levels over the years have required modifications to the existing workstations and are no longer functional;

WHEREAS, Funding for the project was budgeted for this fiscal year;

THEREFORE, BE IT RESOLVED, That in the best of interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to purchase, install and dispose of office furniture for the City Assessor’s Office to *ISCG, Inc. of Royal Oak, MI* for an estimated total amount of \$44,013.20, plus a 5% contingency, as detailed in the proposal and as per the State of Michigan MiDEAL Cooperative Purchasing Contracts #22000000043 and

#071B7700074, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and **AUTHORIZES** to expend budgeted Capital Funds for the disassemble/disposal of existing furniture for an estimated cost of \$1,635.00.

**b) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2024 Michigan Municipal League Cap Con**

Resolution #2024-01-008-J-4b

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Council Member travel expenses for the Michigan Municipal League 2024 Cap Con, in accordance with accounting procedures of the City of Troy.

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**J-5 2024 Poverty Exemption Guidelines**

Resolution #2024-01-008-J-5

WHEREAS, The adoption of guidelines for poverty exemptions is required of the City Council; and,

WHEREAS, The principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and,

WHEREAS, Pursuant to PA 253 of 2020, the City of Troy, Oakland County adopts the following guidelines for the Board of Review to follow. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

- 1) Own and occupy the property as a principal residence.
- 2) File Form 5737 Application for MCL 211.7u Poverty Exemption with the Assessor/Board of Review, accompanied by federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
- 3) Produce a valid driver's license or other form of identification, if requested.
- 4) Produce a deed, land contract, or other evidence of ownership of the property, if requested.
- 5) Meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services **or** alternative guidelines adopted by the local assessing unit. The Alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.

6) Meet the asset level test adopted by the local assessing unit.

Local units are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2024 assessments:

Size of Family Unit	Poverty Guidelines
1	\$14,580
2	\$19,720
3	\$24,860
4	\$30,000
5	\$35,140
6	\$40,280
7	\$45,420
8	\$50,560
For each additional person	\$5,140

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit **cannot** be considered as income for purposes of the poverty exemption.

**Asset Test Guidelines**

Used in the Determination of Poverty Exemptions for 2024

As required by PA 253 of 2020, all guidelines for poverty exemptions established by the governing body of the local assessing unit must include an asset level test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar amount and the value of all assets cannot exceed the total dollar amount.



The purpose of an asset test is to determine the resources available: cash, fixed assets or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The local unit asset test **cannot** include the value of the principal residence.

The following asset test shall apply to all applications for poverty exemption:

- The applicant(s) shall not have assets exceeding the amount shown in the chart below based on the size of the family unit.
- The asset Guideline (test) shall exclude the value of the principal residence subject to the poverty exemption request and exclude the value of one automobile. If multiple automobiles are owned, then the least valuable automobile will be excluded from the asset guideline.
- The applicant(s) shall not have total assets (excluding the value of the principal residence subject to the exemption request and excluding the value of one automobile) more than the guidelines set below. Assets exceeding the amounts stated below will result in a denial of the poverty exemption.

<b>Size of Family Unit</b>	<b>Asset Guidelines</b>
1	\$5,000
2	\$10,000
3	\$15,000
4	\$20,000
5	\$20,000
6	\$20,000
7	\$20,000
8	\$20,000
For each additional person	N/A

All asset information, as requested in the Application for Poverty Exemption, must be completed in total. The Board of Review may request additional information and verification of assets, if the Board of Review determines it to be necessary and may deny an application if the assets are not properly identified.

The following is a list of assets that are included in the asset test:

- A second home, property, vacant land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV's
- Buildings other than the residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms

- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

NOW, THEREFORE, BE IT HEREBY RESOLVED, That the Board of Review **SHALL FOLLOW** the above stated policy, federal guidelines, and asset test in granting or denying an exemption. The Board of Review is not permitted to deviate from the adopted policy and guidelines.

**J-6 Recommended Pay Ranges for Part-Time Classifications**

Resolution #2024-01-008-J-6

WHEREAS, The Pay Ranges and Job Classifications for part-time employees was last revised January 2023; and,

WHEREAS, Competitive market forces, minimum wage laws and organizational changes require updates to job classifications and pay ranges in this plan;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the January 6, 2024 revisions to the Pay Ranges for Part-time Job Classifications.

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

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

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

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

Abdualrahman Hamad	Commented encouraging Troy to support a resolution calling for a ceasefire in Gaza, and not supporting federal tax money going to the war
Mazhar Memon	Commented on how special Troy is because of our diversity, and encourages Troy to support a resolution calling for a ceasefire in Gaza, and not supporting federal tax money going to the war
Marvat Mukhales	Commented in support of a resolution calling for a ceasefire in Gaza, and not supporting federal tax money going to the war
Sana Chaker	Commented in support of a resolution calling for a ceasefire in Gaza, and not supporting federal tax money going to the war
Sarwat Siddiqui	Commented in support of a resolution calling for a ceasefire in Gaza, and not supporting federal tax money going to the war

Barb Yagley	Commented in support of peace in Gaza, and in our community, and against federal tax money going to support wars
Suraiya Essack-Varachia	Commented in support of a resolution calling for a ceasefire in Gaza
Saba Maroof	Commented in support of a resolution calling for a ceasefire in Gaza
Taalia Azharuddin	Commented in support of a resolution calling for a ceasefire in Gaza
Mohammad Badrul Islam	Commented in support of a resolution calling for a ceasefire in Gaza
Tameem Assaf	Commented in support of a resolution calling for a ceasefire in Gaza
Martin Marashi	Commented in support of a resolution calling for a ceasefire in Gaza

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

Council Member Hamilton	Thanked everyone who offered public comment this evening. Commented that this is a topic that he will be thinking about deeply and offered that he is available to speak with residents about this.
Mayor Pro Tem Hodorek	Responded that the reason that the City Council policy exists regarding proclamations is because of past experiences where City Council supported or opposed global issues, and in turn caused divisiveness. She said that she wants the community to come together, ask for peace, in multifaith togetherness. She said that City Council did come together in a multifaith gathering to support humanitarian efforts right after the war in Gaza began. She said she encourages residents from Troy to continue to talk to each other about this difficult topic, and encourages residents to make their voices heard at the federal level, where the decisions impacting this war are made. She said she and all of Council are following this issue, and will continue to do so.
Council Member Chamberlain-Creanga	Responded to the pain communicated by those who spoke today. She spoke about the Ukraine proclamation and supports standing in solidarity versus a foreign policy stance. She encouraged residents to host an interfaith prayer event to promote togetherness, prayer and hope during this time.
Mayor Baker	Responded that this City Council understands and cares for all Troy residents. He commended those who spoke and shared their passionate stories of their loved ones. He explained that a cease fire proclamation or resolution is

	against the rules of City Council and explained why the City Council rules were updated after the Ukraine proclamation; although, he understands that this does not help their situation.
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**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:**

- a) Parks and Recreation Advisory Board-Final – April 27, 2023  
Noted and Filed

**O-2 Department Reports:**

- a) 2023 State Treasurer Reports for Local Development Finance Authority (LDFA) and Troy Downtown Development Authority (TDDA)
- b) 2011 Early Retirement Incentive Program  
Noted and Filed

**O-3 Letters of Appreciation:**

- a) To Fire Station 6 from Troy People Concerned
- b) To the City Attorney’s Office from Ron Mac Kool  
Noted and Filed

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

**P. COUNCIL COMMENTS:**

**P-1 Council Comments**

Council Member Hamilton	Wished everyone a Happy New Year.
Council member Chanda	Wished everyone a Happy New Year and looks forward to the work in 2024.
Council Member Chamberlain-Creanga	Wished everyone a Happy New Year. She spoke about her accident when she tripped on a city sidewalk. She reported the location of the gap or unlevel sidewalk and commented that it was marked and a temporary repair within hours. She said this incident brought light to the work they will do this year focusing on infrastructure needs when they analyze the budget.
Council Member Brooks	Wished everyone a Happy New Year. She spoke about MLK Jr. Day, and it’s a time to reflect and give back to the community. She said the Troy School District will host the

	MLK Day of Service at 8:30 AM at Athens High School and she encouraged everyone to come out and do something good for the betterment of others.
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**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

Rose Otto Cepel	Commented on the City of Troy cutting her pension due to errors in retirement funds calculations.
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**R. CLOSED SESSION**

**R-1 No Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 8:54 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

**2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

April 15, 2024 ..... Special Budget Study Meeting  
April 17, 2024 ..... Special Budget Study Meeting (as needed)

**2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

January 8, 2024..... Regular Meeting  
January 29, 2024..... Regular Meeting  
February 5, 2024..... Regular Meeting  
February 19, 2024 ..... Regular Meeting  
March 4, 2024 ..... Regular Meeting  
March 18, 2024 ..... Regular Meeting  
April 8, 2024 ..... Regular Meeting  
April 29, 2024 ..... Regular Meeting  
May 13, 2024 ..... Regular Meeting  
May 20, 2024 ..... Regular Meeting  
June 10, 2024 ..... Regular Meeting  
June 24, 2024 ..... Regular Meeting  
July 8, 2024..... Regular Meeting  
July 22, 2024..... Regular Meeting  
August 12, 2024 ..... Regular Meeting  
August 26, 2024..... Regular Meeting  
September 16, 2024..... Regular Meeting  
September 30, 2024..... Regular Meeting  
October 14, 2024..... Regular Meeting  
October 28, 2024..... Regular Meeting  
November 11, 2024..... Regular Meeting  
November 25, 2024..... Regular Meeting  
December 9, 2024..... Regular Meeting  
December 16, 2024..... Regular Meeting