



TROY CITY COUNCIL

REGULAR MEETING AGENDA

MARCH 18, 2024

CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members

City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members:

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Mark F. Miller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 4th day of December, 2023.



Mayor Ethan Baker



Council Member Theresa Brooks



Council Member Rebecca Chamberlain-Creanga



Council Member Hiram Chanda



Council Member Mark Gunn



Council Member David Hamilton



Mayor Pro Tem Ellen Hodorek



CITY COUNCIL AGENDA

March 18, 2024 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast

or on Local Access Cable Channels

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

INVOCATION: **1**

PLEDGE OF ALLEGIANCE: **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: **1**

C-1 Turtle Woods Nature Preserve Grant Application Presentation (*Presented by: Melissa Prowse, Manager – Planning & Development, Oakland County Parks*) **1**

C-2 County Commissioner's Update (*Presented by: Ann Erickson Gault, County Commissioner, and Penny Luebs, County Commissioner*) **1**

D. CARRYOVER ITEMS: **1**

D-1 No Carryover Items **1**

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E-1 No Public Hearings Requested **1**

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INVOCATION:

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2024-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of March 18, 2024, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Turtle Woods Nature Preserve Grant Application Presentation (*Presented by: Melissa Prowse, Manager – Planning & Development, Oakland County Parks*)

C-2 County Commissioner’s Update (*Presented by: Ann Erickson Gault, County Commissioner, and Penny Luebs, County Commissioner*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings Requested

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 – Traffic Committee, Zoning Board of Appeals

a) Mayoral Appointments: None

b) City Council Appointments:

Suggested Resolution

Resolution #2024-03-

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:

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2027

Justin Rose

Term currently held by: Cynthia Wilsher – No Reappointment

Yes:

No:

Suggested Resolution

Resolution #2024-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **CONFIRMS** the appointment of the following person to serve on the Boards and Committees as indicated:

Zoning Board of Appeals

Appointed by Council

7 Regular Members; 2 Alternates

3 Year Term

Term Expires: 12/31/2024

PC Rep on ZBA

Term currently held by: Tyler Fox

Yes:

No:

I-2 Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Liquor Advisory Committee, Traffic Committee

a) Mayoral Nominations:

Suggested Resolution

Resolution #2024-03-

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		Mayor per State Statute	At Large	
Blair	Timothy	6/17/2017	9/30/2027	In District	
Keisling	Laurence	9/11/2022	9/30/2024	At Large	
Kiriluk	Alan	9/29/2022	9/30/2024	In District	
Knollenberg	Martin	6/28/2021	9/30/2027	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	
Richards Jr.	John	2/13/2025	9/30/2026	Resident Member	
Stone	David	3/11/2023	9/30/2027	In District	
Tomcsik-Husak	Tara	9/22/2022	9/30/2024	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
Aceves Jr.	Alfonso	12/11/2025	At Large	
Battle	Timothy	10/28/2024	At Large	
Beyer	Joseph	12/13/2024	In District	
Comiskey	Ann	1/20/2026	At Large	
Dicker	Susanne F.	1/3/2025	At Large	
Faiz	Iqbal	6/7/2025	At Large	
Kenkre	Mahendra	1/19/2025	At Large	
Kornacki	Rosemary	2/24/2025	At Large	Brownfield Redev Auth exp 4/30/26
Pettinato	Jillian	11/27/2025	At Large	
Thattai	Govindrajan	5/20/2024	At Large	
von Oeyen	Schuyler	7/20/2024	At Large	

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		City Council Term Expiration	
Bica-Grodsky	Lisa	9/23/2025	10/30/2026	
Burrus	MiVida	7/15/2018	10/30/2025	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Cicchini	Philippe	9/1/2025	10/30/2026	
Fakhoury	Awni	9/28/2023	10/30/2024	
Mohideen	Syeda	9/28/2023	10/30/2024	
Natcheva	Daniela	11/8/2021	10/30/2025	
Noguez-Ortiz	Carolina	12/20/2024	10/30/2025	
Swaminathan	Sharanya		7/31/2023	Student - Graduated 2023

Zhou	Yudong	12/7/2024	10/30/2025
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Nominations to the Global Troy Advisory Authority:

Term Expires: 7/31/2024

Term currently held by: Sharanya Swaminathan (graduated)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann M.	12/22/2024	
Dicker	Susanne Forbes	1/3/2025	
Emerson	Rosalyn	7/20/2024	
Gunasekar	Vinaya	1/8/2026	
Haight	Michelle	10/8/2025	
Kadoura	Lailas M	9/24/2024	
Lee	Seojin Sarah	4/21/2025	Student - Graduates 2026
McGee	Timothy	12/19/2024	HDC exp 5/15/2024
Mehta	Susheilla	1/20/2025	
Wit	Callie	4/22/2024	

Local Development Finance Authority (LDFA)

Appointed by Mayor
 5 Regular Members
 Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Bachert	Sandra	11/18/2023	6/30/2027	Resident Member	
Baker	Ethan		City Council Term	Alternate; City Council	City Council exp. 11/2027; DDA; GTAC, LDFA
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	
Schmitz	Jim	9/14/2024	6/30/2024	Resident Member	
Smieliauskas	Fabrice	9/7/2025	6/30/2024	Resident Member	

Starks	Louis			Oakland County Designee	
Vacancy			6/30/2027	Resident Member	Nickolas Vitale resigned 7/17/21 (Term expired 6/30/2023)

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2027

Resident Member

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

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/28/2024	
Christiansen	Dale	11/22/2024	
Faiz	Iqbal	6/7/2025	
Mudaliar	Vinodh Kumar	3/2/2024	
Vassallo	Joseph	12/20/2024	Brownfield Redev Auth exp 4/30/24

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2024-03-

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:

Liquor Advisory Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 3
Bluhm	Annalisa Esposito	10/2/2025	1/31/2024	

Comiskey	Ann	1/20/2026	1/31/2024	
Ehlert	Max	1/8/2023	1/31/2024	
Giorgi	Lynn		12/31/2099	
Gorcyca	David	12/4/2021	1/31/2026	
Haight	David	4/11/2024	1/31/2025	
Jones	Kelly	12/20/2024	1/31/2026	
Martin	Matthew	5/11/2024	1/31/2025	Requests Reappointment

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2027

Term currently held by: Analisa Bluhm

Term Expires: 1/31/2027

Term currently held by: Ann Comiskey

Term Expires: 1/31/2027

Term currently held by: Max Ehlert

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Kaltsounis	Andrew	8/28/2025	

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Finlay	G. Scott		Ex-Officio Member	
Hullinger	Peter		Ex-Officio Member	
Kenkre	Shama	8/23/2024	1/31/2025	
Kilmer	Richard	12/21/2024	1/31/2026	Deceased
Nastasi	Frank		Ex-Officio Member	
Nurak	Cindy	1/28/2024	1/31/2025	
Petrulis	Al	2/10/2025	1/31/2026	ACAB exp 9/30/2024
Rose	Justin		1/31/2027	
Swaminathan	Abi	9/2/2025	1/31/2027	
Zhou	Angela	9/18/2025	7/31/2024	Student - Graduates 2025

Ziegenfelder	Peter	12/14/2024	1/31/2026
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Nominations to the Traffic Committee:

Unexpired Term Expiring:
1/31/2026

Term currently held by: Richard Kilmer (deceased)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	1/18/2025	
Christiansen	Dale	11/22/2024	
Eisenbacher	David	4/6/2024	ZBA exp 4/30/2025
Gill	Jasper	1/10/2024	
Jeeda	Swathi	7/2/2025	GRADUATES 2026
Sabaj	Noah	2/29/2026	
Swaminathan	Abi	9/2/2025	
Tadepalli	Hemanth	11/7/2025	

Yes:

No:

I-3 No Closed Session Requested

I-4 Resolution in Support of Turtle Woods Nature Preserve Grant Application by Oakland County Parks (Introduced by: Robert J. Bruner, Deputy City Manager)

Suggested Resolution

Resolution #2024-03-

Moved by

Seconded by

WHEREAS, The City of Troy acknowledges the significance of natural areas in fostering the health, well-being, and enjoyment of its residents and the broader community; and,

WHEREAS, Turtle Woods Nature Preserve presents a notable opportunity to conserve and enrich biodiversity, aid endangered species such as the spotted turtle, and offer educational and recreational amenities for public benefit; and,

WHEREAS, The preservation of Turtle Woods as an Oakland County Nature Preserve is consistent with the City of Troy’s dedication to environmental stewardship, sustainability, and the enhancement of residents' quality of life; and,

WHEREAS, Oakland County Parks has devised a comprehensive strategy to acquire and manage the Turtle Woods property as a county nature preserve within Troy, ensuring its conservation and accessibility for future generations; and,

WHEREAS, The endorsement of local municipalities is integral to the success of grant applications aimed at securing funding for the acquisition, management, and enhancement of natural areas within Oakland County;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **EXPRESSES ITS FIRM ENDORSEMENT** for the grant application submitted by Oakland County Parks concerning the acquisition and development of Turtle Woods as an Oakland County Nature Preserve.

BE IT FURTHER RESOLVED, That Troy City Council **ENCOURAGES** the Michigan Natural Resources Trust Fund and all pertinent entities and authorities to give favorable consideration and approval to the grant application for Turtle Woods, recognizing the substantial environmental, educational, and recreational advantages this endeavor will provide to the residents of Troy, Oakland County, and the State of Michigan.

BE IT FINALLY RESOLVED, That a copy of this resolution **BE TRANSMITTED** to Oakland County Parks, the Michigan Natural Resources Trust Fund, and other relevant stakeholders to convey the City of Troy's support for the Turtle Woods Nature Preserve grant application.

Yes:

No:

I-5 Standard Purchasing Resolution 2: Low Bidder Meeting Specifications – Troy Union Corners Cemetery Retaining Wall and Budget Amendment (*Introduced by: Mike Verstraete, Streets and Drains Operations Manager*)

Suggested Resolution

Resolution #2024-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the removal and replacement of the Retaining Wall at the Troy Union Corners Cemetery to the low bidder meeting specifications; *DiLisio Contracting, Inc. of Clinton Township, MI*, at unit prices contained in the bid tabulation opened February 29, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; for an estimated total cost of \$175,000 and a 10% contingency for a not to exceed amount of \$192,500.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$67,500 to the Park Development – Land Improvement Various Capital Fund.

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

Yes:
No:

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2024-03-
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:

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

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2024-03-

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

- a) Special City Council Minutes-Draft – March 4, 2024
- b) City Council Minutes-Draft – March 4, 2024
- c) Special City Council Minutes-Draft – March 13, 2024

J-3 Proposed City of Troy Proclamations:

Suggested Resolution
Resolution #2024-03-

- a) Proclamation in Recognition of Athens High School 2023-2024 Student Council

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Mowing and Yard Assistance Services**

Suggested Resolution
Resolution #2024-03-

RESOLVED, That Troy City Council hereby **AWARDS** contract for seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season to the low total bidder meeting specifications, *Zimmerman Lawn & Snow of Roseville, MI*, at unit prices contained in the bid tabulation opened February 22, 2024; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2025.

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

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Asphalt Patching Material - COLD

Suggested Resolution

Resolution #2024-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for seasonal requirements of Asphalt Patching Material – Cold Patch to local low bidder meeting specifications, *Ajax Materials Corporation of Troy, MI*, for an estimated total cost of \$31,775 at the per ton unit price contained in the bid tabulation opened February 15, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; the cost of which shall not exceed annual budgetary limitations.

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.

c) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2024 Joint and Crack Seal Program

Suggested Resolution

Resolution #2024-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2024 Joint and Crack Seal Program for an estimated not to exceed project total amount of \$160,000; at unit prices contained in the bid tabulation opened February 29, 2024, 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.

d) Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchase – TrafficJet Printer and Laminator for the Department of Public Works

Suggested Resolution

Resolution #2024-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase one (1) TrafficJet Xpert TJ 1368 Printer and one (1) TrafficJet 64" Media Width Laminator for an estimated cost of \$55,081 to *Traffic and Parking Control CO., Inc. (TAPCO) of Brown Deer, WI*, for the Department of Public Works Sign Shop as detailed in the attached quote and as per the OMNIA Partners Cooperative Contract #2020-200; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

e) **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2024 US Conference of Mayors 92nd Annual Meeting**

Suggested Resolution

Resolution #2024-03-

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Council Member travel expenses for the 2023 US Conference of Mayors 92nd Annual Meeting, in accordance with accounting procedures of the City of Troy.

J-5 Request for Approval of a Purchase Agreement and Acceptance of Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-10-476-072, Aleemullah Khan and Ameena Khan

Suggested Resolution

Resolution #2024-03-

RESOLVED, That Troy City Council hereby **APPROVES** the Agreement to Purchase Realty for Public Purposes between Aleemullah Khan and Ameena Khan, owners of the property having Sidwell #88-20-10-476-072, and the City of Troy for the Rochester Road Improvement Project, Barclay to Trinway, #02.206.5, and **AUTHORIZES** a compensation of amount of \$66,700.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** City Staff to expend the necessary closing costs to complete this purchase in an amount not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That City Council **ACCEPTS** a permanent easement for Public Utilities and Public Service Facilities and **AUTHORIZES** a compensation amount of \$11,400.00.

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the Warranty Deed and Permanent Easement are recorded with Oakland County Register of Deeds; copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Ashton Parc of Troy Preservation Easement

Suggested Resolution

Resolution #2024-03-

WHEREAS, As part of a City Council approved cluster development, the Troy Zoning Ordinance requires the developer to execute a recordable document permanently preserving the dedicated open space; and,

WHEREAS, The development known as Ashton Parc of Troy is nearing completion of final site plan review, but prior to the issuance of Certificates of Occupancy for the homes, City Council must approve the document that sets aside the required open space; and,

WHEREAS, The attached Open Space Preservation Easement has been negotiated with the Developer, and if approved by City Council, would be recorded at the Oakland County Register of Deeds to require Developer and/or his successors to permanently maintain the dedicated open space.

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Open Space Preservation Easement for the cluster development known as Ashton Parc, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Private Agreement – Contract for Installation of Municipal Improvements – Estates of Brook Hollow No. 3 – Project No. 23.911.3

Suggested Resolution
Resolution #2024-03-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Lamb Road Properties, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, and Concrete Pavement & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

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

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

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Civil Service Commission (Act 78)-Final – October 17, 2023
 - b) Election Commission-Final – January 24, 2023
-

O-2 Department Reports:

- a) 2023 Advance Status Report
-

O-3 Letters of Appreciation:

- a) To Building Department Staff from William Trapezona
 - b) To Chief Nastasi from Deborah Baughman
-

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

O-5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-18091

P. COUNCIL COMMENTS:

P-1 No Council Comments Submitted

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,



Mark F. Miller
City Manager

2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 1, 2024 City Attorney Evaluation
April 6, 2024 City Manager Recruitment Interviews
April 8, 2024 City Council Orientation
April 15, 2024 Special Budget Study Meeting
April 17, 2024 Special Budget Study Meeting (as needed)

2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Nick Herzek, Streets and Drains Project Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Low Bidder Meeting Specifications- Troy Union Corners Cemetery Retaining Wall and Budget Amendment (Introduced by: Mike Verstraete, Streets and Drains Operations Manager)

History

Troy Union Corners Cemetery was established in 1831 on a three-acre parcel in the southwest quarter of Section 2 along Square Lake Road between Rochester Road and John R Road. The cemetery contains many war veterans. The current retaining wall that retains the berm along Square Lake is constructed of wood timbers. The timbers have deteriorated and beginning to fall over. The new retaining wall will be a reinforced rock patterned concrete wall that will provide an increased service life when compared to the wood timbers.

Purchasing

On February 29, 2024 a bid opening was conducted as required by the City Charter and Code for the removal and replacement of the Retaining Wall at the Troy Union Corners Cemetery. The bid was posted on the MITN Purchasing Group Website; www.bidnetdirect.com//city-of-troy-mi. Six hundred fifty-five (655) vendors were notified via the MITN website. Two (2) bid proposals were received. Below is a detail summary of potential vendors for the bid opportunity:

Companies notified via MITN	655	<p>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.</p> <p>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.</p> <p>Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.</p> <p>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.</p>
Troy Companies notified via MITN	24	
Troy Companies notified Active email Notification	23	
Troy Companies - Active Free	1	
Companies that viewed the bid	123	
Troy Companies that viewed the bid	1	

The bid responses were reviewed and *DiLisio Contracting, Inc. of Clinton Township, MI* is the low bidder meeting all specifications and is being recommended for award. DiLisio Contracting will provide all labor, equipment, materials and supervision necessary for the retaining wall replacement.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial

Funds in the amount of \$125,000 are budgeted and available in the Park Development – Land Improvement Various Capital Fund, account number 401.770.771.974.130 and associated project number 2024C0045 for the 2024 fiscal year. The design and cost estimate were completed in 2022 in preparation of the 2024 budget. The total estimated project cost of \$192,500 which includes a 10% contingency will require a budget amendment in the amount of \$67,500 to the Park Development Capital Fund, account number 401.770.771.974.130.

Recommendation

City Management recommends awarding a contract to *DiLisio Contracting, Inc. of Clinton Township, MI*, for the construction of a decorative concrete retaining wall at Troy Union Corners Cemetery for an estimated cost of \$175,000 with a 10% contingency of \$17,500 for a total estimated cost of \$192,500. City Management also recommends City Council approve a budget amendment to the Park Development- Land Improvements Various Capital Fund in the amount of \$67,500.

Opening Date: 02/29/2024
 Date Reviewed: 02/29/2024

CITY OF TROY
 BID TABULATION
 CONCRETE RETAINING WALL

ITB-COT 23-39
 Page 1 of 1

VENDOR NAME:	DiLisio Contracting, Inc.	JSS - Macomb, LLC
CITY:	Clinton Twp., MI	Shelby Twp., MI
CHECK NUMBER:	50108018	38589009
CHECK AMOUNT:	\$5,000.00	\$5,000.00

PROPOSAL: Provide all labor, materials, related equipment, tools and supervision necessary for the removal and disposal of the existing retaining wall and complete construction of a new poured, stamped concrete wall as per all work herein described.

Complete for the sum of:	\$175,000.00	\$328,513.61
Project Start Date (anticipated & approximate):	4/1/2024	4/13/2024
Anticipated Duration to Complete:	5/1/2024	Four Weeks

Contact Information:	Contact Name:	Giuseppe D. Lia	Patrick Jones
	Hours of Operation:	8AM - 5PM	7AM - 6:30PM
	24 Hr. Contact Phone:	(586) 405-4578	(586) 709-6305
	Proposed Payment Schedule:	Monthly	Net 30
	References: Y or N	Y	Y
	Can Meet Insurance: Y or N	Y	Y
	Acknowledgements: Y or N	Y	Y
	Warranty:	2-Year	One Year
	Completion:	5/1/2024	Per Contract Schedule
	Exceptions:	If a standard brick faced wall is accepted, bid price will be \$165,000	Value Engineered Proposal included for \$264,513.61
	Vendor Questionnaire Provided: Y or N	Y	Y
	Signed Addendums 1 & 2: Y or N	Y	Y
	Forms: Y or N	Y	Y

Low Bid Meeting Specifications

Attest:
 (*Bid Opening conducted via Zoom)

Nick Herzek

 Nellie Bert

 Beth Zaccardelli

Emily Frontera

 Purchasing Manager

A Special Meeting of the Troy City Council was held on Monday, March 4, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:01 PM.

A. ROLL CALL:

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

C. PUBLIC COMMENT:

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 City Council Orientation

City Manager Miller introduced the topics for this meeting, and invited Deputy Recreation Director Nikki McEachern to present about the Recreation Department.

Library Director Emily Dumas presented the orientation information about the Troy Public Library. Deputy Library Director Phil Kwik continued the discussion about the Troy Public Library.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:02 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk

Mayor Pro Tem Hodorek performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, March 4, 2024, 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
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation to Celebrate the Larson Middle School All-Girls Robotics Team Girl Botz 22918 *(Presented by: Mayor Ethan Baker)*

C-2 Proclamation to Celebrate Troy Residents Halo Caezo, Kyle Winnie, Viktoria Chernolutskiy, and Sophia Derocha on Their Exceptional Accomplishments in the Sport of Taekwondo *(Presented by: Mayor Ethan Baker)*

C-3 Troy Youth Assistance Annual Report *(Presented by: Shari Pawlus and Karl Schmidt, Troy Youth Assistance)*

C-4 Global Troy Advisory Committee Report – Statement Regarding Global Conflicts *(Presented by: Nasiha Mohideen and Edward Chezick)*

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings Requested

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

There was a consensus of City Council to allow speakers who signed up under *L. Public Comment for Items Not On the Agenda from Troy Residents and Businesses* to speak during *F. Public Comment for Items On the Agenda from Troy Residents and Businesses* due to possible confusion during sign-ups.

Suraiya Essack-Varachia	Requested a moment of silence for all the victims of the war in Gaza.
Abdualrahman Hamad	Commented on the war in Gaza and the victims of the war
Qudsia Lone	Requested a cease fire resolution regarding the war in Gaza
Ed Chezick	Commented on the need for peace
Kathleen O’Laughlin	Commented that City Council should not pass a cease fire resolution. Thanked Council Members for their concern about senior programs.
Kira TayloreImms	Commented on the need for more action from government officials regarding the need for a cease fire resolution
Sarwat Siddiqui	Commented on the Uncommitted voters this past election; requested that Council pass a cease fire resolution

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) **Mayoral Appointments:** None

b) **City Council Appointments:** None

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

a) **Mayoral Nominations:**

b) **City Council Nominations:**

Resolution #2024-03-037

Moved by Hodorek

Seconded by Brooks

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2027

Justin Rose

Term currently held by: Cynthia Wilsher – No Reappointment

Yes: All-7
No: None

MOTION CARRIED

I-3 Request for Closed Session

Resolution #2024-03-038
Moved by Baker
Seconded by Hamilton

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

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2024-03-039-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: 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 #2024-03-039-J-2

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

- a) Special City Council Minutes-Draft – February 19, 2024
- b) City Council Minutes-Draft – February 19, 2024

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:**a) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 23-07 – Elliott Water Main Replacement**

Resolution #2024-03-039-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 23-07, Elliott Water Main Replacement, to *F.D.M. Contracting, Inc., 49156 Van Dyke, Shelby Twp., MI 48317*, for their low base bid of \$1,879,258.00.

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

b) Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Transit Mixed Concrete

Resolution #2024-03-039-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Transit Mixed Concrete with an option to renew for one (1) additional year to the low bidder meeting specifications; *Daytona Redi-Mix of Shelby Township, MI*, as the primary supplier and *Superior Materials, LLC of Farmington Hills, MI*, as the secondary supplier as per the unit prices contained in the bid tabulation opened February 15, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on an as-needed basis; contracts expiring April 30, 2026.

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

c) Standard Purchasing Resolution 3: Exercise Renewal Option – Community Planning Services

Resolution #2024-03-039-J-4c

WHEREAS, On February 22, 2021, Troy City Council awarded a three (3) year contract to provide Community Planning and Related Services for the City of Troy to the best value bidder, *Carlisle/Wortman Associates, Inc.*, with the option to renew for two (2) additional years; contract expiring on March 31, 2024. (Resolution #2021-02-027); and,

WHEREAS, The City of Troy determined that *Carlisle/Wortman Associates, Inc.* successfully provided Community Planning and Related Services to the City as per all terms and conditions of the existing contract; and,

WHEREAS, *Carlisle/Wortman Associates, Inc.* offered to renew their contract for two (2) years under the same terms and conditions as the 2021 contract; and,

WHEREAS The City of Troy has determined that *Carlisle/Wortman Associates, Inc.* continues to successfully provide Community Planning and Related Services to the City as per all terms and conditions of the existing contract and has offered to exercise the two-year renewal option;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DETERMINES** it to be in City's best interest to **APPROVE** the option to exercise the two-year renewal with the contract expiring March 31, 2026 upon mutual consent of both parties and successful performance of the contract with *Carlisle/Wortman Associates, Inc.* for Community Planning and Related Services under the same terms and conditions of SOQ-COT 21-16, the contract dated April 1, 2021, the Agreement Extension provided by *Carlisle/Wortman Associates, Inc.* dated January 30, 2024 and revised Attachment 1; 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 submission of contract documents and all other specified requirements.

d) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Pump Replacement at Troy Community Center Pool

Resolution #2024-03-039-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach, Inc. of Pontiac, MI* for replacement of the three pumps at the Troy Community Center Pool for an estimated cost of \$94,991, as detailed in the proposal and as per the Oakland County Extended Purchasing Contract #009746, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

e) Standard Purchasing Resolution 4: HGACBuy Purchasing Cooperative – 2024 Sewer Root Treatment

Resolution #2024-03-039-J-4e

RESOLVED, That in the best interest of the City, Troy City Council hereby **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 \$145,939.08 at the prices detailed in the proposal and per the HGACBuy Purchasing Cooperative Contract #SC01-21, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Tuscan Villas Lot Split – Project No. 22.914.3

Resolution #2024-03-039-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Mr. Frank Mancini for the installation of: Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement & Sidewalk, and Rain Garden, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Act 51 Mileage Certification for 2023

Resolution #2024-03-039-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 centerline of said street is described as:

(Kohli Drive) Part of the Southeast $\frac{1}{4}$ of Section 27, 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 South $\frac{1}{4}$ Corner of said Section 27; thence South 89 degrees 36 minutes 29 seconds East, along the East and West $\frac{1}{4}$ Line of said Section 27, 1265.28 feet and North 12 degrees 17 minutes 04 seconds East 1132.75 feet and South 77 degrees 42 minutes 56 seconds East 50.00 feet to the centerline of Rochester Road and the point of beginning of the centerline of Kohli; thence North 77 degrees 42 minutes 56 seconds West 99.62 feet; thence on a curve to the right having a radius of 50.50 feet, a length of 68.73 feet, and a chord bearing and distance of North 38 degrees 43 minutes 23 seconds West 63.55 feet; thence North 00 degrees 16 minutes 00 seconds East 670.10 feet; thence on a curve to the right having a radius of 39.00 feet, a length of 61.26 feet, and a chord bearing and distance of North 45 degrees 15 minutes 20 seconds East 55.15 feet; thence South 89 degrees 45 minutes 21 seconds East 147.24 feet; thence on a curve to the right having a radius of 230.00 feet, a length of 50.93 feet, and a chord bearing and distance of South 83 degrees 24 minutes 41 seconds East 50.83 feet; thence South 77 degrees 04 minutes 00 seconds East 63.95 feet to the centerline of Rochester Road and the point of ending of said road. Said centerline of road is 1,161.83 feet in length more or less.

WHEREAS, The above said street is located within the City of Troy; right of way is under the control of the City of Troy; said street is public street and is for public street purposes and was open to the public prior to December 31, 2023;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** the following non-platted street: Kohli Drive into the City of Troy local street system.

J-7 Traffic Committee Recommendations and Minutes – February 21, 2024

Resolution #2024-03-039-J-7

4. Request for Traffic Control – Hearthside Drive & Country Ridge Drive

RESOLVED, That the Country Ridge Drive Approach at Hearthside Drive be **MODIFIED** from UNCONTROLLED, to STOP CONTROLLED.

J-8 Request to Grant an Underground Utility Easement Over a City Owned Property to DTE Electric Company, Sidwell #88-20-22-301-011

Resolution #2024-03-039-J-8

RESOLVED, That Troy City Council hereby **GRANTS** an underground easement to DTE Electric Company over the City of Troy owned property identified by Sidwell #88-20-22-301-011.

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

J-9 Request for Acceptance of a Permanent Easement from Shekhor Deb, Sidwell #88-20-12-426-024

Resolution #2024-03-039-J-9

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Shekhor Deb, owner of the property having Sidwell #88-20-12-426-024.

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

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

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

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

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted**O. REPORTS:****O-1 Minutes – Boards and Committees:**

- a) Parks and Recreation Advisory Board-Final – December 7, 2023
 - b) Traffic Committee-Final – January 17, 2024
- Noted and Filed
-

O-2 Department Reports:

- a) Troy Historical Society Annual Report for Fiscal Year Ending 2023 and Financial Statements for Fiscal Year Ending 2023
- Noted and Filed
-

O-3 Letters of Appreciation:

- a) To Recreation Staff from Janet Gole
- Noted and Filed
-

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**P. COUNCIL COMMENTS:****P-1 Council Comments**

Council Member Chanda commented on wetlands property on Square Lake between John R and Dequindre. He said Oakland County Recreation has filed a grant application to purchase that land and keep it natural. He requested community support and consensus of City Council to provide a letter of support to help strengthen their grant application.

Mayor Baker asked about the process of providing letters of support. City Attorney Bluhm indicated City Council may submit a Council Referral item. The Mayor indicated that there is consensus and support of City Council to protect that property, but they would need additional guidance. Mayor Baker requested information from City Administration regarding the background on the property. City Manager Miller indicated that the grant application requires letters of support and City Administration can provide examples if they wish to submit letters of support on behalf of City Council. City Attorney Bluhm indicated more information is needed before something can be presented for formal action by City Council.

Mayor Pro Tem Hodorek commented on Troy High School's performance of the musical Footloose and that they have additional shows the weekend of March 8th-10th, 2024. She also commented on the Special Meeting this evening regarding City Council Orientation. Mayor Pro Tem Hodorek commented on the GTAC statement and topics that have been brought up that are outside the scope of City Council. She encouraged those who are hurting to take care of themselves even while they are advocating for their cause.

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):

Laila Balboul	Commented on the need for empathy for the people in Gaza during the ongoing war.
---------------	--

The Meeting **RECESSED** at 8:38 PM.
The Meeting **RECONVENED** at 8:43 PM.

R. CLOSED SESSION

R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:06 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk

A Special Meeting of the Troy City Council was held on Wednesday, March 13, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:04 PM.

A. ROLL CALL:

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

C. PUBLIC COMMENT:

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 Resolution to Adjourn into Closed Session

Resolution #2024-03-040
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **ADJOURNS** into Closed Session pursuant to MCL 15.268 (f) – City Manager Recruitment.

Yes: All-7
No: None

MOTION CARRIED

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:18 PM.

Mayor Ethan Baker

Lori Grigg Bluhm
City Attorney

**PROCLAMATION IN RECOGNITION OF
ATHENS HIGH SCHOOL 2023-2024 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 **Love for a Child**, a local organization founded in 2012 that serves children, youth, and families within Michigan’s foster care system. The group focuses on helping children who have experienced trauma in the forms of abuse, abandonment, and neglect; 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, “Community Quest” scavenger hunt, 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 assembly, dance, euchre tournament for parents, and an “Espresso Yourself” talent show; and

WHEREAS, **Athens High Student Council** raised **\$166,439.53** for **Love for a Child**. In 2023 they raised **\$115,184.24** for Carol’s Angels and Warriors; and 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 8th day of April 2024.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

March 10, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Dee Ann Irby, Controller
Emily Frontera, Purchasing Manager
Cindy Stewart, Community Affairs Director

Subject: Standard Purchasing Resolution 2: Award to Low Bidders meeting Specifications – Mowing and Yard Assistance Services

History

- The City of Troy receives Community Development Block Grant funding each year and 30% of the total funding can be allocated for Public Services.
- The City of Troy utilizes our Public Services allocation for the Yard Assistance program. Low income qualified senior citizens and persons with permanent disabilities are eligible for the City’s Yard Assistance Program which offers lawn and yard services in the spring, summer and fall seasons and Snow Removal in the winter.
- The yard services include lawn mowing plus spring and fall clean-up of the homeowners’ yards. Currently the City has approximately seventy-five (75) qualified recipients signed up for the CDBG Yard Assistance Program.
- The current contract expired December 31, 2023.

Purchasing

- On February 22, 2024; a bid opening was conducted as required by City Charter/Code and bids were received at the City’s request from firms interested in providing seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season.
- Companies were notified via the Michigan Intergovernmental Trade Network (MITN); www.bidnetdirect.com//city-of-troy-mi. Three hundred five (305) vendors were notified via the MITN website. Three (3) bid responses were received. Below is a detailed summary of the vendor responses.

Companies notified via MITN	305
Troy Companies notified via MITN	2
Troy Companies notified - Active email Notification	2
Troy Companies notified - Active non-paying	0
Companies that viewed the bid	24
Troy Companies that viewed the bid	0

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

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

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

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



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CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- Bid responses were reviewed and considered based upon pricing as well as a combination of factors including professional experience providing lawn service for Yard Assistance Programs, minimum 5 years CDBG experience, equipment fleet and references.
- The contract warrants making an award to the second lowest bidding contractor meeting specifications from the bid specs. The lowest bidder was not completely up front with his CDBG experience and did not provide any references with comparable experience with yard assistance/lawn mowing. Therefore, *Zimmerman Lawn & Snow of Roseville, MI* is being recommended for award.
- Zimmerman Lawn & Snow has successfully provided lawn and yard services for the City of Troy CDBG program and meets all requirements.

Financial

Funds for lawn and yard services for the Yard Assistance Program are available initially through the Public Works operating budget, then reimbursed by Oakland County through the Community Development Block Grant Program (CDBG).

Recommendation

City Management recommends City Council award contract for seasonal requirements of lawn and yard services for Troy residents using the Home Chore Program with an option to renew for one (1) additional season to the low total bidder meeting specifications, *Zimmerman Lawn & Snow of Roseville, MI* at unit prices contained in the bid tabulation opened February 22, 2024; contract to expire December 31, 2025.

CITY OF TROY
 BID TABULATION
 LAWN AND YARD ASSISTANCE PROGRAM

Vendor Name:	Capital Landscapes	Zimmerman Lawn & Snow	Parrott Landscaping
City:	Oak Park, MI	Roseville, MI	Clinton Township, MI
Check Number:	9057546404	1777238	9105134253
Check Amount:	\$1,500.00	\$1,500.00	\$1,510.00

PROPOSAL: FURNISH SEASONAL REQUIREMENTS OF LAWN AND YARD SERVICES FOR THE YARD ASSISTANCE PROGRAM (PREVIOUSLY KNOWN AS THE HOME CHORE PROGRAM) WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL SEASON

PROPOSAL A: Lawn Care Services for the Yard Assistance Program

Est. No. of Lots	Description	Price for Lawn Care Service per Each Service Call	Price for Lawn Care Service per Each Service Call	Price for Lawn Care Service per Each Service Call
72	Lawn-care service at a residential City of Troy home, up to one (1) acre.	\$25.00	\$34.00	\$45.00
25	Lawn-care service at residential City of Troy home, one (1) acre to two (2) acres.	\$34.00	\$42.00	\$65.00
PROPOSAL A ESTIMATED TOTAL (26 Weeks):		\$68,900.00	\$90,948.00	\$126,490.00

PROPOSAL B: Yard Clean up for the Yard Assistance Program

Est. No. of Lots	Description	Price for Yard Clean-up per Each Service Call	Price for Yard Clean-up per Each Service Call	Price for Yard Clean-up per Each Service Call
72	Yard clean-up at a residential City of Troy home, up to one (1) acre.	\$54.00	\$64.00	\$195.00
25	Yard clean-up at residential City of Troy home, one (1) acre to two (2) acres.	\$75.00	\$84.00	\$235.00
PROPOSAL B ESTIMATED TOTAL (2 Weeks):		\$11,526.00	\$13,416.00	\$39,830.00

GRAND TOTAL BOTH SERVICES (Estimated): \$80,426.00 \$104,364.00 \$166,320.00

REFERENCES:	Y or N	Y	Y	Y
CONTACT INFORMATION:	Daytime #	(248) 509-9109	(586) 484-1721	(586) 684-5900
	24 Hour #	(248) 509-9109	(586) 484-1721	(586) 487-4755
	Contact Name	Michael Klein	John Purdue	Melissa Funk
	Hrs. of Operation	7AM-7PM	7AM - 7PM	7AM-7PM M-F; 8AM-2PM Sat
INSURANCE MET:	Y or N	Y	Y	Y
PAYMENT TERMS:		Net 10	Net 10	Net 60
EXCEPTIONS:		None	None	None
ALL OR NONE AWARD:	Y or N	Y	Y	N
ACKNOWLEDGEMENTS:	Y or N	Y	Y	Y
VENDOR QUESTIONNAIRE:	Y or N	Y	Y	Y
EXPERIENCE:				
Years of experience doing this type of work:		14 years	over 35 years	10 years
Years of experience doing CDBG work:		14 years (2yrs)	over 20 years	None
Mowing equipment owned by Firm provided:	Y or N	Y	Y	Y
FORMS:	Y or N	Y	Y	Y

Low Bid Meeting Specifications

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)

Cindy Stewart

 Nellie Bert

 Andrew Chambliss

 Martinique Gates

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Date: March 5, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E Schubert, Assistant City Manager
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder meeting Specifications – Asphalt Patching Material – COLD

History

- Asphalt Patching Material – Cold Patch is used on a seasonal basis during colder weather as a temporary patching repair to paved surfaces as needed.
- Usage history for patching material is as follows:

	<u>Quantity (tons)</u>	<u>Price/Ton</u>	<u>Total</u>
2019	160	\$101.00	\$16,168.08
2020	50	\$95.00	\$4,924.80
2021	193	\$95.00	\$18,395.80
2022	150	\$123.25	\$18,487.50
2023	150	\$123.25	\$18,487.50

The current contract expires on April 30, 2024

Purchasing

- On February 15, 2024, a bid opening was conducted as required by City Charter/Code and bid proposals were received at the City’s request from companies interested in providing seasonal requirements of Asphalt Patching Material – COLD Patch with an option to renew for one (1) additional year.
- The bid was posted on the MITN Purchasing Group website www.bidnetdirect.com//city-of-troy-mi. One hundred and one (101) 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	101	<p>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.</p> <p>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.</p> <p>Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.</p> <p>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.</p>
Troy Companies notified via MITN	2	
Troy Companies notified Active email Notification	2	
Troy Companies - Active Free	0	
Companies that viewed the bid	12	
Troy Companies that viewed the bid	1	



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CITY COUNCIL AGENDA ITEM

Purchasing (Continued)

- Upon review of the bid proposal, it was determined that even though Pavement Maintenance Systems, LLC was the low bidder meeting specifications; it was determined that the bid from Ajax Materials Corporation, a Troy, MI company, met the local preference language which states:

“The City of Troy reserves the right to award a contract to a local business, one which pays City of Troy taxes (real and/or personal), if the bid of a local vendor is within 5% of the lowest responsive and responsible non-local bidder, then the local vendor is given one chance to match the low bid.”

- *Ajax Materials Corporation of Troy, MI* was within 3.5% of the low bidder and was given the opportunity and agreed to match the pricing of the low bidder; without exception and is therefore being recommended for award of this contract.
- The Asphalt Patching Material- COLD Patch will be ordered on a as need basis at the price of \$127.10/ton

Financial

Funds are budgeted and available in the General Fund under the Public Works operating budgets for the Streets and Water Divisions for the 2024 and 2025 Fiscal Years.

Recommendation

City Management recommends awarding a contract for seasonal requirements of Asphalt Patching Material – COLD, to the low bidder meeting specifications, *Ajax Materials Corporation of Troy, MI*, to be purchased on an as needed basis for an estimated total cost of \$31,775.00 as per the unit bid price contained in the bid tabulation opened February 15, 2024, not to exceed annual budget limitations.

CITY OF TROY
 BID TABULATION
 ASPHALT PATCHING MATERIAL - COLD PATCH

VENDOR NAME:	Pavement Maintenance Systems, LLC	Ace-Saginaw Paving Co.	Ajax Materials Corporation	Cadillac Asphalt, LLC
CITY:	Imlay City, MI	Saginaw, MI	Troy, MI	Farmington Hills, MI

PROPOSAL: To furnish SEASONAL REQUIREMENTS OF ASPHALT PATCHING MATERIAL - COLD PATCH with a one year renewal

Proposal A - WEEK DAY DELIVERY

Description	EST QTY (Tons)	Unit Price	Ext Price	Unit Price	Ext Price	Unit Price	Ext Price	Unit Price	Ext Price
QPR/UPM or Approved Alternate - Delivered	250	\$127.10	\$31,775.00	\$130.00	\$32,500.00	\$131.50	\$32,875.00	\$134.95	\$33,737.50
TOTALS:		\$31,775.00		\$32,500.00		\$32,875.00		\$33,737.50	

Please State Material QPR/ UPM or Approved Alternate:	Not Specified	Not Specified	Not Specified	Not Specified
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Minimum Load Requirement:	50 Ton Loads	50 Ton	50 Ton Train Loads	50
Contract Information: Hours of Operation:	7AM-5PM	N/A	Mon-Fri 8AM-2PM	Mon-Thurs 7AM-3PM
24 Hour Emergency Phone #:	(810) 614-1351	(989) 737-2863	(248) 388-1687	(248) 228-6281
References: Y or N	Y	Y	Y	Y
Insurance Met: Y or N	Y	Y	Y	Y
Payment Terms:	Not Specified	Net 30	Net 30 days upon receipt of invoice	Net 30
Warranty:	Not Specified	Not Specified	As per UPM requirements	N/A
Delivery Time:	7AM-5PM	2 Days	24-48 hours	7AM-2PM
Exceptions:	None	None	None	None
Acknowledgement:	Y	Y	Y	Y
Forms:	Y	Y	Y	Y

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)
 Mike Verstraete
 Andrew Chambliss
 Nellie Bert
 Heather Chomiak

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Nick Herzek, Project Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2024 Joint and Crack Seal Program

History

- Each year major and local roads are selected for joint and crack sealing based in part on current PASER (Pavement Surface Evaluation and Rating) ratings, pavement age, number of years since joints were sealed last and number of years since the last asphalt overlay or slab replacements.
- The Streets and Drains Division is responsible for maintaining 121 miles of asphalt roads and 222 miles of concrete roads within the City. The method of sealing cracks & joints will prolong the lifespan and preserve our asphalt roads.
- The local roads selected for joint sealing are located in Sections 4, 13, 15, 16, 18 & 19. The Major roads will be Square lake, Wattles and Coolidge.
- Work is scheduled to begin this Spring (2024) and be completed by June 30, 2024.

Purchasing

- On February 29, 2024 a bid opening was conducted as required by the City Charter and Code for the 2024 Joint and Crack Seal Program
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi.
- Six hundred and eleven (611) vendors were notified via the MITN Purchasing Group website. Three (3) bids were received. Below is a detailed summary of potential vendors for the bid opportunity.

Companies notified via MITN	611
Troy Companies notified via MITN	11
Troy Companies - Active email Notification	11
Troy Companies - Active Free	0
Companies that viewed the bid	26
Troy Companies that viewed the bid	2

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.

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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.

- The bid responses were reviewed and *Scodeller Construction Inc. of Wixom, MI* is the low bidder meeting bid specifications and is being recommended for award.



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Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the Public Works Operating Budgets for Local and Major Streets for the 2024 fiscal year. Expenditures will be charged to account numbers 203.449.482.802.125 for Local Roads and 202.449.464.802.125 for Major Roads.

Recommendation

City Management recommends awarding a contract to the low bidder meeting specifications *Scodeller Construction Inc. of Wixom, MI* for the 2024 Joint and Crack Seal Program, at unit prices contained in the bid tabulation, opened February 29, 2024, for an estimated not to exceed project total amount of \$160,000.

Opening Date: 02/29/2024
 Date Reviewed: 02/29/2024

CITY OF TROY
 BID TABULATION
 2024 JOINT AND CRACK SEAL PROGRAM

ITB-COT 24-04
 Page 1 of 1

VENDOR NAME:	Scodeller Construction, Inc.	SJR Pavement Repair, Inc.	Michigan Joint Sealing, Inc.
CITY:	Wixom, MI	Warren, MI	Farmington Hills, MI
CHECK AMOUNT:	\$5,000.00	\$5,000.00	\$5,000.00
CHECK #:	38567925	2612143	957286

2024 JOINT & CRACK SEAL PROGRAM

Line	Description	Quantity	Units	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	Mobilization, Max \$5,000	1	Lump Sum	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
2	Joint & Crack Sealing – Major Roads	60,000	Ft	\$1.04	\$62,400.00	\$1.22	\$73,200.00	\$1.31	\$78,600.00
3	Joint & Crack Sealing – Local Roads	100,000	Ft	\$0.95	\$95,000.00	\$0.99	\$99,000.00	\$1.28	\$128,000.00
4	Maintaining Traffic	1	Lump Sum	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
TOTAL BID AMOUNT:					\$167,400.00		\$172,200.00		\$216,600.00

REFERENCES:	Y or N	Y	Y	Y
INSURANCE:		Y	Y	Y
EXCEPTIONS:				
ACKNOWLEDGEMENT:	Y or N	Y	Y	Y
VENDOR QUESTIONNAIRE:	Y or N	Y	Y	Y
FORMS:	Y or N	Y	Y	Y

Low Bid Meeting Specifications

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

 Nellie Bert

 Beth Zaccardelli

 Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11,2024

To: Mark F. Miller, City Manager

From: Robert Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchase – TrafficJet Printer and Laminator for the Department of Public Works

History

- The Streets and Drains Division maintains 16,947 street signs throughout the City of Troy.
- The Printer and Laminator has new state of the art technology, allowing for the sign making process to be more efficient.
- Lamination is a critical process in enhancing the lifespan and durability of printed materials like street signs and banners.
- The printer also brings a new ability of making banners for the City.
- The old printer and Laminator are obsolete and no longer serviceable.

Purchasing

- Pricing to purchase one (1) TrafficJet Xpert TJ 1638 Printer and one (1) TrafficJet 64” Media Width Laminator has been secured from *Traffic and Parking Control Co., Inc (TAPCO) of Brown Deer, WI* as detailed in the attached quote Q23007459 based on the OMNIA Partners Cooperative Purchasing Contract #2020-200.
- TAPCO was selected and unanimously supported by the Barron County Highway Department as providing the best value, quality product, timely delivery, exceptional services, an ongoing training program, and also offering the most comprehensive options for Traffic Control Products and Related Products and Solutions.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the in the Capital Projects Fund – Streets Major Roads under Project Number 2024C0018 for the 2024 fiscal year. Expenditures will be charged to account number 401.449.202.978.010.

	<u>Estimated Total</u>
1 TrafficJet Printer	\$39,733.75
1 TrafficJet Laminator	<u>\$15,347.25</u>
Total	\$55,081.00



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends awarding a contract for the purchase of one (1) TrafficJet Xpert TJ 1638 Printer and one (1) TrafficJet 64" Media Width Laminator to *Traffic and Parking Control CO., Inc (TAPCO) of Brown Deer, WI* for an estimated total cost of \$55,081 for the Department of Public Works Sign Shop as per the OMNIA Partners Cooperative Contract #2020-200 and as detailed in the attached quote; not to exceed budgetary limitations for 2024 fiscal year.



Safe travels:

Traffic and Parking Control Co., Inc.
5100 West Brown Deer Rd
Brown Deer, WI 53223
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

5/8/2023

SALES QUOTE NUMBER

Q23007459

CUSTOMER NO.

C11338

Page: 1

BILL TO

City of Troy
Department of Public Works
4693 Rochester Road
Troy, MI 48085
United States of America

SHIP TO

City of Troy
Department of Public Works
4693 Rochester Road
Troy, MI 48085
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Aaron Guilbault	3/24/2024

Item/Description	U/M	Quantity	Unit Price	Total Price
146083 Printer, TrafficJet Xpert, TJ 1638 Eco-Sol Printer External Dryer, Start Up Kit (install 4-6 weeks)	Each	1	39,733.75	39,733.75
138325 Laminator, TrafficJet, 64"Media Width,Intuitive Control Panel,LED Lighting,height adjustment	Each	1	15,347.25	15,347.25

Plus Shipping and Handling

TAPCO OMNIA Partners Contract # 2020-200

Thank you- Aaron Guilbault
#920-728-1792
aaron@tapconet.com
#888-806-8885

Subtotal:	55081.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	55,081.00

All prices are listed in US Dollar (USD)
For terms and conditions, please visit <https://tapconet.com/terms-conditions>



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2024

To: Honorable Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Beth Tashnick, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2024 US Conference of Mayors 92nd Annual Meeting

History

In advance of conferences and workshops city council members have expressed interest, management prepares a standard purchasing resolution that will authorize the travel expenses that may be incurred.

Purchasing

Administrative memo 1-PU-9 "Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel Requests – Standard Purchasing Resolution 10" requires approval by resolution of travel by council members.

Financial

Registration for this event is \$1,500 (early bird discount) plus any additional activities selected. Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2023/24 City Council Budget.

Recommendation

It is recommended that City Council authorize and approve the expenditure of funds on travel expenses for Council Members who wish to attendance this event.



THE UNITED STATES
CONFERENCE OF MAYORS

Summary Agenda Host City **Fees**

Register Now



THE UNITED STATES CONFERENCE OF MAYORS
92nd ANNUAL MEETING
June 20-23, 2024 Kansas City, MO

Fees

Below is all of the pricing information for the event.

Admission Items

Event Registration

Non Member City Official

\$2,500.00

Changes to **\$2,800.00** after Tuesday, June 4, 2024

[Refund_policy](#)

Member Mayor

\$1,500.00

Changes to **\$2,000.00** after Tuesday, June 4, 2024

[Refund_policy](#)

Member City Official



THE UNITED STATES
CONFERENCE OF MAYORS

Summary Agenda Host City Fees

Register Now



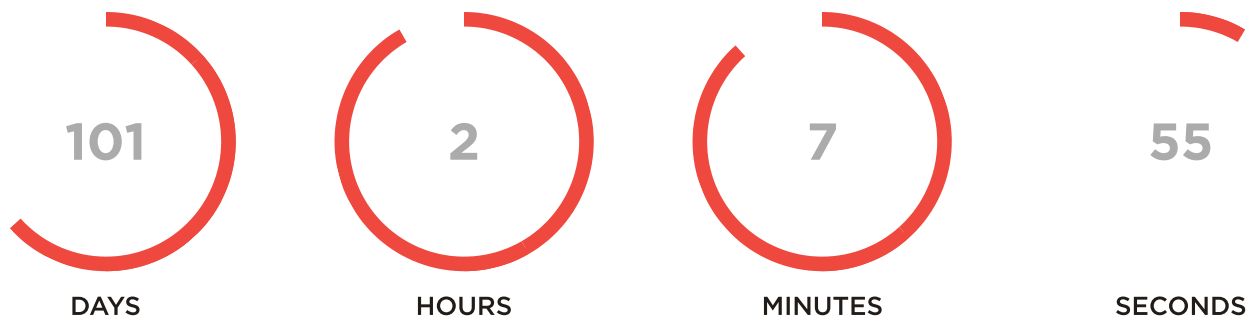
THE UNITED STATES CONFERENCE OF MAYORS
92nd ANNUAL MEETING
June 20-23, 2024 Kansas City, MO

****Agenda Not Yet Available****

About The Meeting

The 92nd Annual Meeting of the United States Conference of Mayors will take place June 20-23, 2024 in Kansas City, Missouri. It will be presided over by Reno Mayor Hillary Schieve and hosted by Kansas City, MO Mayor Quinton Lucas.

Countdown to the Event



Register Now

[Already registered?](#)

Contact Us

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CITY COUNCIL AGENDA ITEM

Date: March 7, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Dee Anne Irby, Controller
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Purchase Agreement and Acceptance of Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-10-476-072, Aleemullah Khan and Ameena Khan

History

In connection with the proposed improvements to Rochester Road, from Barclay to Trinway, Aleemullah Khan and Ameena Khan, owners of the property identified by Sidwell #88-20-10-476-072 signed an conditional Agreement to Purchase Realty for Public Purposes. The purchase agreement is subject to City Council approval. The compensation amount for needed right-of-way is \$66,700.00.

The property owners also granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$11,400.00.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the southeast $\frac{1}{4}$ of Section 10, at the north corner of Creston of Rochester roads.

Financial

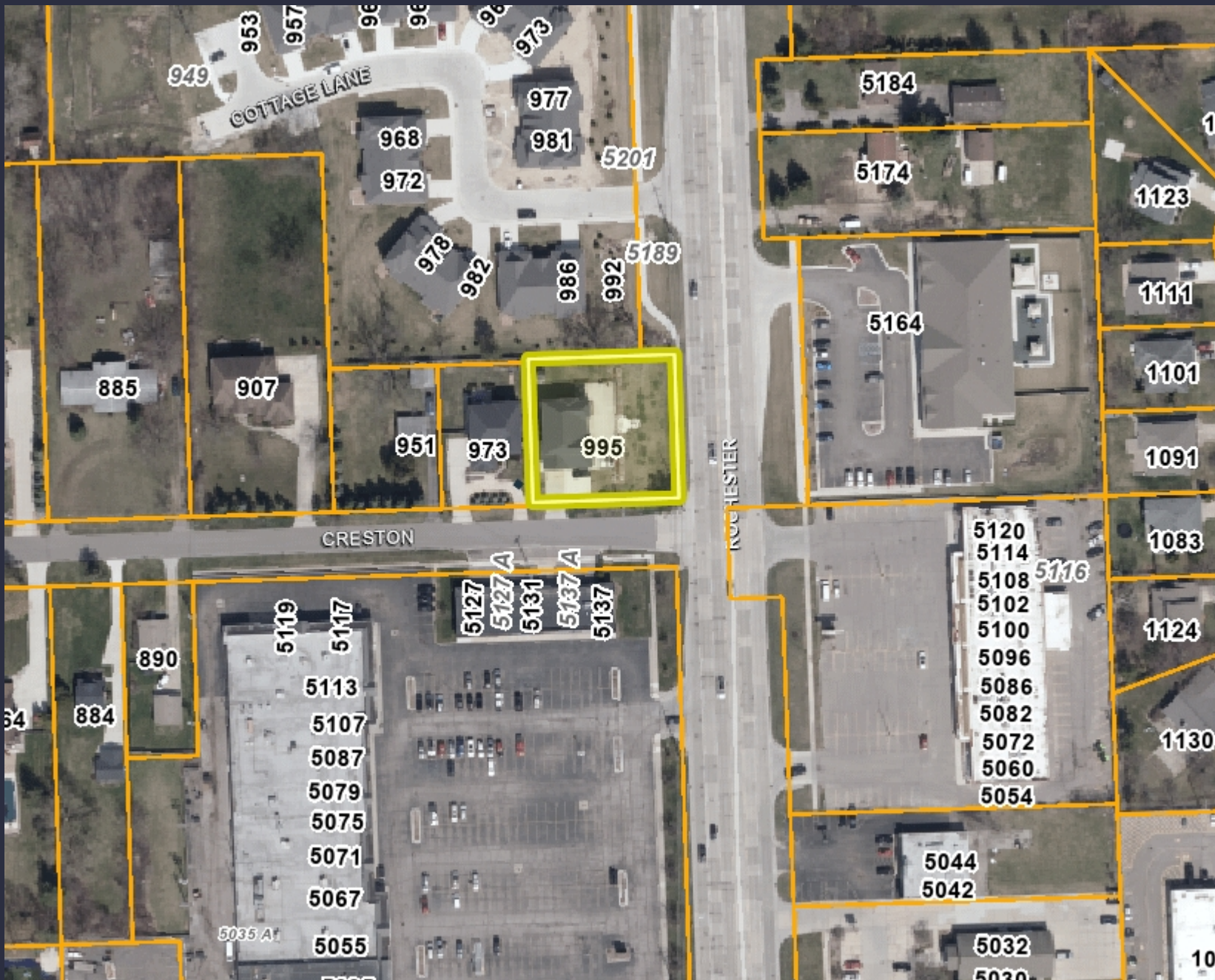
An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser. The report was reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes the cumulative amount of \$78,100 is justifiable for the permanent easement and purchase of right-of-way. Eighty percent of this cost will be reimbursed from Federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

Recommendation

Staff recommends that City Council approve the Agreement to Purchase Realty for Public Purposes in the amount of \$66,700.00, and closing costs not exceed \$8,000. Staff also recommends that City Council accept the permanent easement with a compensation amount of \$11,400.00.

Legal Review

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



Notes:
Khan, Aleemullah & Ameena
88-20-10-476-072
Purchase Agreement &
Permanent Easement



CITY OF TROY
AGREEMENT TO PURCHASE REALTY
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from Aleemullah Khan and Ameena Khan, husband and wife (the "Sellers"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of Sixty-Six Thousand, Seven Hundred and 00/100 dollars (\$66,700) under the following terms and conditions:

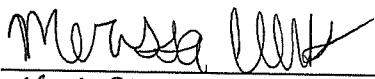
1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller acknowledges that this offer to purchase is subject to final approval by Troy City Council.
9. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
10. Additional conditions, if any:

SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS CONTAINED IN THIS AGREEMENT.

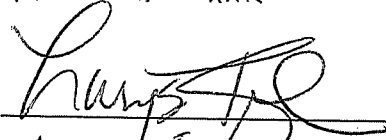
IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this
4TH day of MARCH, A.D. 2024.

In presence of:

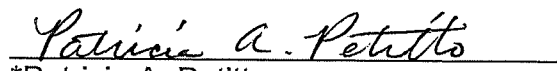
CITY OF TROY, a Michigan municipal corporation (BUYER)



MERISSA CLARK



LARISA FIEDEL



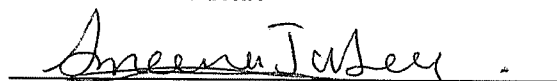
*Patricia A. Petitto

Right of Way Consultant

SELLERS:



*Aleemullah Khan



*Ameena Khan

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

PARCEL 112

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-476-072

PART OF SOUTHEAST 1/4 OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN:
THE EAST 145 FEET OF LOT 6 EXCEPT THE EAST 10 FEET THEREOF IN "CRYSTAL SPRINGS SUB" (LIBER 28, PAGE 23)
DESCRIBED AS BEGINNING AT A POINT DISTANT WEST 10.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE WEST 135.00 FEET; THENCE NORTH 132.00 FEET; THENCE EAST 135.00 FEET; THENCE SOUTH 132.00 FEET
TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION


THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
PART OF SOUTHEAST 1/4 OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN:
THE EAST 145 FEET OF LOT 6 EXCEPT THE EAST 10 FEET THEREOF IN "CRYSTAL SPRINGS SUB" (LIBER 28, PAGE 23)
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THENCE WEST 135.00 FEET; THENCE NORTH 132.00 FEET; THENCE EAST 135.00 FEET; THENCE SOUTH 132.00 FEET
TO THE POINT OF BEGINNING.

SAID ACQUISITION CONTAINS 4224.0 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
PART OF SOUTHEAST 1/4 OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN:
THE EAST 145 FEET OF LOT 6 EXCEPT THE EAST 10 FEET THEREOF IN "CRYSTAL SPRINGS SUB" (LIBER 28, PAGE 23)
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THENCE WEST 135.00 FEET; THENCE NORTH 132.00 FEET; THENCE EAST 135.00 FEET; THENCE SOUTH 132.00 FEET
TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 1980 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 12/13/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

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Piggott, Robert

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

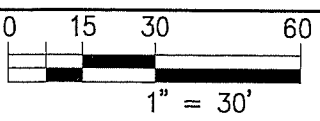
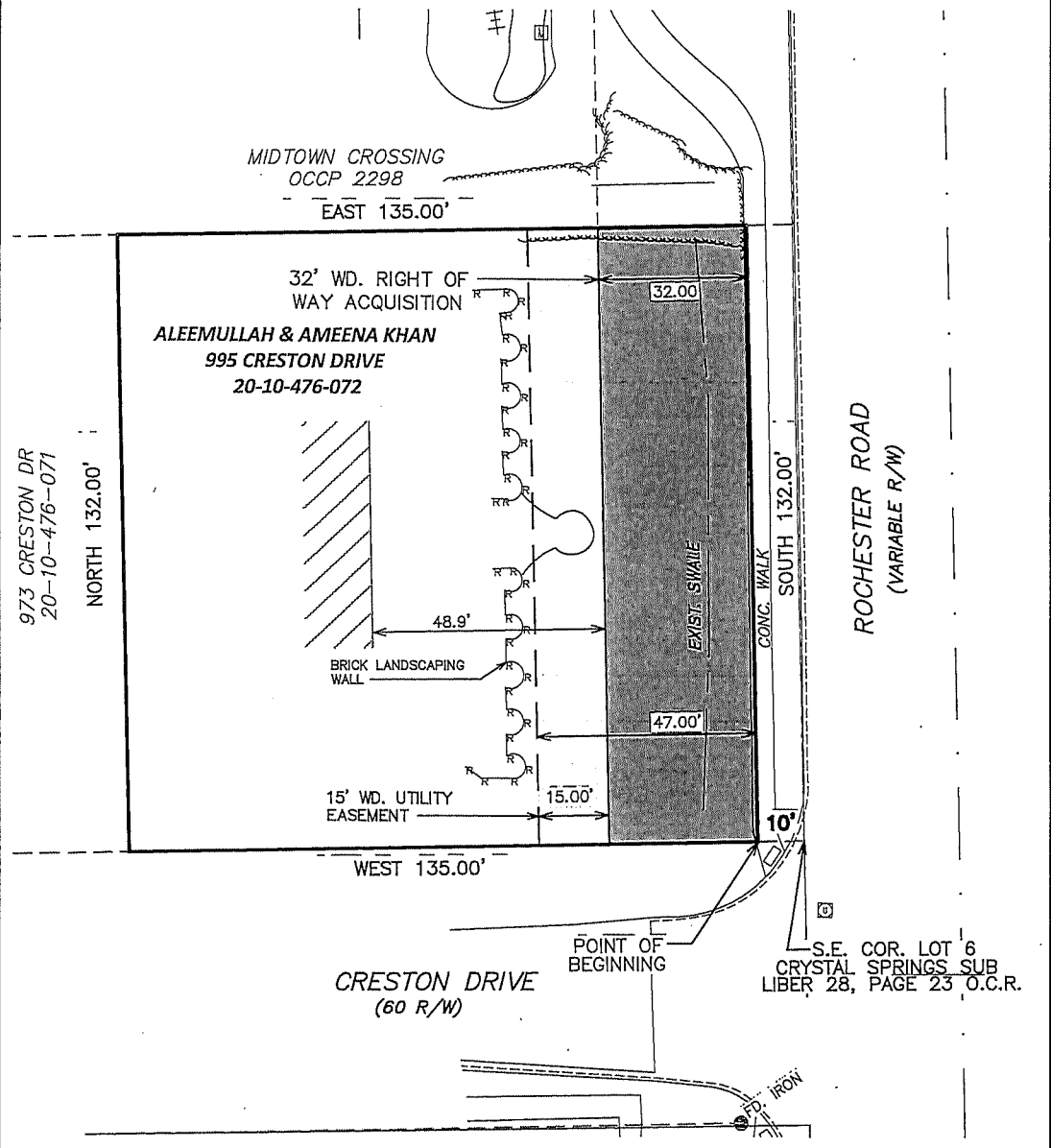
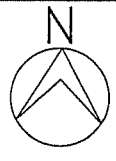



EXHIBIT "B" PARCEL 112



TOTAL PROPERTY = 17,820 SQ. FT.
 RIGHT OF WAY ACQUISITION = 4,224 SQ. FT.
 REMAINDER = 13,596 FT.
 UTILITY EASEMENT = 1,980 SQ. FT.

LEGEND:

RIGHT OF WAY ACQUISITION
 UTILITY EASEMENT

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 12/13/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcenr.com		2 OF 2

**PERMANENT EASEMENT
FOR PUBLIC UTILITIES &
PUBLIC SERVICE FACILITIES**

Sidwell #88-20-10-476-072
Resolution #

Aleemullah Khan and Ameena Khan, husband and wife, whose address is 995 Creston Drive, Troy, MI 48085 for and in consideration of the sum of: ~~Ten~~^{ELEVEN} Thousand, ~~Six~~^{SIX} Hundred, and 00/100 Dollar (\$10,600) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

(Handwritten notes: \$11,400 PAP, 3/14/24, and a signature)

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed THEIR signature(s)
this 4TH day of MARCH, 2024.

Aleemullah Khan (L.S.)
* Aleemullah Khan

Ameena Khan (L.S.)
* Ameena Khan

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4TH day of MARCH, 2024, by Aleemullah Khan and Ameena Khan, husband and wife.

Patricia A. Petitto
*
Notary Public, OAKLAND County, Michigan
My Commission Expires DECEMBER 31, 2026
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

PARCEL 112

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-476-072

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DATE 12/13/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

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Piggott, Robert

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

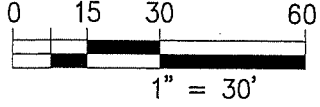
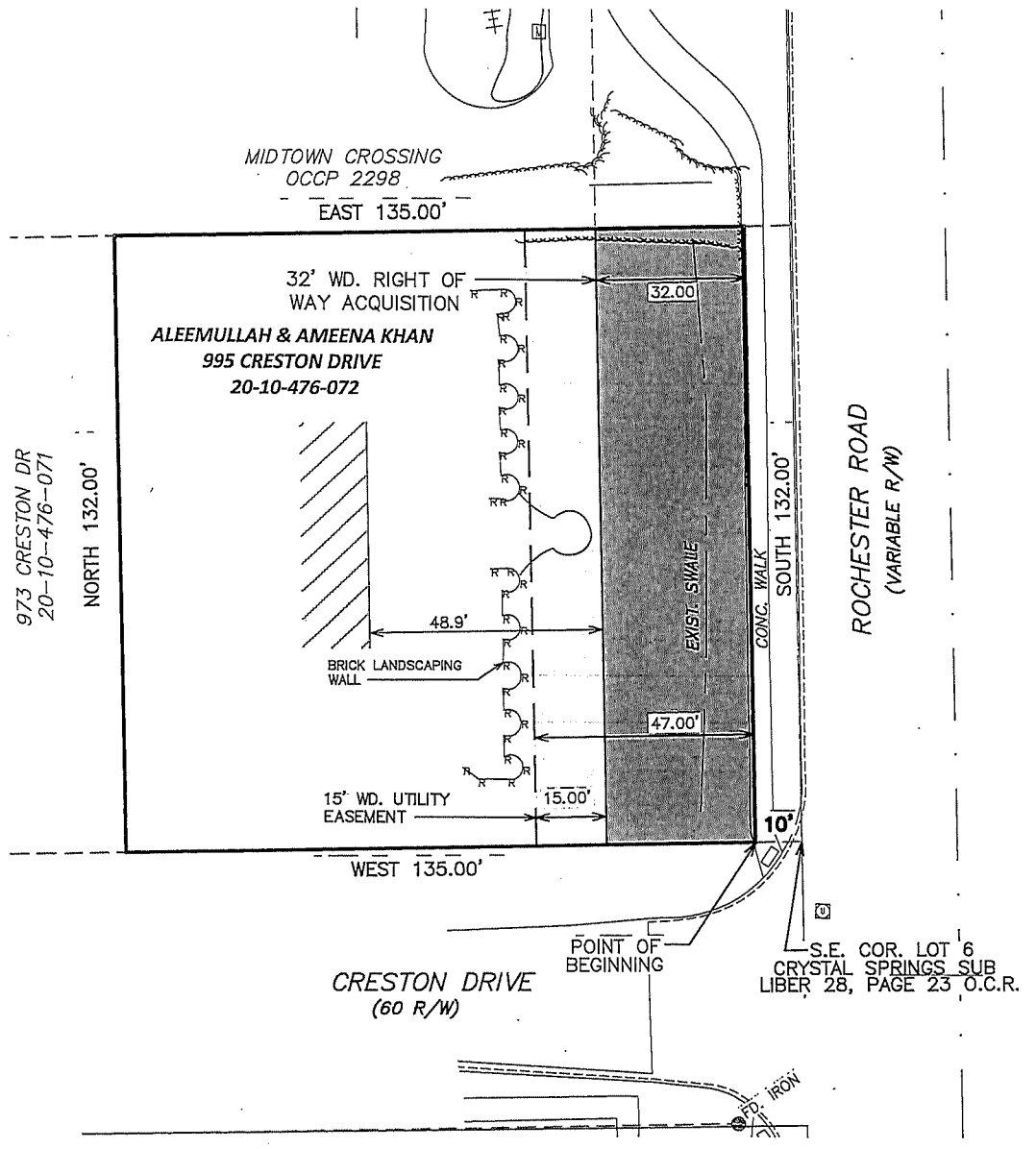
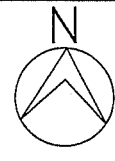


EXHIBIT "B" PARCEL 112



TOTAL PROPERTY = 17,820 SQ. FT.
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 REMAINDER = 13,596 FT.
 UTILITY EASEMENT = 1,980 SQ. FT.

LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT

JOB NO. 20160715 DATE 12/13/22	 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: www.hrcengr.com	SHEET NO. 2 OF 2
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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2024
To: Honorable Mayor and Members of the Troy City Council
From: Lori Grigg Bluhm, City Attorney
Julie Quinlan Dufrane, Assistant City Attorney
Subject: Ashton Parc of Troy Preservation Easement

On September 23, 2019, City Council approved a 29-unit detached single family condominium cluster development proposed by Wolverine Building Company for property located on the southeast corner of East Square Lake and Willow Grove side of Long Lake Road, which is zoned R-1C, one family residential. Thereafter, interest in the property was transferred to Glen Arbor Building who is in the process of completing the development project. Under the City's Zoning Ordinance and as a condition of final site plan approval, a Developer who chooses to use the Cluster Option must permanently set aside dedicated open space through an irrevocable conveyance (Troy Zoning Ordinance 10.04.D.7).

For this project, the Developer proposes to preserve thirty percent (30%) of the 8.69 acres it owns. In addition, the Resolution passed by Council stipulated that the homes as constructed could not exceed 1500 square feet total and the master bedroom and bathroom must be on the first floor of each unit. The City's Zoning Ordinance provides that the irrevocable conveyance must be perpetually maintained by those with an ownership interest in the open space, delineated in the landscape plan and the proposed open space agreement. It further provides that if the owners fail to maintain the open space such that it becomes a public nuisance, then the City may undertake maintenance and annually assess costs. Finally, the open space must forever remain open space as approved on the Final Site Plan, except that accessory structures are permitted as long as they do not exceed one percent (1%) of the total open space area. Troy's Zoning Ordinance also specifically requires that the recorded document preserving open space shall prohibit dumping or storing of material or refuse, activity that causes soil erosion, cutting live plant material except for dying or diseased vegetation, and the use of motorized vehicles on the property.

As the development project nears completion, the Developer must have an approved Open Space Preservation Easement so that it can be recorded with the Oakland County Register of Deeds.

Recommendation

The City Attorney's office has reviewed the attached Open Space Preservation Easement and determined that it satisfies the criteria.

Attachments:
City Council Minutes September 23, 2019
Open Space Preservation Easement with Exhibits

OPEN SPACE PRESERVATION EASEMENT

THIS OPEN SPACE PRESERVATION EASEMENT made this _____ day of _____, 2024, by and between Glen Arbor Building, LLC, a Michigan limited liability company, whose address is 5232 – 22 Mile Road, Shelby Township, Michigan 48317, (hereinafter the "Developer"), and the City of Troy, and its successors or assigns, whose address is 500 West Big Beaver Road, Troy, Michigan 48084 (hereinafter the "City").

RECITALS

A. Developer owns a certain parcel of land situated in the City of Troy, Oakland County, Michigan, as described in Exhibit A, attached hereto and made a part hereof (the "Property"). Developer has received final site plan approval for construction of a single family residential site condominium on the Property using the One-Family Cluster Option pursuant to Troy's Zoning Ordinance, Chapter 39, Section 10.04 which requires that certain portions of the Property be permanently preserved as open space areas. Developer desires to grant such an easement in order to preserve the required open space areas.

B. The designated open space areas (hereinafter the "Easement Areas") situated on the Property are more particularly described on Exhibit B, attached hereto and made a part hereof, the second page of which contains a drawing depicting the Easement Areas.

C. The designated Easement Areas fulfill the following open space benefit consistent with Chapter 39, Section 10.04(D)(4):

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. The Natural Features include the Open Space Areas and Tree Preservation Areas, as depicted on Exhibit C – Natural Features Plan, attached hereto.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), the receipt and adequacy of which are hereby acknowledged, Developer hereby reserves, conveys and grants the following perpetual Open Space Preservation Easement, which shall be binding upon the Developer, and its respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, all Developers and purchasers of the Property and their respective heirs, successors, assigns and/or transferees.

1. The purpose of this Open Space Preservation Easement is to preserve the Easement Areas as identified and depicted in the final site plan approved by the City of Troy and as areas that qualify as “open space” in accordance with Chapter 39, Section 10.04(D) of the One-Family Cluster Option. The designated Easement Areas shall be perpetually preserved as open space, and uses of the open space are limited to landscaping along Square Lake Road, the project entrance sign, parks, playgrounds, fields, walking trails, nature areas and other approved uses as permitted in accordance with the One-Family Cluster Option.

2. The following uses and activities are expressly prohibited in the Easement Areas;

- a. dumping or storing any material or refuse,
- b. any activity that may cause risk of soil erosion or threaten any living plant material,
- c. cutting or removing live plant material except for the removal of dying or diseased vegetation,
- d. using motorized off-road vehicles,

3. The dedicated open space shall be perpetually maintained by any party or parties that have an ownership interest in the open space. Initially, the responsible party shall be Developer and thereafter the responsible party shall be any association of co-owners responsible for the

portion of the Property in which the one or more of the Easement Areas are located (each an "Association"). The Easement Areas shall be maintained and repaired in the condition required by the final approved site plan, including but not limited to maintenance of landscaped areas and amenities, if any, therein. Once the master deed for the condominium project is recorded and the association of co-owners is incorporated to own and operate the condominium project including the dedicated Easement Areas, and it shall also be the association's responsibility to maintain and repair the Easement Areas

4. This Open Space Preservation Easement does not grant or convey to City, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Developer, City and its authorized employees and agents (collectively, "City's Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of this Open Space Preservation Easement.

5. The Easement Areas consist mainly of undeveloped wooded areas, lawn areas, utilities, and storm sewer. The wetland areas (except the utilities, and storm sewer) shall remain perpetually in their natural undeveloped state. The Easement Areas shall be carefully inspected on a weekly basis by the Association. The Association shall immediately remove any garbage and debris that is found in the Easement Areas. The Association shall hire a professional landscaping company to mow the lawn areas. The lawn shall be maintained in accordance with all City Ordinances and shall be cut at a minimum on a weekly basis (or more often if necessary) during the appropriate seasons when the lawn will be growing.

6. In the event that the Developer or the successor Association shall at any time fail to carry out the responsibilities specified within this Open Space Preservation Easement and/or fail to preserve and/or maintain the open space areas in reasonable order and condition or such that it becomes a public nuisance, the City may serve written notice upon the responsible Developer or Association setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period. If the identified deficiencies

are not timely cured administratively, the City may issue citations for violation of any City Code. If the deficiency concerns any provision of this Open Space Preservation Easement then, after a reasonable time allowed for curing any deficiencies, a hearing may be held before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing the responsible Developer or Association to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall have the power and authority but not the obligation to enter upon the Property, or cause its agents or contractors to enter upon the Property and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by the responsible Developer or Association, and such amount shall constitute a lien on an equal pro rata basis as to all of the units of the condominium within which the Easement Areas are located. In the event one or more of the affected Easement Areas are not located within a condominium, the lien shall be against the portion of the Property in which the Easement Area is located. The City may require the payment of such monies prior to the commencement of work. If Developer or Association has not paid the billed costs and expenses within 30 days all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each unit, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the responsible Developer/Association, and, in such event, the responsible Developer/Association shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

7. This Open Space Preservation Easement has been made and given for a consideration of a value less than One Hundred (\$100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MCL 207.526(6)(a); MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MCL 207.505(a); MSA 7.456(5)(a).

8. This Open Space Preservation Easement shall be recorded with the Oakland County Register of Deeds. Glen Arbor Building, LLC, shall be responsible for recordation of this Agreement including all costs and applicable fees.

DEVELOPER

GLEN ARBOR BUILDING, LLC,
a Michigan limited liability company

By: _____
Zef Berisaj, Member

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by Zef Berisaj, Member of Glen Arbor Building, LLC, a Michigan limited liability company, on its behalf.

Notary Public
Acting in _____ County, Michigan
My Commission Expires: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

CITY OF TROY,
a Michigan municipality

By: _____
Ethan Baker
Its: Mayor

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Ethan Baker, Mayor of the City of Troy, a Michigan municipal corporation, on behalf of the Corporation.

Notary Public
Acting in _____ County, Michigan
My Commission Expires: _____

By: _____
M. Aileen Dickson
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the Corporation.

Notary Public
Acting in _____ County, Michigan
My Commission Expires: _____

When Recorded Return To:

Mark J. Abdo, Esq.

12900 Hall Road, Suite 403

Sterling Heights, Michigan 48313

Office Telephone number: (586) 412-1900

EXHIBIT A - LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (PER PEA GROUP)

OVERALL PARCEL – PART OF PARCEL NO. 20-11-201-001

A parcel of land over part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the north line of said Section 11, S89°51'52"E, 33.00 feet; thence S00°27'22"E, 60.00 feet to the south line of Square Lake Road (60 foot half width) and the POINT OF BEGINNING;
thence along said north line, S89°51'52"E, 407.12 feet to the westerly line of "Oak Forest Condominium", OCCP No. 2036, as recorded in Liber 48034, Page 317, Oakland Count Records;
thence along said westerly line, S00°27'22"E, 930.00 feet to a northerly line of said condominium;
thence along said northerly line and the extension thereof, N89°51'52"W, 407.12 feet to the east line of Willow Grove Drive (33 foot half width); thence along said east line, N00°27'22"W, 930.00 feet to the aforementioned south line of Square Lake and the POINT OF BEGINNING.
Containing 8.69 acres of land, more or less.

**GLEN ARBOR
BUILDING, LLC**

5232 22 MILE ROAD
SHELBY TWP., MICHIGAN

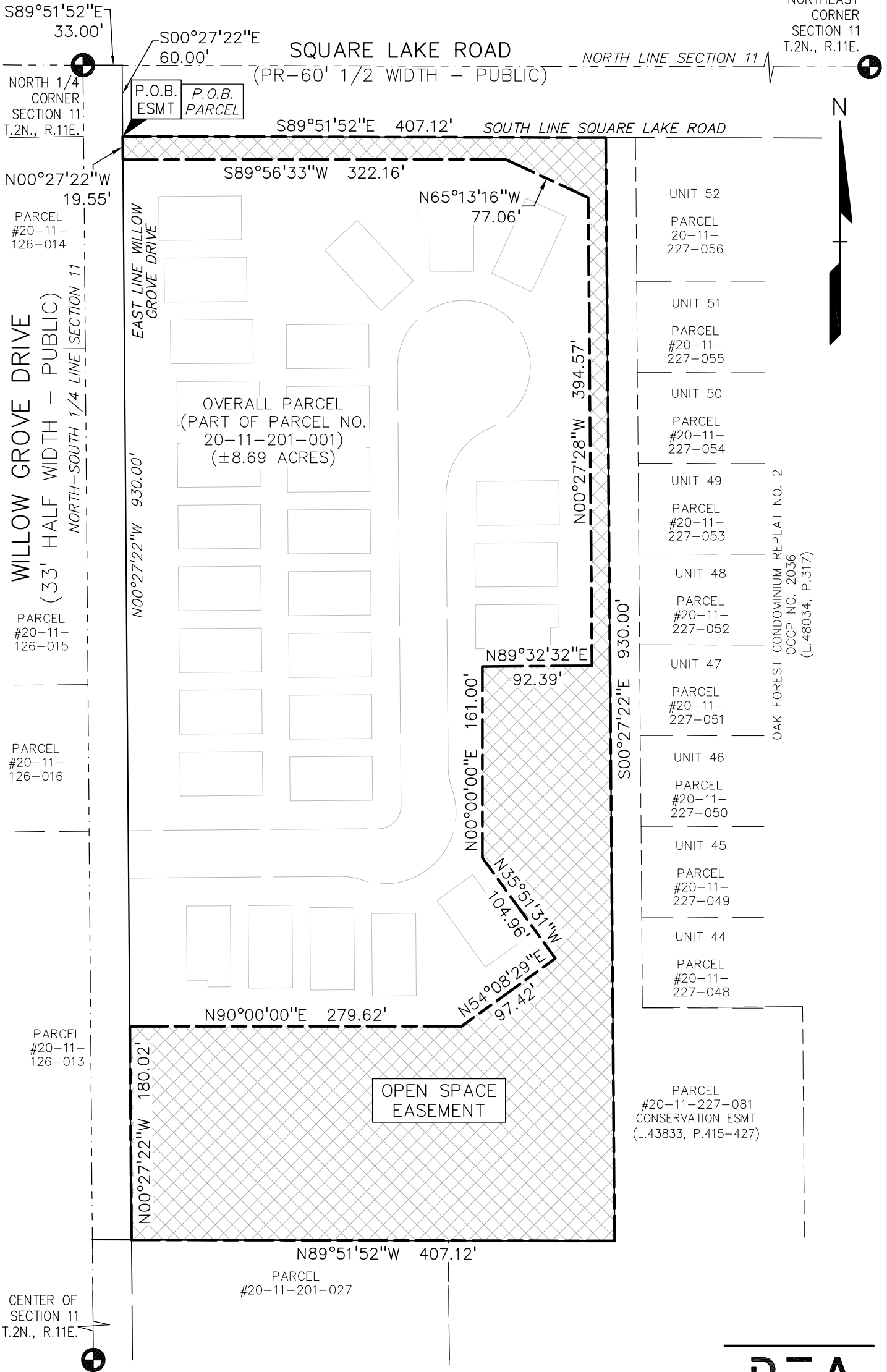
SHEET 1 OF 4
SEPTEMBER 7, 2023
2017-0214

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

EXHIBIT B - SKETCH OF OPEN SPACE EASEMENT

NORTHEAST
CORNER
SECTION 11
T.2N., R.11E.



GLEN ARBOR BUILDING, LLC
5232 22 MILE ROAD
SHELBY TWP., MICHIGAN



SHEET 2 OF 4
SEPTEMBER 7, 2023
2017-0214

PEA GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT B -LEGAL DESCRIPTION

LEGAL DESCRIPTION

(PER PEA GROUP)

VARIABLE WIDTH OPEN SPACE EASEMENT

A variable width open space easement over part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the north line of said Section 11, S89°51'52"E, 33.00 feet; thence S00°27'22"E, 60.00 feet to the south line of Square Lake Road (60 foot half width) and the POINT OF BEGINNING;

thence along said north line, S89°51'52"E, 407.12 feet to the westerly line of "Oak Forest Condominium", OCCP No. 2036, as recorded in Liber 48034, Page 317, Oakland Count Records;

thence along said westerly line, S00°27'22"E, 930.00 feet to a northerly line of said condominium;

thence along said northerly line and the extension thereof, N89°51'52"W, 407.12 feet to the east line of Willow Grove Drive (33 foot half width);

thence along said east line, N00°27'22"W, 180.02 feet;

thence N90°00'00"E, 279.62 feet;

thence N54°08'29"E, 97.42 feet;

thence N35°51'31"W, 104.96 feet;

thence N00°00'00"E, 161.00 feet;

thence N89°32'32"E, 92.39 feet;

thence N00°27'28"W, 394.57 feet;

thence N65°13'16"W, 77.06 feet;

thence S89°56'33"W, 322.16 feet to the aforementioned east line of Willow Grove Drive;

thence along said east line, N00°27'22"W, 19.55 feet to the aforementioned south line of Square Lake and the POINT OF BEGINNING.

Containing 2.71 acres of land, more or less.

**GLEN ARBOR
BUILDING, LLC**

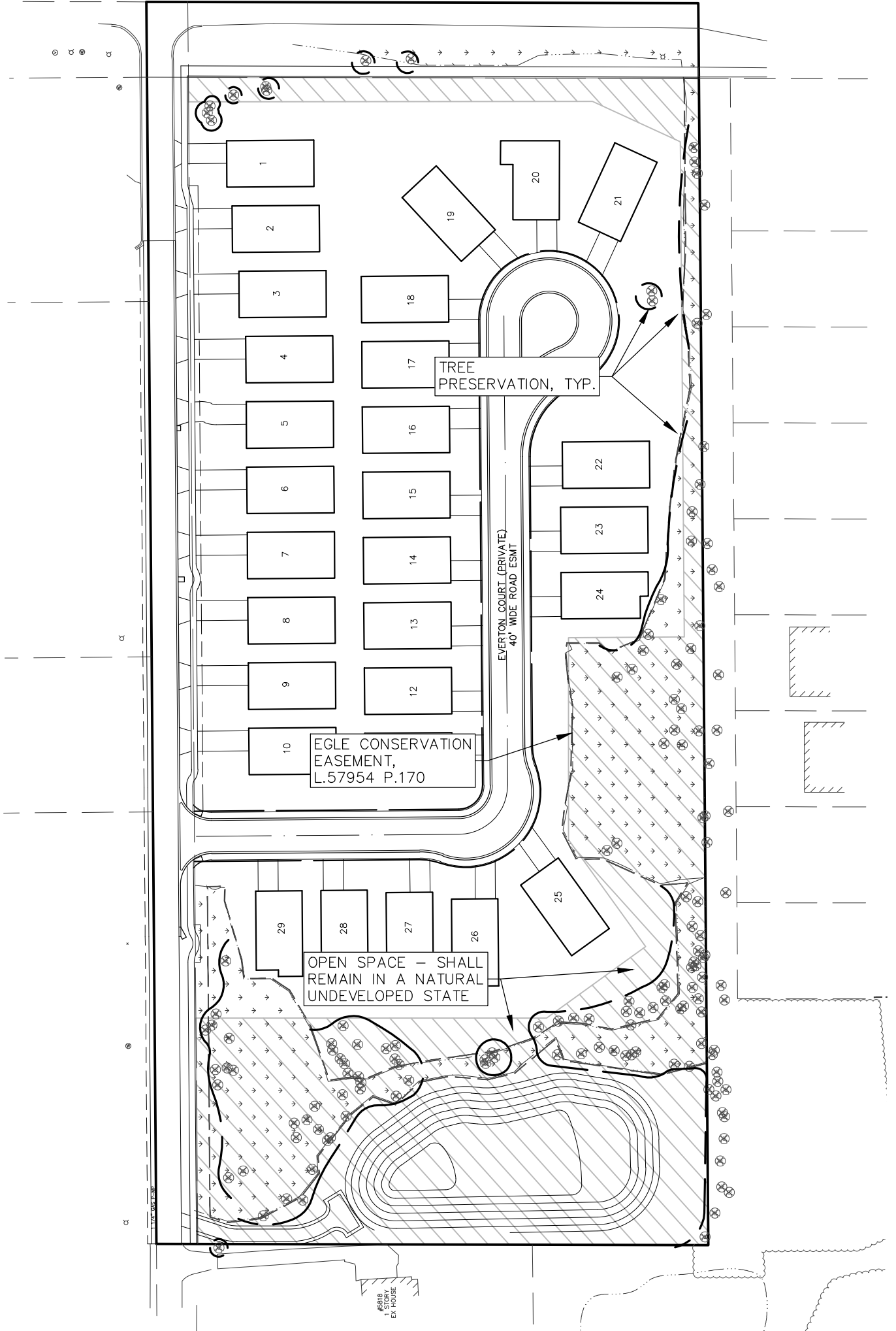
5232 22 MILE ROAD
SHELBY TWP., MICHIGAN

SHEET 3 OF 4
SEPTEMBER 7, 2023
2017-0214

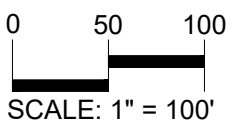
**PEA
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EXHIBIT C - NATURAL FEATURES PLAN



GLEN ARBOR BUILDING, LLC
 5232 22 MILE ROAD
 SHELBY TWP., MICHIGAN



SHEET 4 OF 4
 SEPTEMBER 7, 2023
 2017-0214

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t: 844.813.2949
 www.peagroup.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: September 11, 2019

To: Mark F. Miller, City Manager

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

Subject: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN 2019-0013) – Proposed Ashton Parc One-Family Cluster Development, Southeast corner of East Square Lake and Willow Grove (parcel 88-20-11-201-001), Section 11, Currently zoned R-1C (One Family) District.

The applicant Wolverine Building Company seeks Preliminary Site Plan Approval for a 29-unit cluster development on an 8.69 acre parcel. The applicant proposes detached homes that do not exceed 1,500 square feet in area.

A summary of the project was prepared by the Planning Consultant and is included in the attached agenda item from the July 9, 2019 Planning Commission regular meeting.

The Planning Commission held a public hearing on the application on July 9, 2019 and recommended approval 9-0, with the following conditions:

1. Submission of open space preservation covenant and detailed narrative that indicates a specific method for protecting significant natural features including tree preservation and wetland preservation.
2. Add one additional street tree to private road.

A City Council public hearing has been scheduled for September 23, 2019.

City Attorney’s Review as to Form and Legality

Lori Grigg Bluhm, City Attorney

Date

Attachments:

1. Maps
2. Proposed site plan
3. Report prepared by Carlisle/Wortman Associates, Inc. dated February 5, 2019



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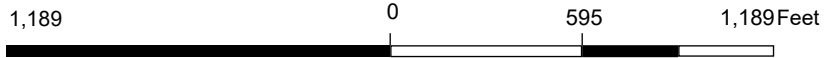
CITY COUNCIL AGENDA ITEM

4. Minutes from July 9, 2019 Planning Commission Regular meeting (excerpt)
5. Anticipated Traffic Impacts, prepared by OHM, dated June 14, 2019
6. Public comment

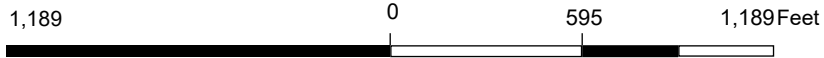
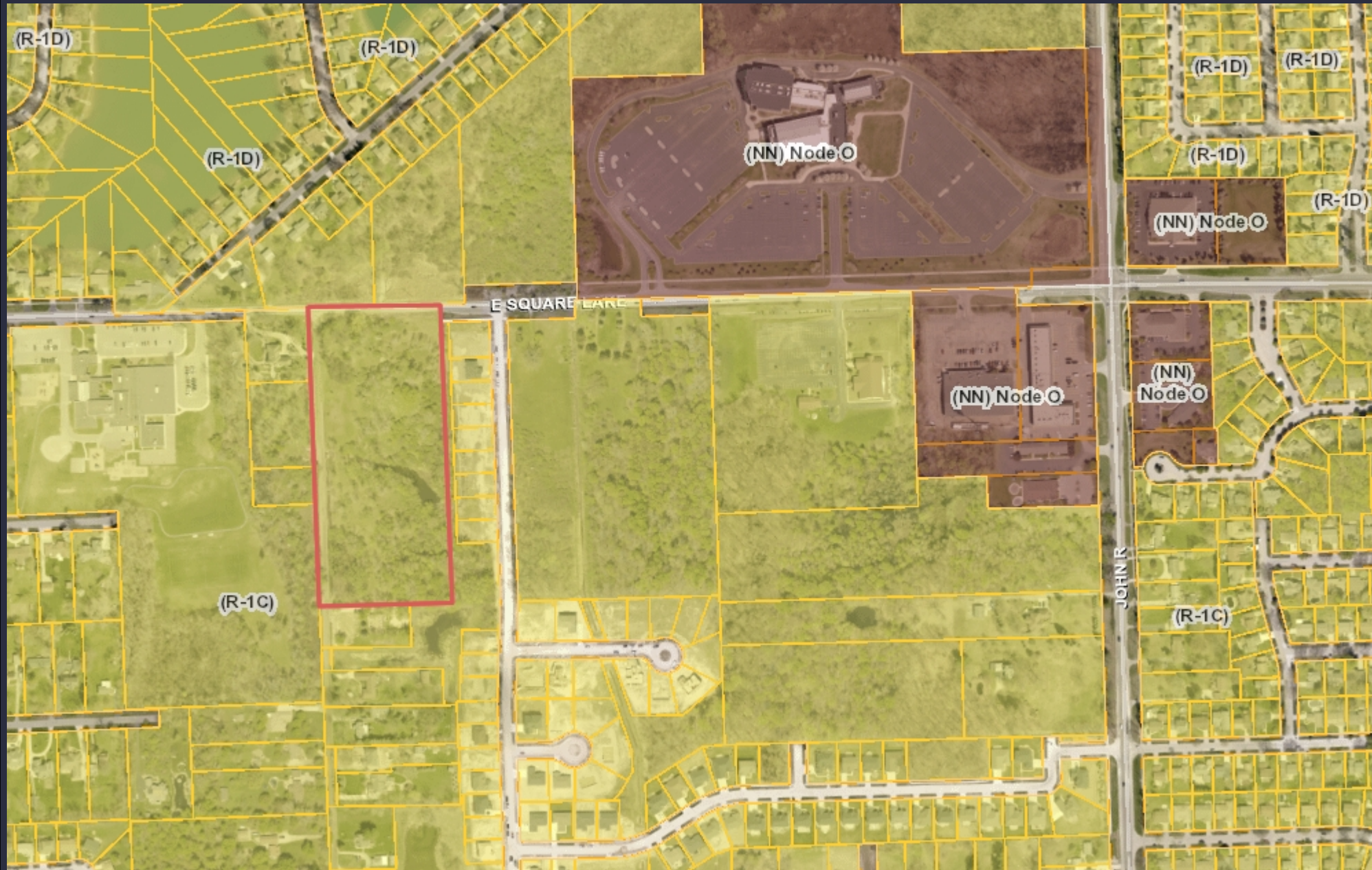
RBS, G:\SITE PLANS\SP JPLN2019-0013 ASHTON PARC CONDOMINIUMS\CC Memo_Public Hearing 09 23 2019.docx



GIS Online



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.



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PRELIMINARY SITE CONDOMINIUM PLANS FOR

ASHTON PARC CONDOMINIUMS

PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

WOLVERINE BUILDING COMPANY
14955 TECHNOLOGY DRIVE
SHELBY TWP., MICHIGAN 48315
CONTACT: MARK GESUALE
PHONE: (248) 219-2212
EMAIL: MARK@WOLVERINEBUILDINGCOMPANY.COM

CIVIL ENGINEER:

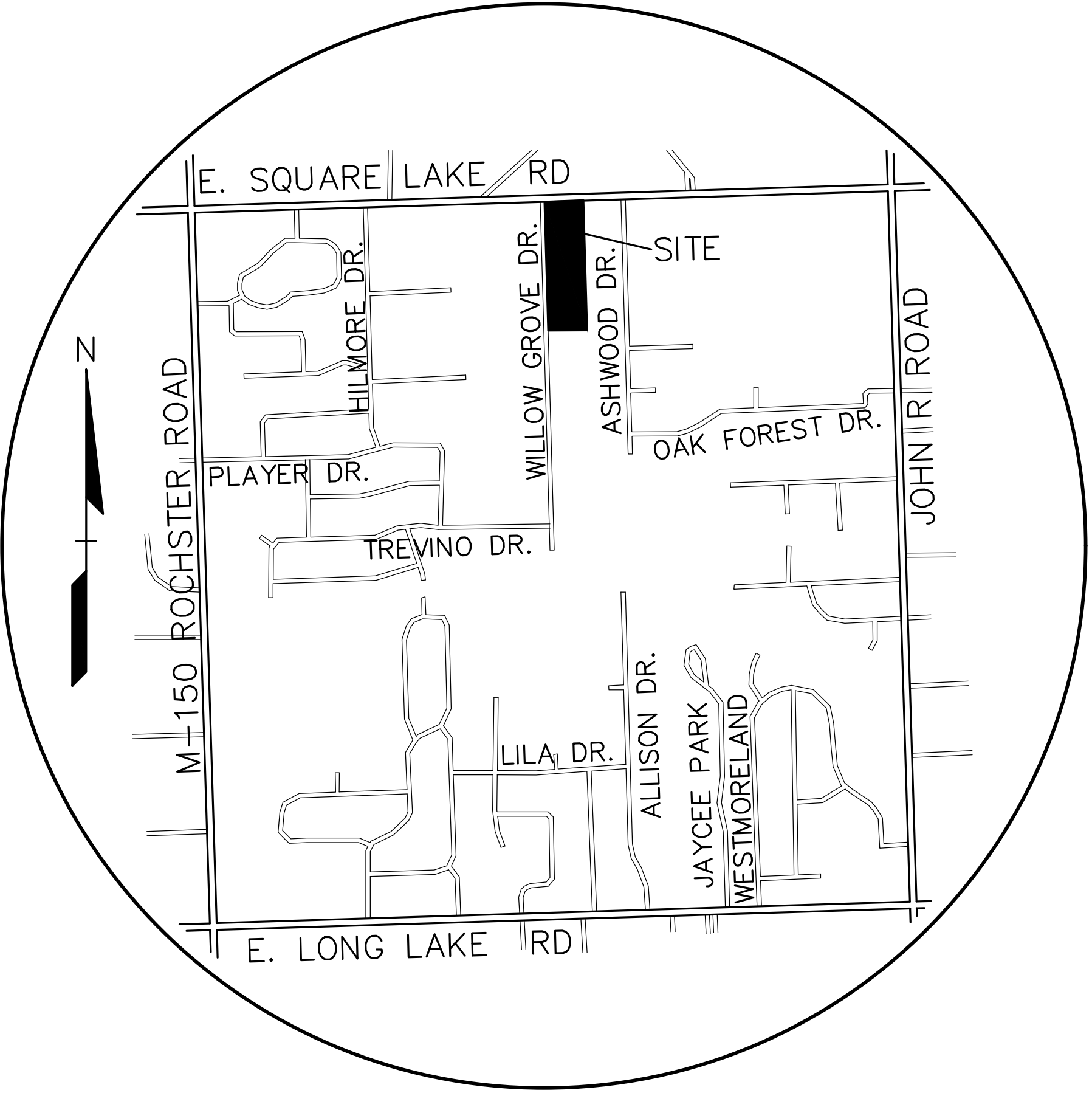
PEA, INC.
2430 ROCHESTER CT, SUITE 100
TROY, MI 48083
CONTACT: JOHN B. THOMPSON, PE
PHONE: (248) 689-9090 EXT. 109
FAX: (248) 689-1044
EMAIL: JTHOMPSON@PEAINC.COM

LANDSCAPE ARCHITECT:

PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAINC.COM

LAND SURVEYOR:

D'ANNA ASSOCIATES, LTD
1055 SOUTH BLVD, STE 200
ROCHESTER HILLS, MI 48307
CONTACT: SALVATORE D'ANNA
PHONE: (248) 852-7702
EMAIL: SAL@DANNAASSOC.COM



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

- P-1 COVER SHEET
- P-2 TOPOGRAPHIC SURVEY
- P-3 PRELIMINARY SITE PLAN
- P-4 PRELIMINARY GRADING PLAN
- P-5 PRELIMINARY UTILITY PLAN
- P-6 PARALLEL PLAN

- L-1 PRELIMINARY LANDSCAPE PLAN

- T-1.0 TREE INVENTORY PLAN
- T-1.1 TREE INVENTORY LIST
- T-1.2 TREE INVENTORY LIST

No.	DATE	DESCRIPTION	BY	CHECK	SCALE	UNITS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.


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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, MAINTAIN AND HOLD DESIGN PROFESSIONAL, ENGINEER AND ARCHITECT HARMLESS FROM AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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WOLVERINE BUILDING COMPANY
14955 TECHNOLOGY DR
SHELBY TWP., MICHIGAN 48315

COVER SHEET

ASHTON PARC CONDOMINIUMS
THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

JBT
P.M.
RS
SUR
TKM
DN

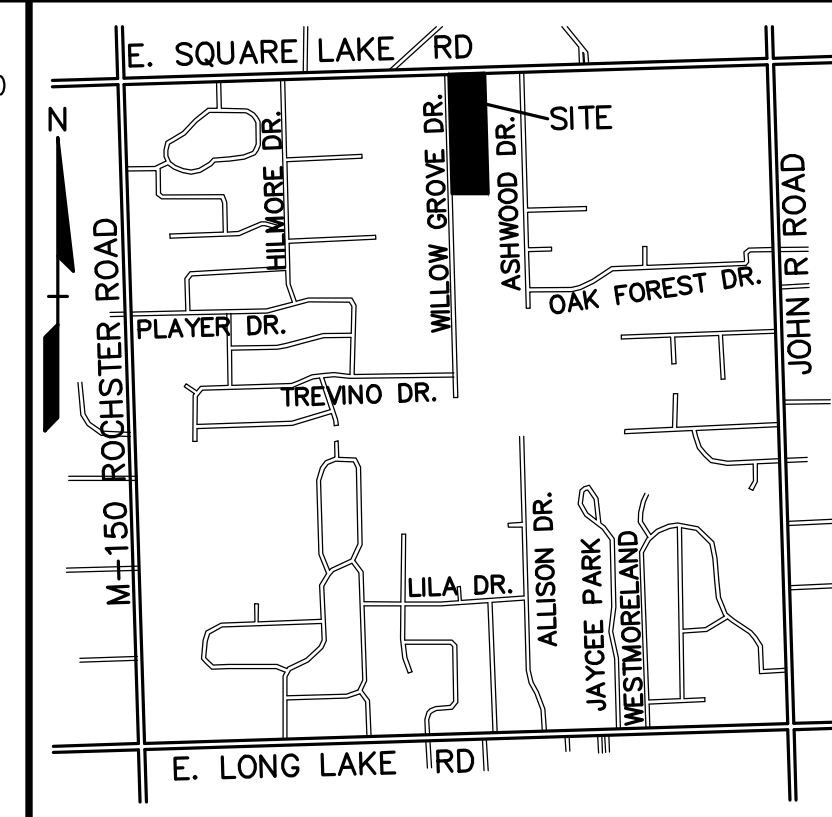
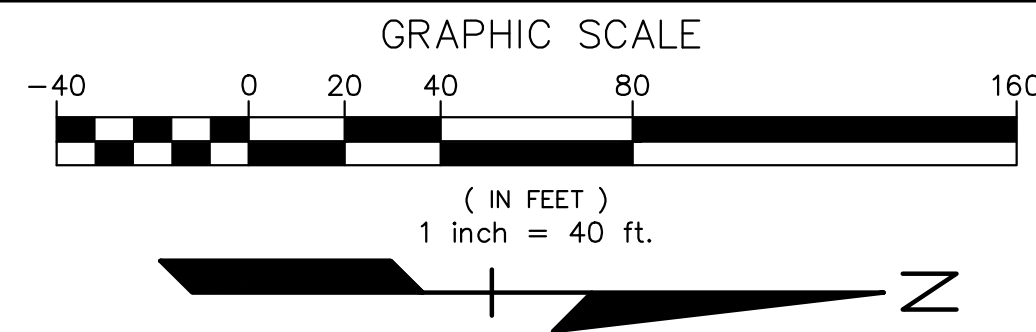
ORIGINAL ISSUE DATE: MARCH 29, 2019	
PEA JOB NO. 2017-214	
SCALE: N.T.S.	
DRAWING NUMBER: P-1	

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 28125C0551F, DATED SEPTEMBER 29, 2006.

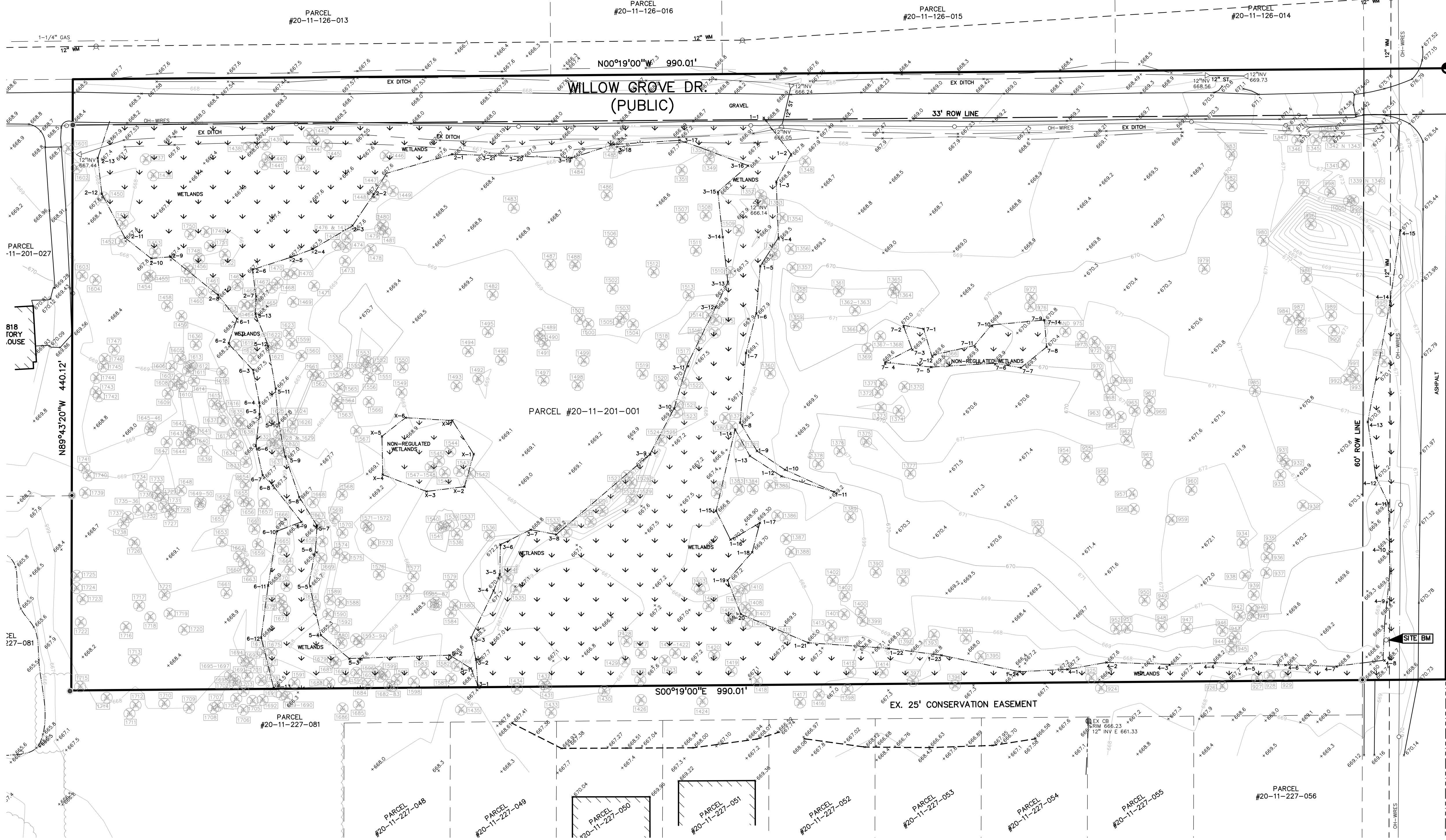
BENCHMARKS
 (BY OTHERS)
 SITE BENCHMARK
 ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL ON SOUTH SIDE OF ROAD
 ELEV. - 670.50 NAVD88

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE WEST 10 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE S.89°43'24"E., 440.12 FT. ALONG THE NORTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF SQUARE LAKE ROAD; THENCE S.00°19'00"E., 990.01 FT.; THENCE N.89°43'20"W., 440.12 FT. TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SECTION 11 AND THE CENTERLINE OF WILLOW GROVE ROAD; THENCE N.00°19'00"W., 990.01 FT. ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 11 AND THE CENTERLINE OF WILLOW GROVE ROAD TO THE POINT OF BEGINNING. CONTAINING 10.0023 ACRES OF LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER SQUARE LAKE ROAD AND WILLOW GROVE RIGHT-OF-WAY AND ANY OTHER EASEMENTS, RESTRICTIONS AND/OR RIGHT-OF-WAYS OF RECORD, IF ANY.



NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMITS
2		REVISIONS



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- OH-ELEC-W-CABLE
- UG-CATV
- UG-PHONE
- UG-ELEC
- EGS
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVES & 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
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GRASS PAVL
- STREET LIGHT
- SIEN
- CONC.
- ASPH.
- GRAVEL SHOULDER
- WETLAND

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WOLVERINE BUILDING COMPANY
 14655 TECHNOLOGY DR.
 SHELBY TWP., MICHIGAN 48315

TOPOGRAPHIC SURVEY
ASHTON PARC CONDOMINIUMS
 THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES: TMK DN: TMK SUR: RS P:MT JBT
© PROJECTS/2017/2017214/DWG.CONSTRUCTION/V-BASE-17214.DWG
 © PROJECTS/2017/2017214/DWG.CONSTRUCTION/V-TBLK-17214.DWG

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
 TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY D'ANNA ASSOCIATES.
 PEA, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

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 26125C0551F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
 (BY OTHERS)
 SITE BENCHMARK
 ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL ON SOUTH SIDE OF ROAD
 ELEV. - 670.50 NAVD88

PROJECT AND SITE DESCRIPTION:
 PROPOSED CONSTRUCTION OF A 29-UNIT SINGLE FAMILY SITE CONDOMINIUM PROJECT AT THE SOUTHEAST CORNER OF SQUARE LAKE ROAD AND WILLOW GROVE. ACCESS TO ALL UNITS WILL BE VIA A NEW CONNECTION TO WILLOW GROVE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY WOODED WITH WETLANDS.

SITE ARRANGEMENT:
 THE PROPOSED SITE CONDOMINIUM CONSISTS OF 29 UNITS. ALL UNITS FRONT EITHER WILLOW GROVE OR THE NEW PRIVATE STREET CONNECTION. THE PROPOSED UNITS ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION. A MINIMUM OF 30% OPEN SPACE HAS BEEN PROVIDED.

NATURAL RESOURCES:
 THE SITE IS CURRENTLY HAS SIGNIFICANT WETLAND AND TREE COVER.

FLOODPLAIN:
 THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0551F DATED: SEPTEMBER 29, 2006 (ZONE X).

ACCESS AND CIRCULATION:
 VEHICULAR ACCESS AND CIRCULATION:
 VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW PRIVATE STREET OFF OF WILLOW GROVE. THE NEW ROAD WILL HAVE A FORTY (40) FOOT ROAD EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
 A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROAD.

UTILITIES:
 UTILITIES ARE PLACED WITHIN STREET EASEMENT, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

A 25-YEAR DETENTION BASIN IS PROPOSED WITH A RESTRICTED OUTLET.

SITE DATA:

LOCATION OF PROJECT:
 SOUTHEAST CORNER OF SQUARE LAKE ROAD AND WILLOW GROVE.

SIZE OF PROPERTY: GROSS: 10.00 ACRES, NET: 8.69 ACRES

PROPOSED USE OF PROPERTY: TWENTY-NINE (29) SINGLE FAMILY HOMES

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

SURROUNDING PROPERTY DETAILS:

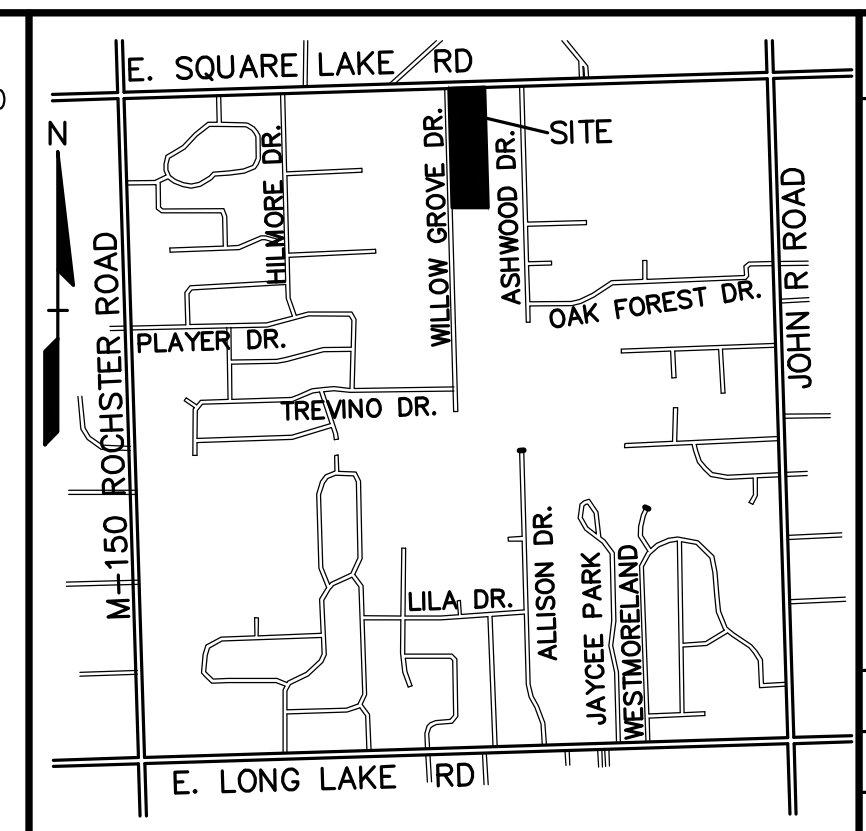
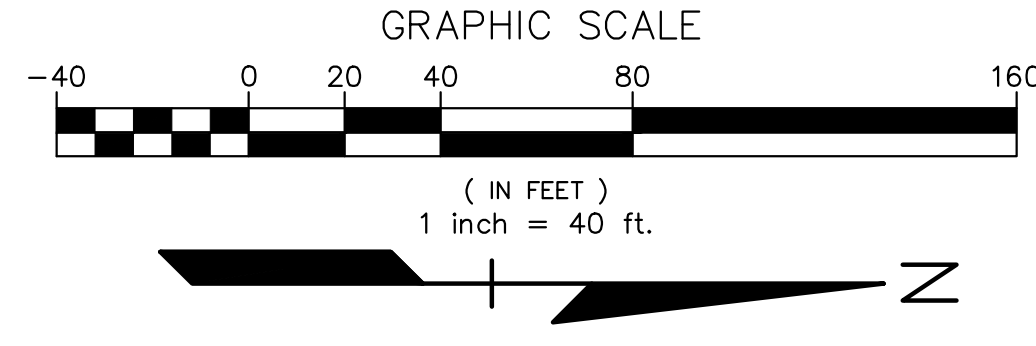
DIRECTION	ZONING	USE
NORTH	R-1D, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES, SCHOOL

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED (R-1C):	PROVIDED (CLUSTER):
FRONT	30 FOOT SETBACK	20 FOOT SETBACK 25 FOOT GARAGE TO WALK
REAR	40 FOOT SETBACK	25 FOOT SETBACK 45 FOOT AGAINST ADJAC.
SIDES	10 FOOT MIN. (ONE), 20 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2 STORY
LOT WIDTH	85 FEET	70 FEET MIN.
OPEN SPACE	30%	>30%

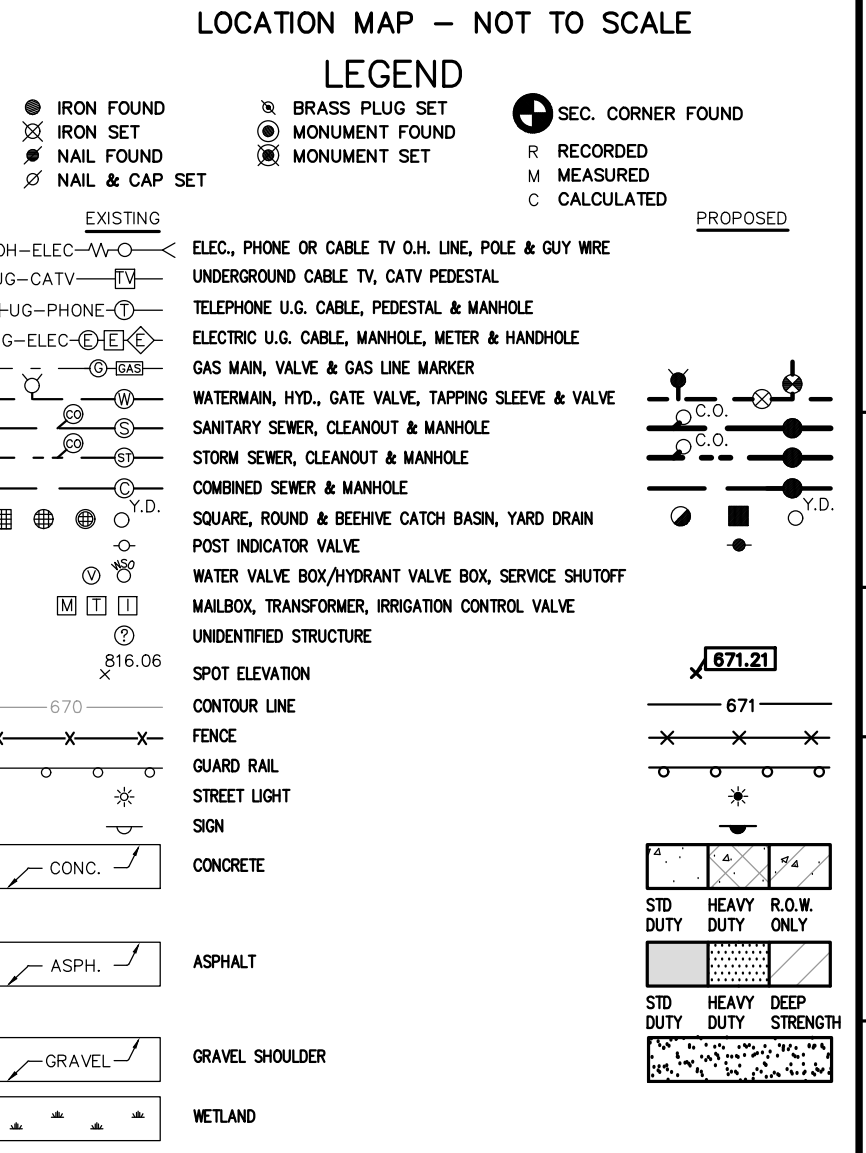
CLUSTER OPTION BONUSES ALLOWED:

PARALLEL PLAN = 17 UNITS
 CLUSTER OPTION; 20% BONUS OVER PARALLEL PLAN
 OPEN SPACE > 30%, 10% BONUS
 <1,500 SF UNITS; 2x PARALLEL PLAN BONUS
 SUSTAINABLE DESIGN; 10% BONUS
 TOTAL UNITS ALLOWED = 40 UNITS



REVISIONS

NO.	BY	DATE	DESCRIPTION



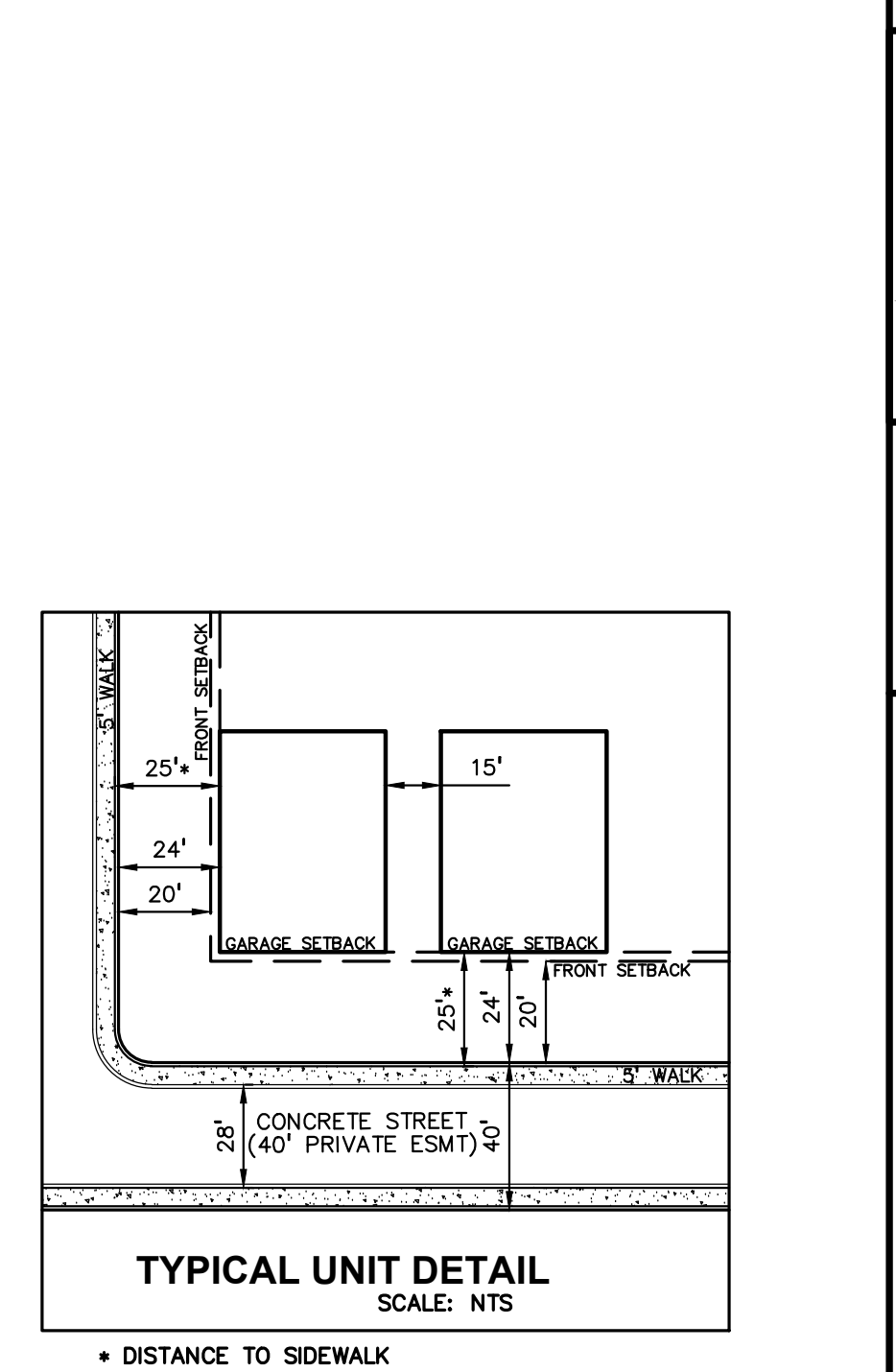
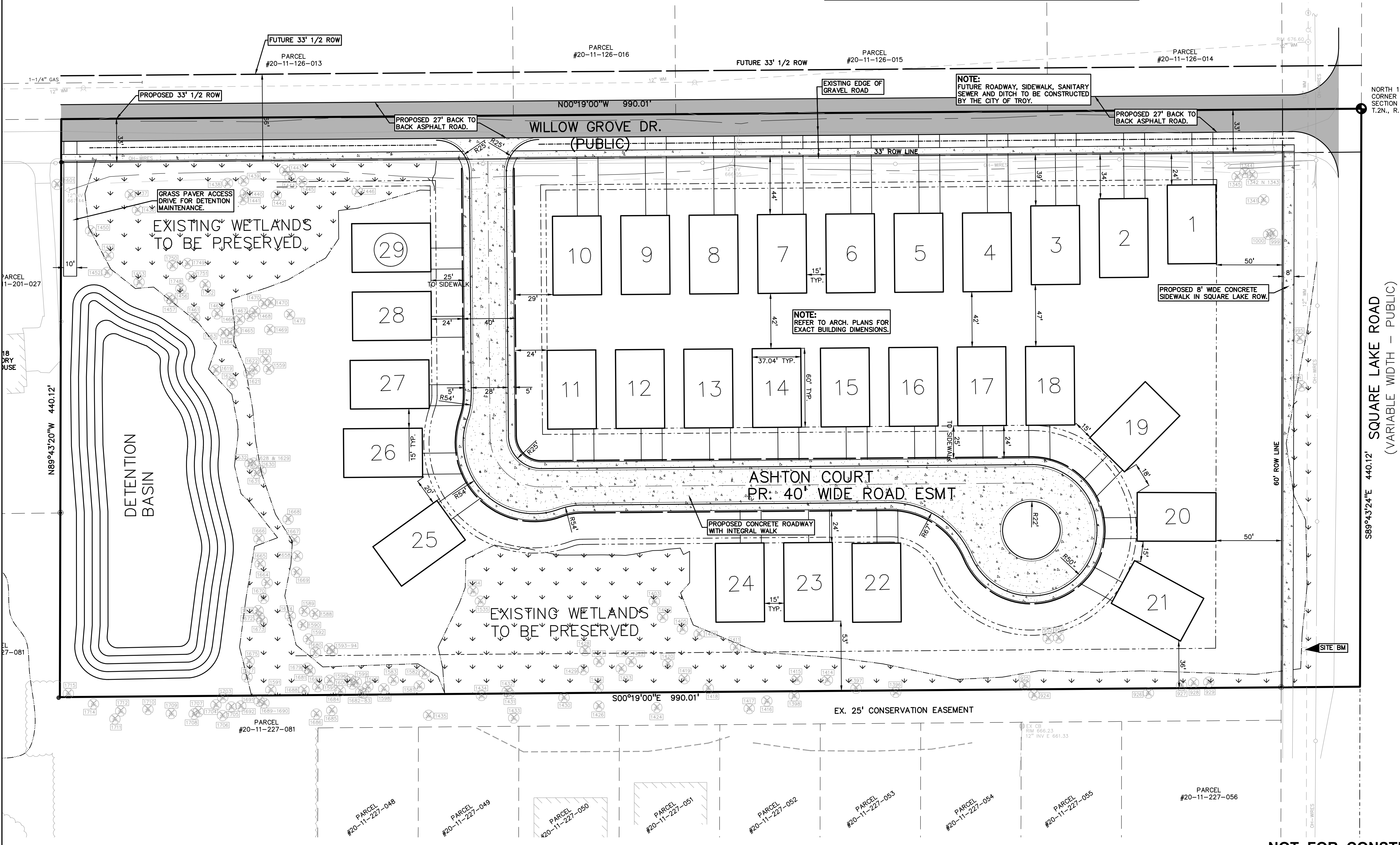
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 f: 248.689.1044
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WOLVERINE BUILDING COMPANY
 14565 TECHNOLOGY DR.
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**PRELIMINARY SITE PLAN
 ASHTON PARC CONDOMINIUMS**
 THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R. 11E,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. TMK DN. TMK SUR. RS. P.M. JBT
 S:\PROJECTS\2017\2017214\DWG\CONSTRUCTION\BASE-17214.DWG
 S:\PROJECTS\2017\2017214\DWG\CONSTRUCTION\BLK-17214.DWG

ORIGINAL ISSUE DATE:
 MARCH 29, 2019

PEA JOB NO. 2017-214

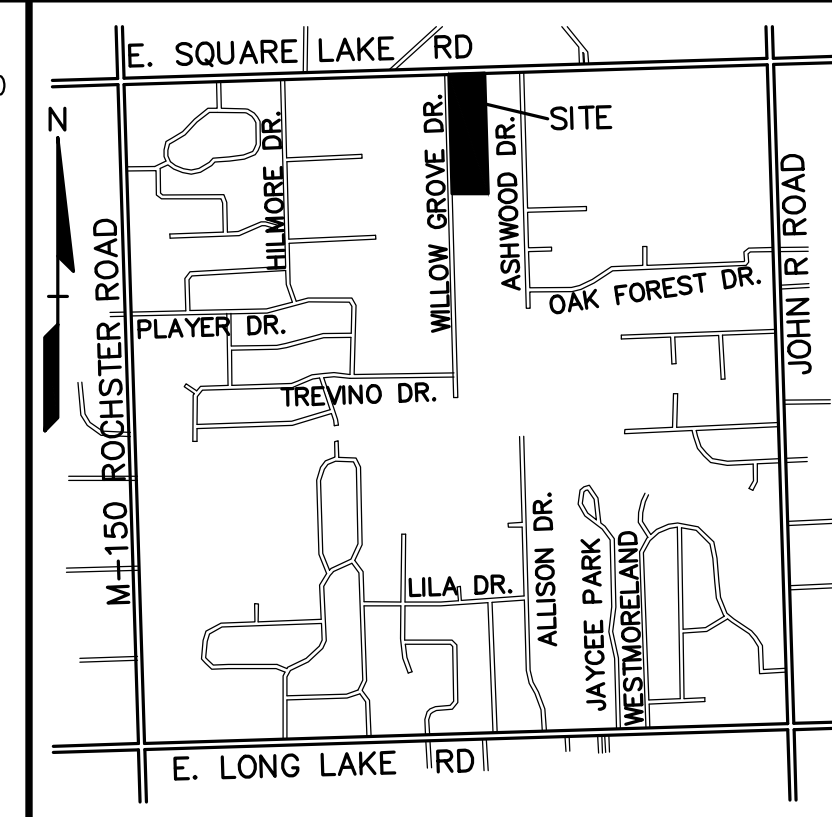
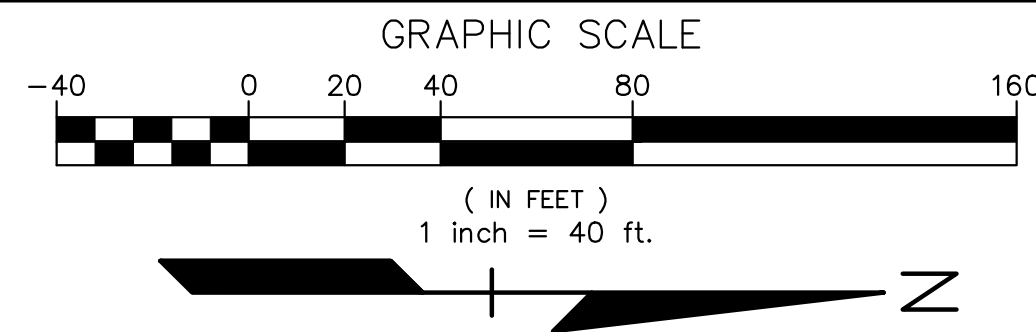
SCALE: 1" = 40'

DRAWING NUMBER:
P-3

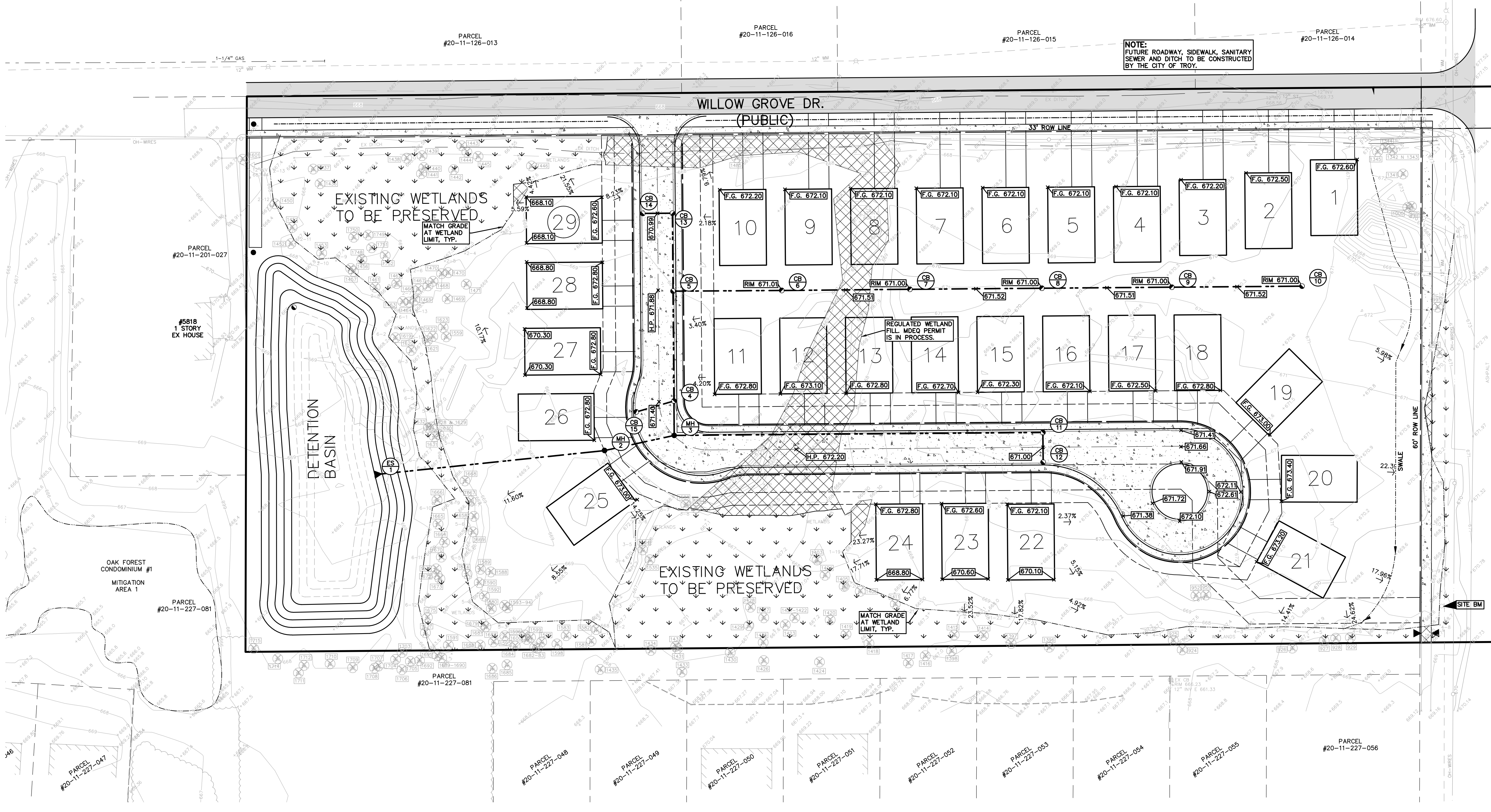
NOT FOR CONSTRUCTION

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 28125C0551F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
 (BY OTHERS)
 SITE BENCHMARK
 ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL ON SOUTH SIDE OF ROAD
 ELEV. - 670.50 NAVD88



NO.	DATE	REVISIONS
1		ISSUE FOR PERMITS
2		ISSUE FOR PERMITS
3		ISSUE FOR PERMITS
4		ISSUE FOR PERMITS
5		ISSUE FOR PERMITS
6		ISSUE FOR PERMITS
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47		ISSUE FOR PERMITS
48		ISSUE FOR PERMITS
49		ISSUE FOR PERMITS
50		ISSUE FOR PERMITS



NOTE:
 FUTURE ROADWAY, SIDEWALK, SANITARY SEWER AND DITCH TO BE CONSTRUCTED BY THE CITY OF TROY.

NORTH 1/4
 CORNER
 SECTION 11
 T.2N., R.11E.

SQUARE LAKE ROAD
 (VARIABLE WIDTH - PUBLIC)

CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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 SHELBY TWP., MICHIGAN 48315

PRELIMINARY GRADING PLAN
ASHTON PARC CONDOMINIUMS
 THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES: TMK DN TMK SUR RS P.M. JBT
 S:\PROJECTS\2017\2017214\DWG\CONSTRUCTION\BASE-17214.DWG
 S:\PROJECTS\2017\2017214\DWG\CONSTRUCTION\TBLK-17214.DWG

ORIGINAL ISSUE DATE:
 MARCH 29, 2019

PEA JOB NO. 2017-214

SCALE: 1" = 40'

DRAWING NUMBER:
P-4

NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
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BENCHMARKS
(BY OTHERS)
SITE BENCHMARK
ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL ON SOUTH SIDE OF ROAD
ELEV. = 670.50 NAVD88

Project No: 2017-214

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Total Contributing Area (A): 8.89 AC.
Allowable Discharge (Qa): 1.74 C.F.S. (= 0.2 CFS/AC.)
Coefficient of Runoff (Cr): 0.50

Calculation of Required Discharge/Acre

$Q_0 = ((Q_a)/(A))(C_r) = 0.40$
 $T = -25 + ((8062.5/Q_0))0.5 = 116.97$

Storage Volume Required:

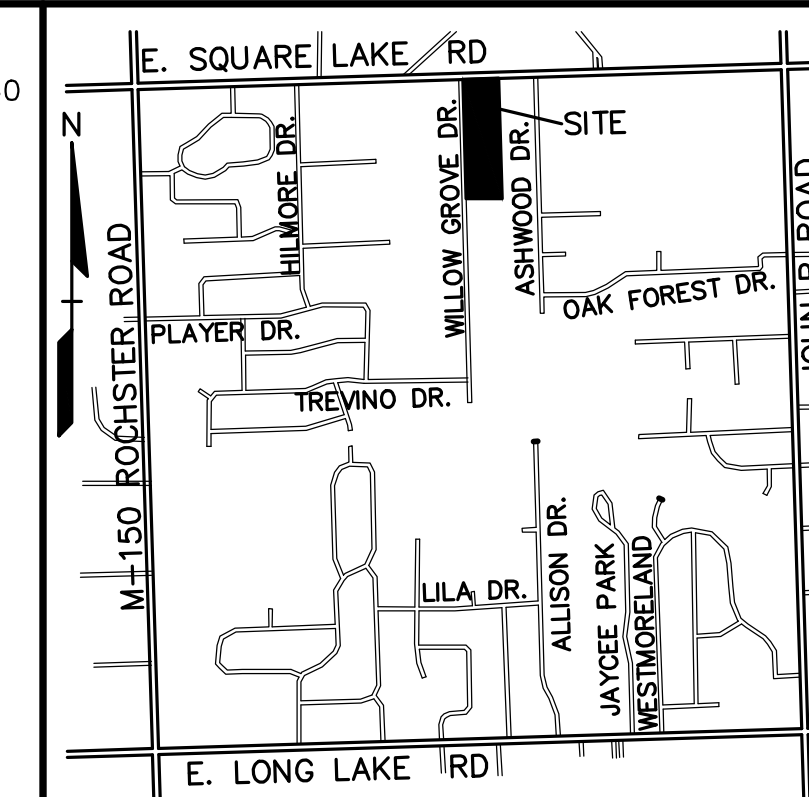
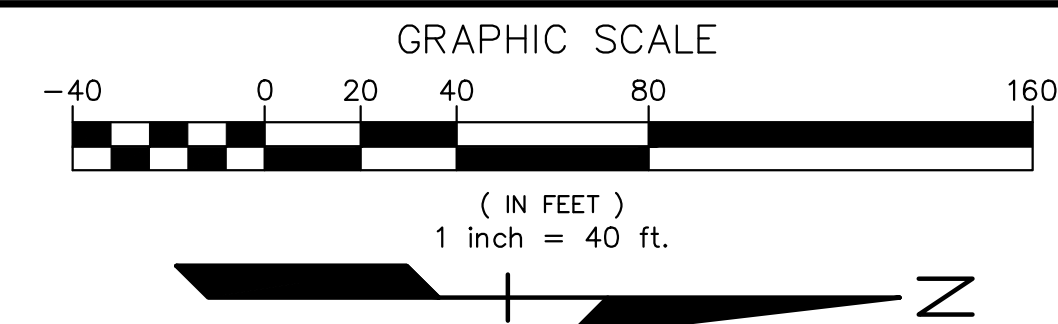
$V_s = (12900(T)(T+25)) - 40Q_0(T) = 8756.87$

$V_1 = (V_s)(A)(C_r) = 38,049 \text{ C.F.}$

Storage Volume Provided:

Elev.	Area	Volume	Cumulative Volume
668.2	18,619	0	
669	21,862	16,192	16,192
670	26,022	23,942	40,134

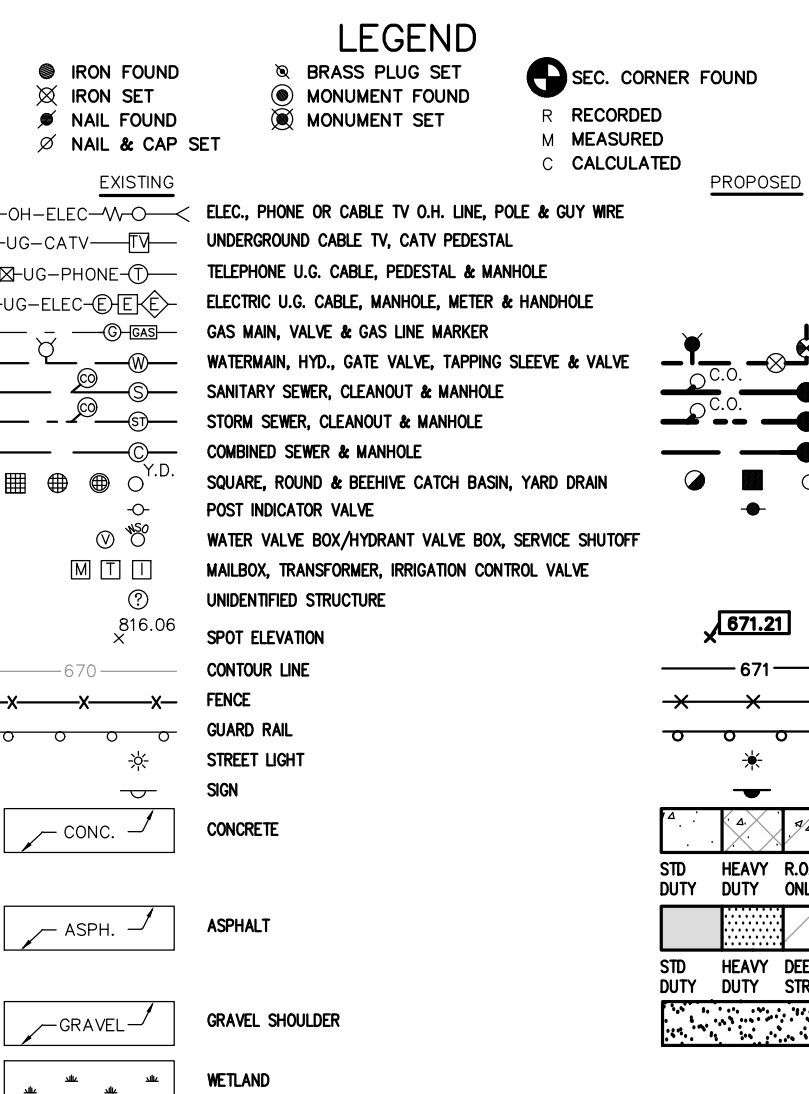
Total **40,134 C.F.**
670.88 25 yr. elev.



REVISIONS

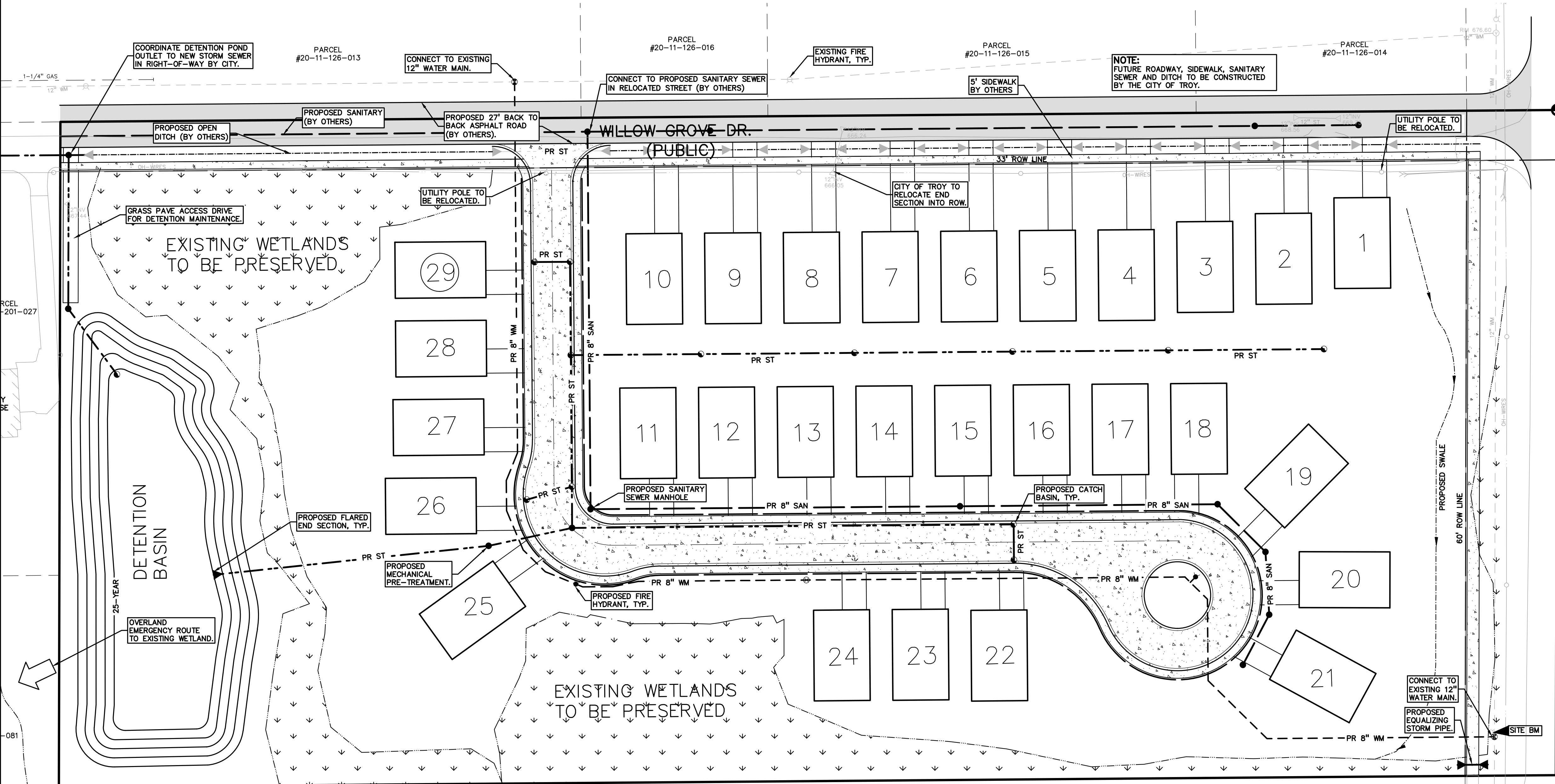
NO.	BY	DATE	DESCRIPTION

STORM WATER MANAGEMENT:
FRONT YARDS & ROADWAY TO DISCHARGE TO DETENTION BASIN AND OUTLET TO NEW SYSTEM IN WILLOW GROVE.
WHERE APPLICABLE, REAR YARDS AND SUMP LEADS WILL DISCHARGE AT GRADE TO CONTINUE TO PROVIDE WATER TO EXISTING PERIMETER WETLANDS.

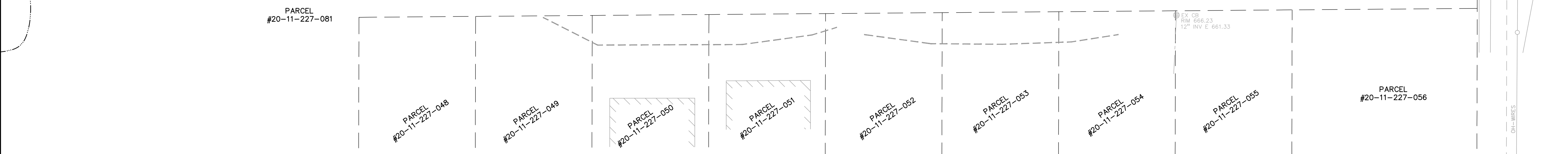


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PRELIMINARY UTILITY PLAN
ASHTON PARC CONDOMINIUMS
THE WEST 1/2 OF THE NE 1/4 OF SECTION 11 T.2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES: TMK DN TMK SUR RS P.M. JBT
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ORIGINAL ISSUE DATE:
MARCH 29, 2019

PEA JOB NO. 2017-214

SCALE: 1" = 40'

DRAWING NUMBER:
P-5

PARALLEL PLAN SITE DATA:

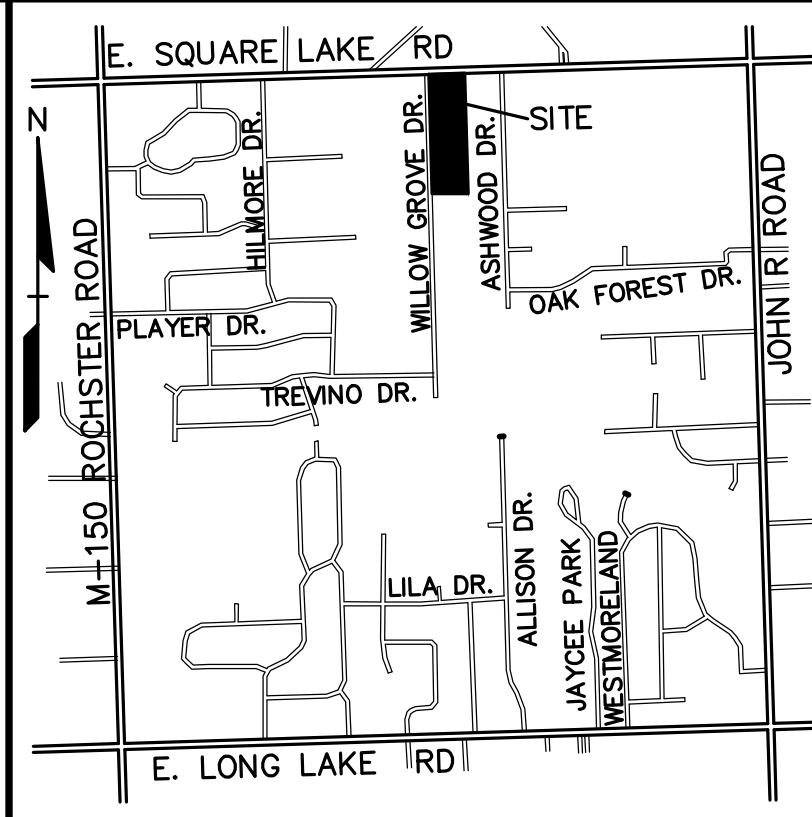
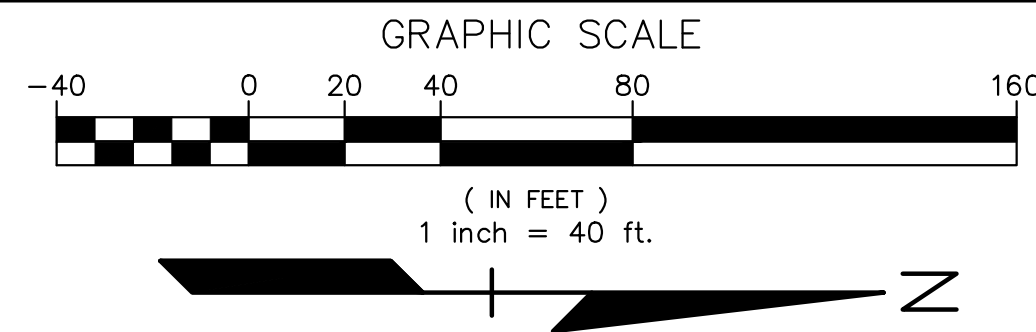
ZONING:
CURRENT ZONING: R-1C ONE FAMILY RESIDENTIAL DISTRICT

UNIT DIMENSION REQUIREMENTS:
MINIMUM UNIT AREA = 10,500 SQUARE FEET
MINIMUM UNIT WIDTH = 85'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 10' (ONE); 20' TOTAL
REAR YARD SETBACK = 40'

UNIT DIMENSION REQUIREMENTS: (UNIT AVERAGING)
MINIMUM UNIT AREA REQUIRED = 13,500 SQUARE FEET
MINIMUM UNIT WIDTH AT BLDG. SETBACK REQUIRED = 90'
AVERAGE WIDTH = 97.59'

UNIT SIZE REQUIREMENTS:
MINIMUM FLOOR PLAN AREA = 1,200 SQUARE FEET
MAXIMUM % OF UNIT AREA COVER BY BUILDINGS = 30%

UNIT SIZE PROVIDED:
MINIMUM UNIT AREA PROVIDED = 10,540 SQUARE FEET
AVERAGE UNIT AREA PROVIDED = 11,270 SQUARE FEET
SINGLE-FAMILY UNITS PROVIDED = 1.9 UNITS/ACRE



NO.	DATE	DESCRIPTION

- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊗ MEASURED
 - ⊗ CALCULATED
 - PROPOSED

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ASHTON PARC CONDOMINIUMS**
THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. TMK DN. TMK SUR. RS. P.M. JBT

ORIGINAL ISSUE DATE:
MARCH 29, 2019

PEA JOB NO. 2017-214

SCALE: 1" = 40'

DRAWING NUMBER:
P-6

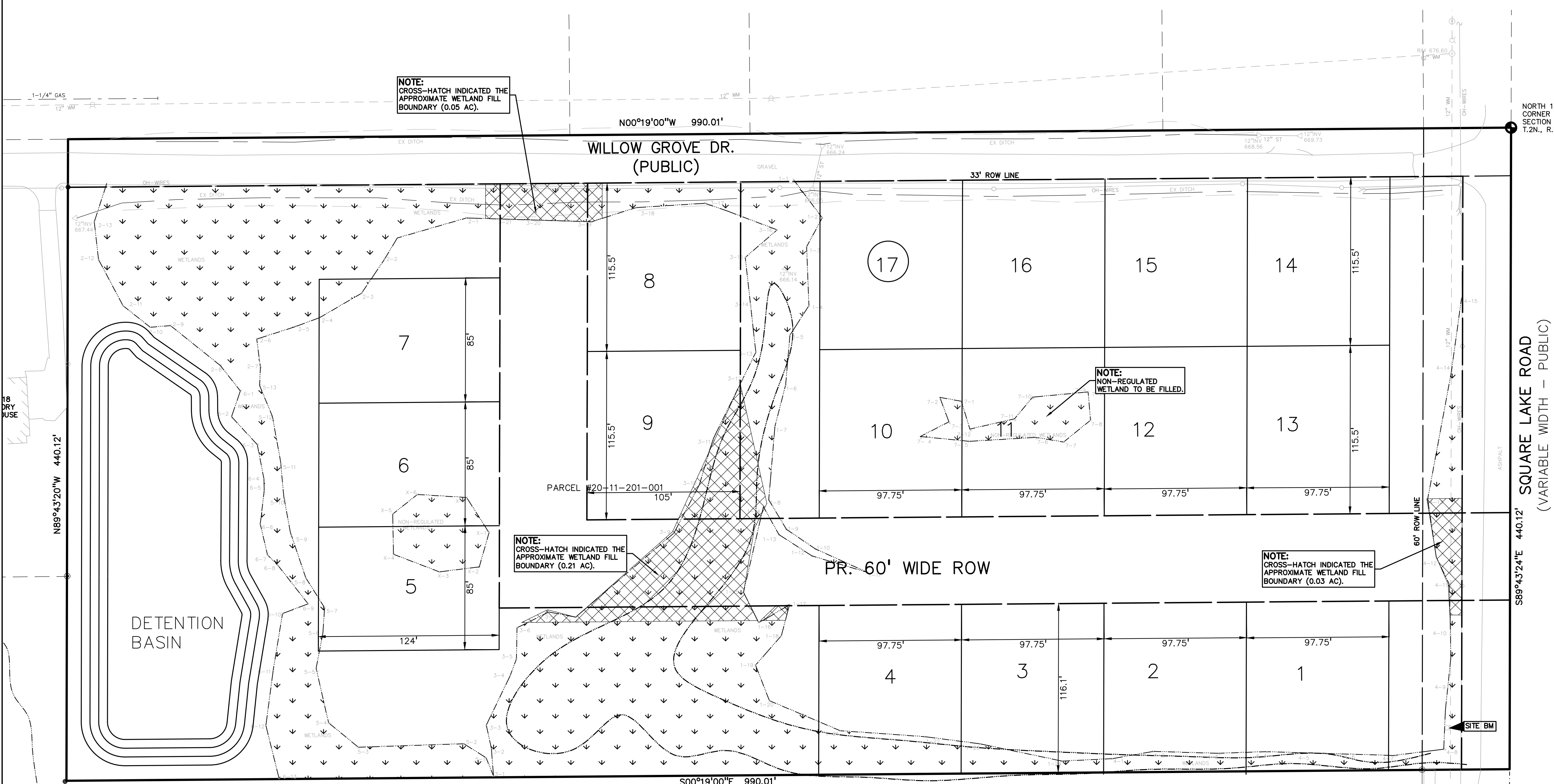
- EXISTING**
- OH-ELEC—W—W—W— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - UG-CATV— UG-CATV
 - UG-PHONE— UG-PHONE
 - UG-ELEC— UG-ELEC
 - E—E—E— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
 - G—G—G— GAS MAIN, VALVE & GAS LINE MARKER
 - W—W—W— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - S—S—S— SANITARY SEWER, CLEANOUT & MANHOLE
 - C—C—C— COMBINED SEWER & MANHOLE
 - S—S—S— SQUARE, ROUND & BEEDIE CATCH BASIN, YARD DRAIN
 - P—P—P— POST INDICATOR VALVE
 - W—W—W— WATER VALVE, BOX/HYDRANT VALVE, SERVICE SHUTOFF
 - M—M—M— MALBOK, TRANSFORMER, IRRIGATION CONTROL VALVE
 - U—U—U— UNIDENTIFIED STRUCTURE
 - S—S—S— SPOT ELEVATION
 - C—C—C— CONTOUR LINE
 - F—F—F— FENCE
 - G—G—G— GUARD RAIL
 - S—S—S— STREET LIGHT
 - S—S—S— SIGN
 - C—C—C— CONCRETE
 - A—A—A— ASPHALT
 - G—G—G— GRAVEL SHOULDER
 - W—W—W— WETLAND
- PROPOSED**
- S—S—S— STD HEAVY R.O.K DUTY ONLY
 - S—S—S— STD HEAVY DEEP DUTY STRENGTH

NOTE: CROSS-HATCH INDICATED THE APPROXIMATE WETLAND FILL BOUNDARY (0.05 AC).

NOTE: NON-REGULATED WETLAND TO BE FILLED.

NOTE: CROSS-HATCH INDICATED THE APPROXIMATE WETLAND FILL BOUNDARY (0.21 AC).

NOTE: CROSS-HATCH INDICATED THE APPROXIMATE WETLAND FILL BOUNDARY (0.03 AC).



NOT FOR CONSTRUCTION

Stormwater Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name **Common Name**
Permanent Grasses/Sedges/Rushes:
Bolboschoenus fluviatilis River Bulrush
Carex cristata Crested Owl Sedge
Carex lurida Bottlebrush Sedge
Carex vulpinoidea Brown Fox Sedge
Elymus virginicus Virginia Wild Rye
Glycyca striata Fowl Manna Grass
Juncus effusus Common Rush
Leersia oryzoides Rice Cut Grass
Panicum virgatum Switch Grass
Schoenoplectus tabernaemontani Softstem Bulrush
Scirpus atrovirens Dark Green Rush
Scirpus cyperinus Wool Grass

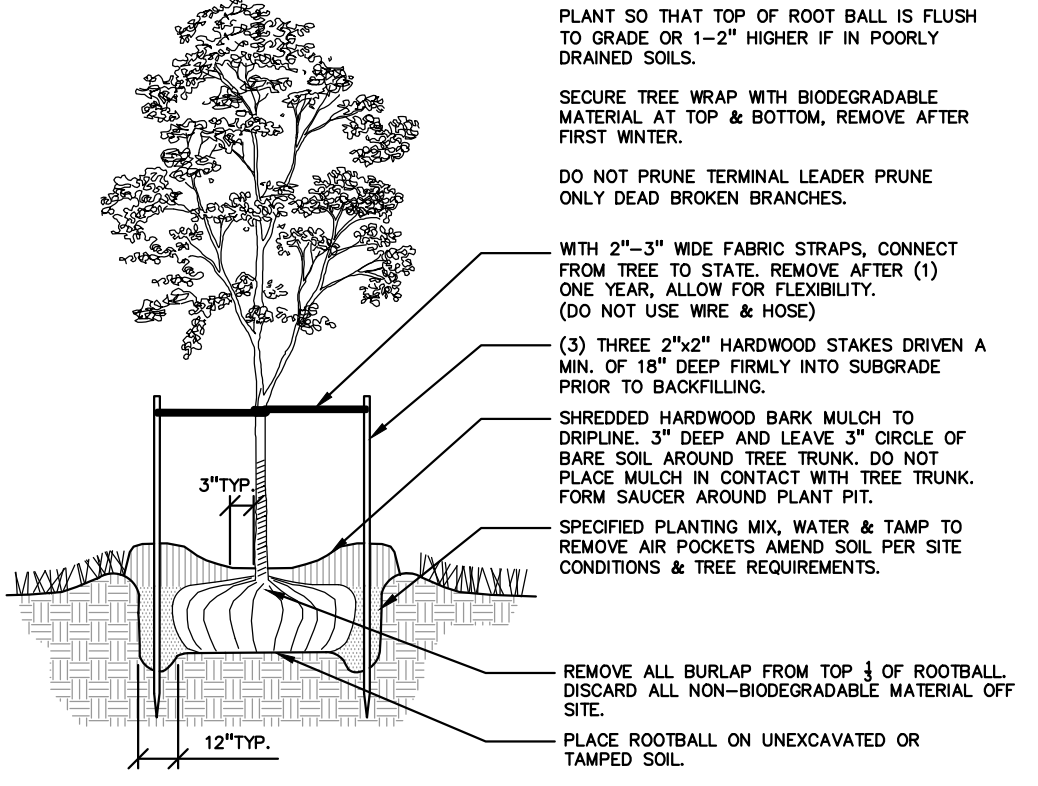
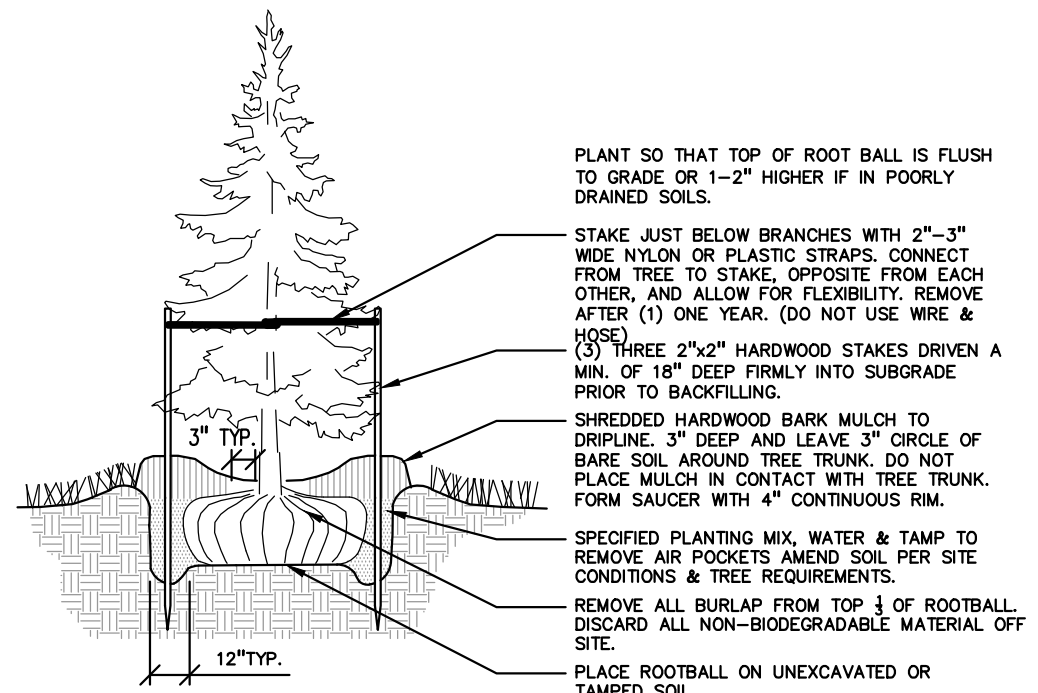
Temporary Cover:
Avena sativa Common Oat
Lolium multiflorum Annual Rye

Forbs & Shrubs:
Alisma spp. Water Plantain (Various Mix)
Asclepias incarnata Swamp Milkweed
Bidens spp. Bidens (Various Mix)
Halenium autumnale Sneezeweed
Iris virginica Blue Flag
Lycopus americanus Common Water Horehound
Mimulus ringens Monkey Flower
Oligoneuron riddellii Riddell's Goldenrod
Penthorum sedoides Ditch Sedewort
Polygonum spp. Pinkweed (Various Mix)
Rudbeckia subtomentosa Sweet Black-Eyed Susan
Rudbeckia triloba Brown-Eyed Susan
Sagittaria latifolia Arrowhead
Senna hebecarpa Wild Senna
Symphoricarum novae-angliae New England Aster
Thalictrum dasycarpum Purple Meadow Rue

Economy Prairie Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com
Botanical Name **Common Name**
Permanent Grasses/Sedges/Rushes:
Andropogon gerardii Big Bluestem
Bouteloua curtipendula Side Oats Grama
Carex spp. Prairie Sedge Mix
Elymus canadensis Canada Wild Rye
Panicum virgatum Switch Grass
Schizachyrium scoparium Little Bluestem
Sorghastrum nutans Indian Grass

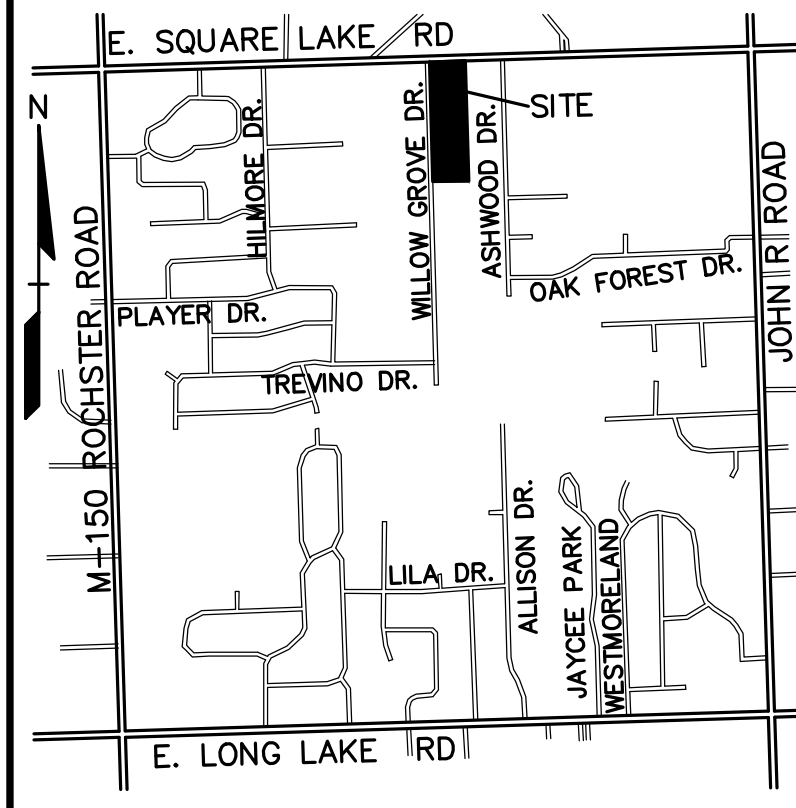
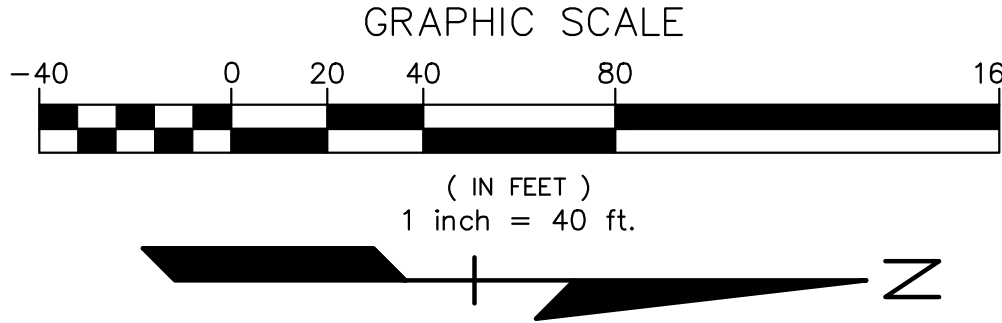
Temporary Cover:
Avena sativa Common Oat
Lolium multiflorum Annual Rye

Forbs & Shrubs:
Asclepias syriaca Common Milkweed
Asclepias tuberosa Butterfly Weed
Chamaecrista fasciculata Partridge Pea
Coleopsis lanceolata Broad-leaved Purple Coneflower
Echinacea purpurea False Sunflower
Helopsis helianthoides Wild Lupine
Lupinus perennis Wild Bergamot
Monarda fistulosa Foxglove Beard Tongue
Penstemon digitalis Common Mountain Mint
Pycnanthemum virginianum Yellow Coneflower
Ratibida pinnata Black-Eyed Susan
Rudbeckia hirta Showy Goldenrod
Solidago speciosa Smooth Blue Aster
Symphoricarum laeve New England Aster



KEY:

- + = GREENBELT TREES
- ⊕ = BASIN TREES
- = INTERNAL STREET TREES
- [Dotted] = NON-IRRIGATED SEED LAWN
- [Shaded] = STORM WATER SEED MIX BY: CARDNO NATIVE PLANT NURSERY: 574-586-2412 PROVIDE EROSION MAT ON SLOPES
- [Dotted] = ECONOMY PRAIRIE SEED MIX BY: CARDNO NATIVE PLANT NURSERY: 574-586-2412 PROVIDE EROSION MAT ON SLOPES
- (1586) = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



NO.	DATE	DESCRIPTION
1	5-30-10	ISSUED FOR PERMITS
2	6-10-10	REVISED PER COMMENTS
3	6-15-10	REVISED PER COMMENTS
4	6-20-10	REVISED PER COMMENTS
5	6-25-10	REVISED PER COMMENTS
6	7-01-10	REVISED PER COMMENTS
7	7-05-10	REVISED PER COMMENTS
8	7-10-10	REVISED PER COMMENTS
9	7-15-10	REVISED PER COMMENTS
10	7-20-10	REVISED PER COMMENTS

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
8	AL2.5	Serviceberry	<i>Amelanchier laevis</i>	2.5" Cal.	B&B
12	AR2.5	Red Maple	<i>Acer rubrum</i>	2.5" Cal.	B&B
3	CC2.5	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Cal.	B&B
7	CO2.5	Common Hackberry	<i>Celtis occidentalis</i>	2.5" Cal.	B&B
7	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	2.5" Cal.	B&B
8	PC2.5	Cleveland Select Pear	<i>Pyrus calleryana 'Cleveland Select'</i>	2.5" Cal.	B&B
8	QB2.5	Swamp White Oak	<i>Quercus bicolor</i>	2.5" Cal.	B&B
11	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
12	TC2.5	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	B&B
5	UF2.5	Frontier Elm	<i>Ulmus 'Frontier'</i>	2.5" Cal.	B&B
81		TOTAL DEC.			

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	PN8	Austrian Pine	<i>Pinus nigra</i>	8" Ht.	B&B

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE: R-1C

INTERNAL PUBLIC ROADS STREET TREES:
REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.)
1,463 LF / 50 LF = 29 TREES
PROVIDED: 29 TREES

SQUARE LAKE ROAD GREENBELT:
REQUIRED: 1 TREE / 30 LF (BOTH SIDES RD.)
440 LF / 30 LF = 15 TREES
PROVIDED: 14 PROPOSED TREES AND 1 EXISTING TREE.

WILLOW GROVE ROAD GREENBELT:
REQUIRED: 1 TREE / 30 LF (BOTH SIDES RD.)
990 LF / 30 LF = 33 TREES
PROVIDED: 30 PROPOSED TREES AND 3 EXISTING TREES.

LANDMARK AND WOODLAND TREE REPLACEMENT:
REQUIRED: WOODLAND TREE REPLACEMENT: 31 TREES
REMOVED AT 275' x 5 = 1381' 9 TREES SAVED AT 85' x 2 = 170', REMOVED - SAVED DBH = 33.

LANDMARK TREE REPLACEMENT: 3 TREES REMOVED AT 60", 2 TREES SAVED AT 54" x 2 = 108". REMOVED - SAVED DBH = 48.

PROVIDED: NO REPLACEMENT TREES REQUIRED. SEE SHEET T-1 FOR MORE CALCULATIONS.

DETENTION BASIN LANDSCAPE:
REQUIRED: TREES AND PLANT MATERIAL TO SCREEN AND MAINTAIN A NATURAL LOOK
PROVIDED: 14 TREES AND SHRUBS AROUND BASINS



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PRELIMINARY LANDSCAPE PLAN
ASHTON PARC CONDOMINIUMS
THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

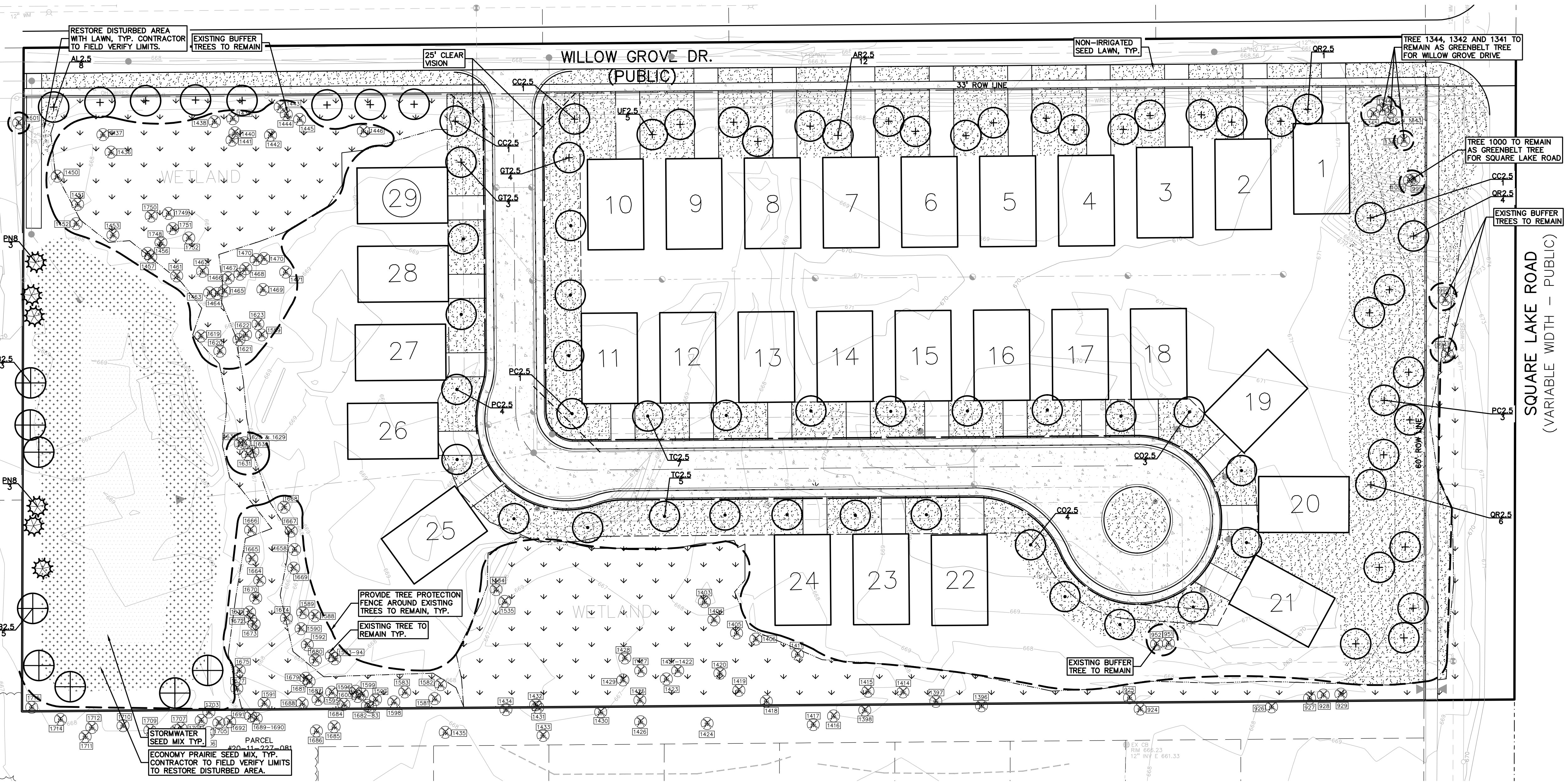
DES. JTS DN. KAD SUR. RS P.M. JBT
S:\PROJECTS\2017\2017-214\DWG\CONSTRUCTION\X-BASE-17214.dwg

ORIGINAL ISSUE DATE:
MARCH 29, 2019

PEA JOB NO. 2017-214

SCALE: 1" = 40'

DRAWING NUMBER:



NOT FOR CONSTRUCTION

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XREF: S:\PROJECTS\2017\2017-214\DWG\CONSTRUCTION\X-TBLK-17214.dwg

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRP LINES.

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRP LINE OF PROTECTED TREES.

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

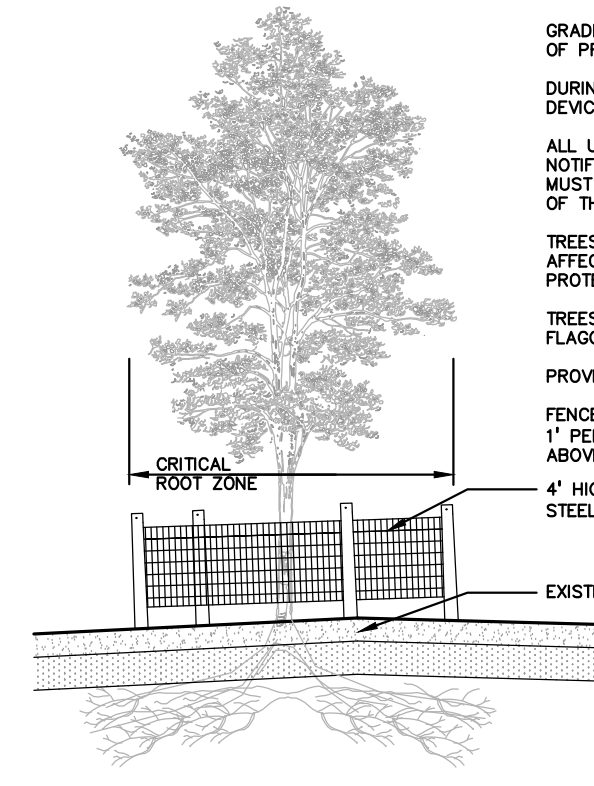
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

4" HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C.



TREE PROTECTION DETAIL
NOT TO SCALE

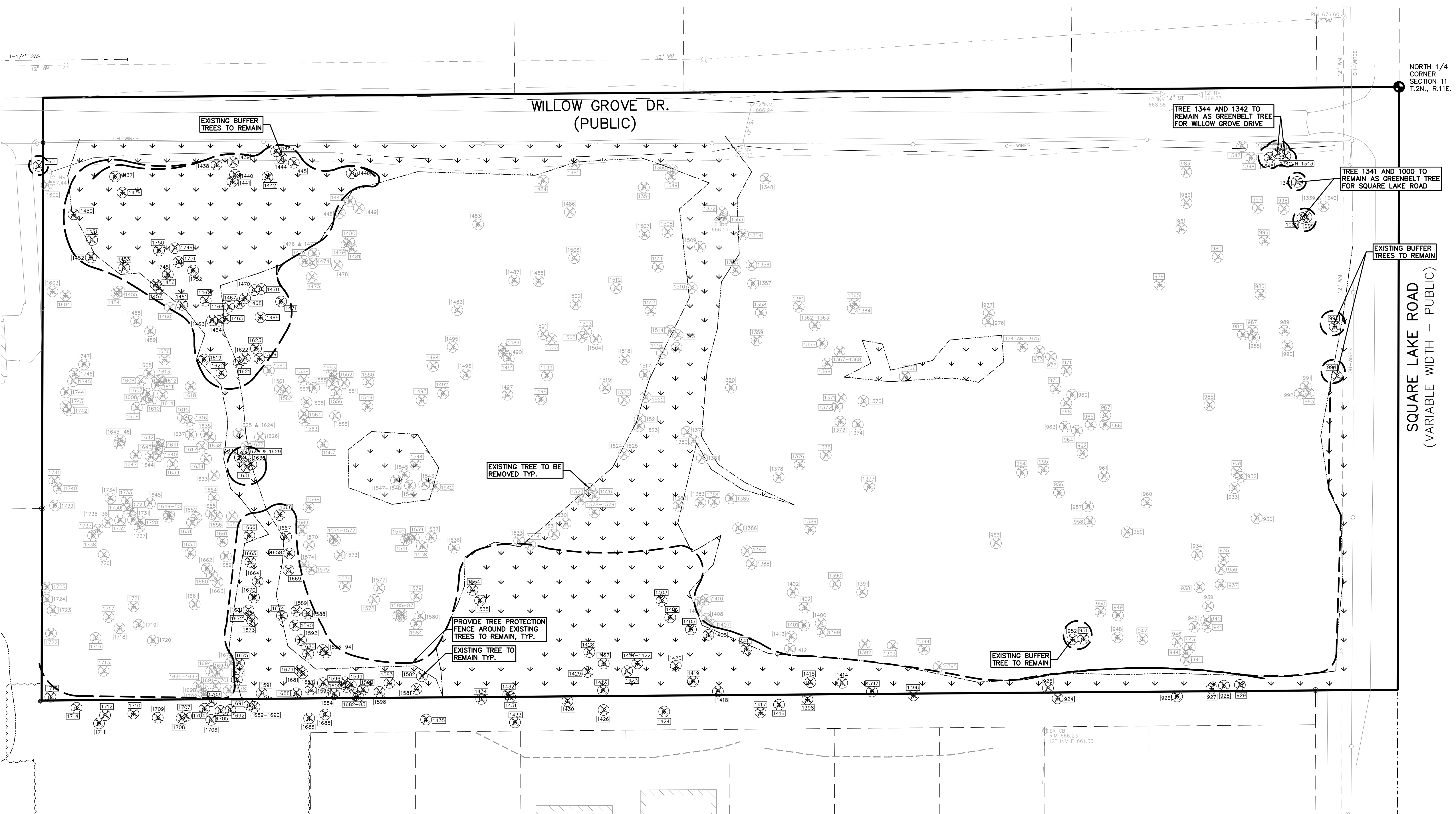
KEY:

TREE REPLACEMENT CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE

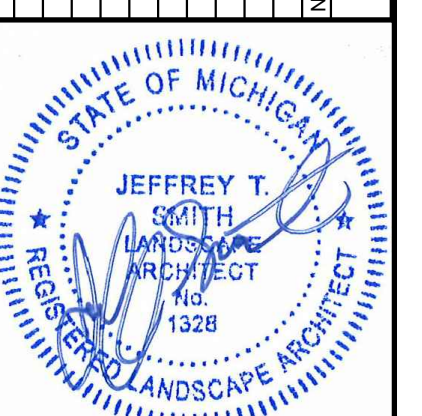
34 PROTECTED TREES TO BE REMOVED; NO REPLACEMENT NEEDED
11 PROTECTED TREES TO BE SAVED

REFER TO SHEET T-1.1 FOR CALCULATIONS.

KEY:



NO.	BY	CHK.	DESCRIPTION	DATE
1	TMK	JBT	SINGLE FAMILY UNITS	5-30-18



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TREE INVENTORY PLAN
ASHTON PARC CONDOMINIUMS
THE WEST 1/2 OF THE NE 1/4 OF SECTION 11, T.2N., R. 11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES: TMK DN TMK SJR RS P.M. JBT
S:\PROJECTS\2017-214 WILLOW GROVE TRV - 873 WOLVERINE\ASHTON PARC PLANS(T-1) Tree Inventory - 17214.dwg

ORIGINAL ISSUE DATE:
MARCH 29, 2019

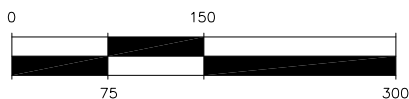
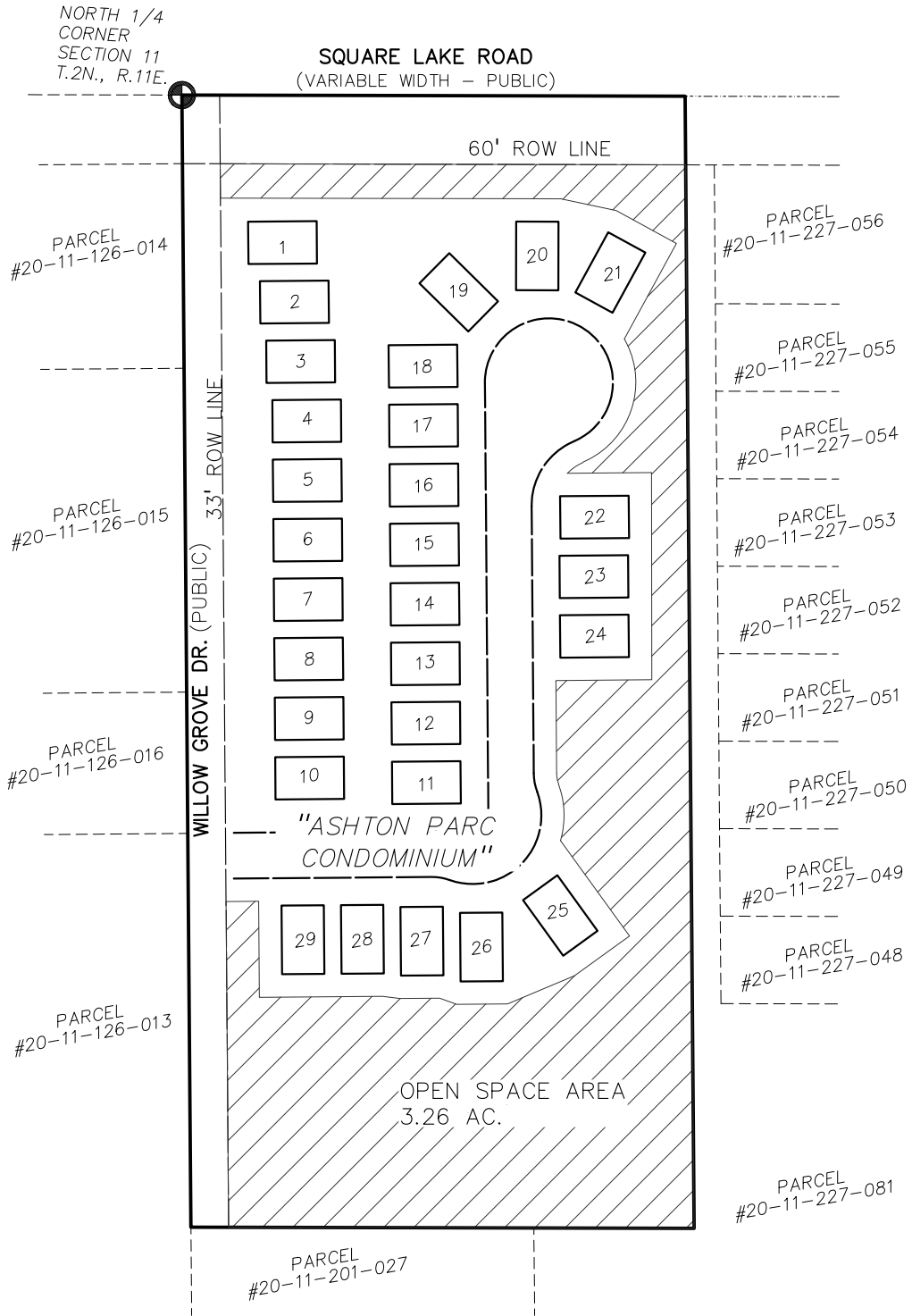
PEA JOB NO. 2017-214

SCALE: 1" = 40'

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION XREF: S:\PROJECTS\2017\2017214\DWG\17214-TOPBASE.DWG
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XREF: S:\PROJECTS\2017\2017214\DWG\CONSTRUCTION\X-TREE-17214.DWG

EXHIBIT B SKETCH OF OPEN SPACE EASEMENT



GRAPHIC SCALE
1" = 150'

CLIENT:
WOLVERINE BUILDING COMPANY
14955 TECHNOLOGY DRIVE
SHELBY TOWNSHIP, MI 48315

SCALE: 1" = 150'

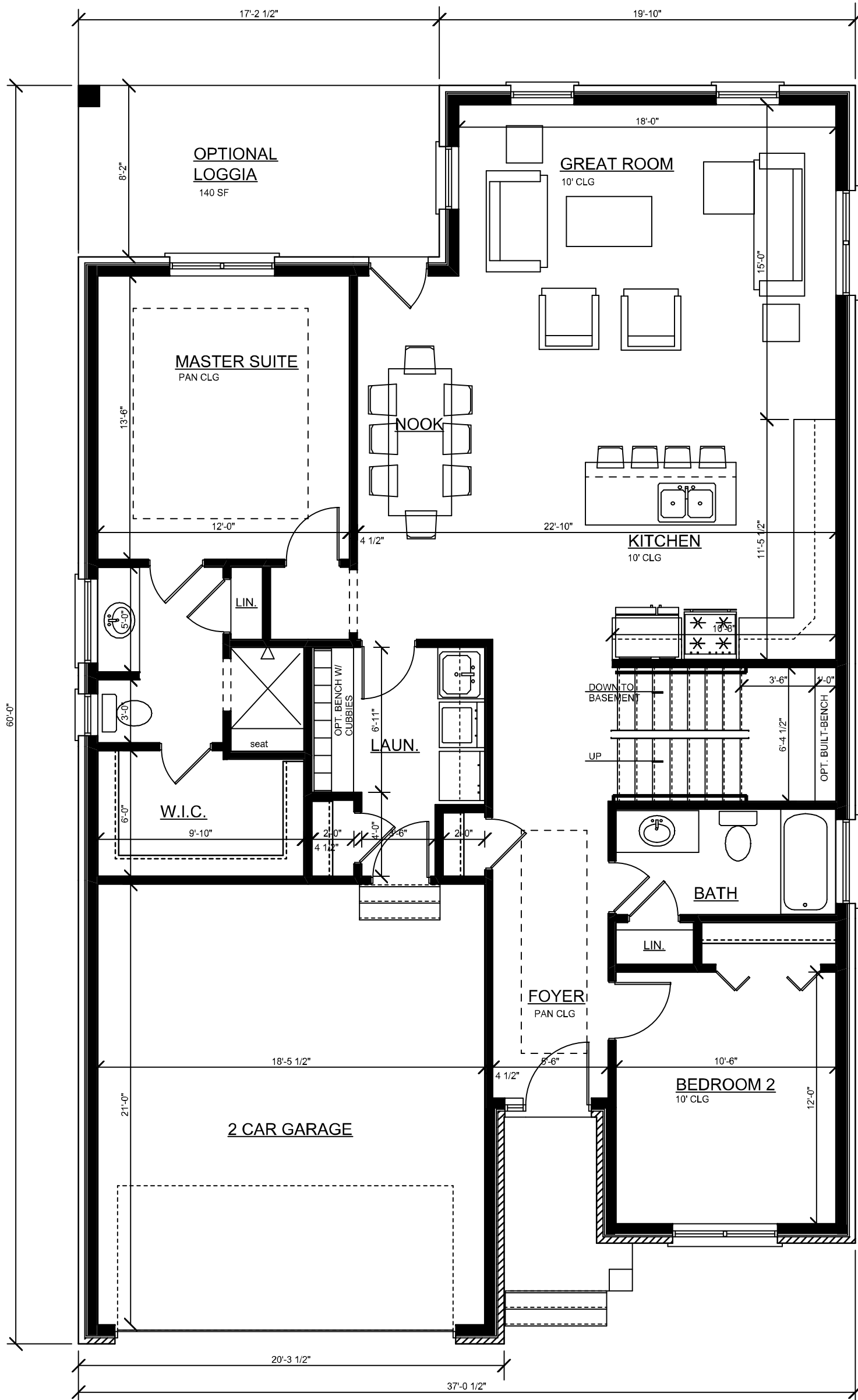
JOB No: 2017214

DATE: 8-22-19

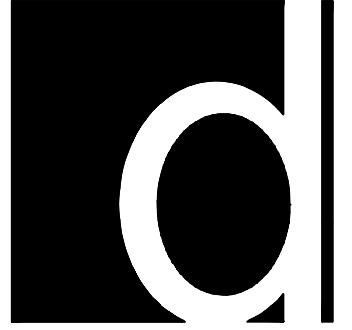
DWG. No: 1 of 2

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PRELIM 1ST FLOOR PLAN
1500 SQ FT.



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- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER:

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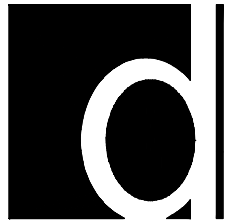
ISSUE DATE 5-29-19

DB L.T.

CB V.M.

SHEET **A101**

PROJECT NO. 19022



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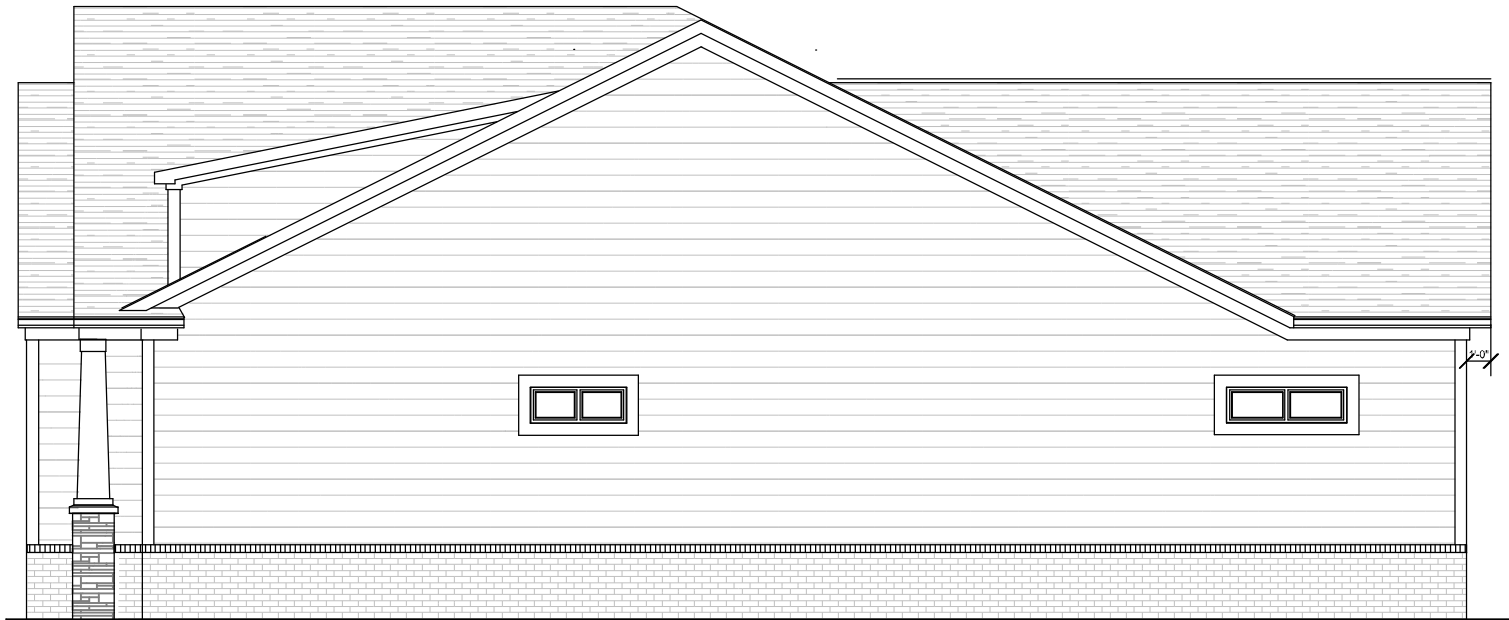
SHEET

A200

PROJECT NO. 19022



PROPOSED FRONT ELEVATION



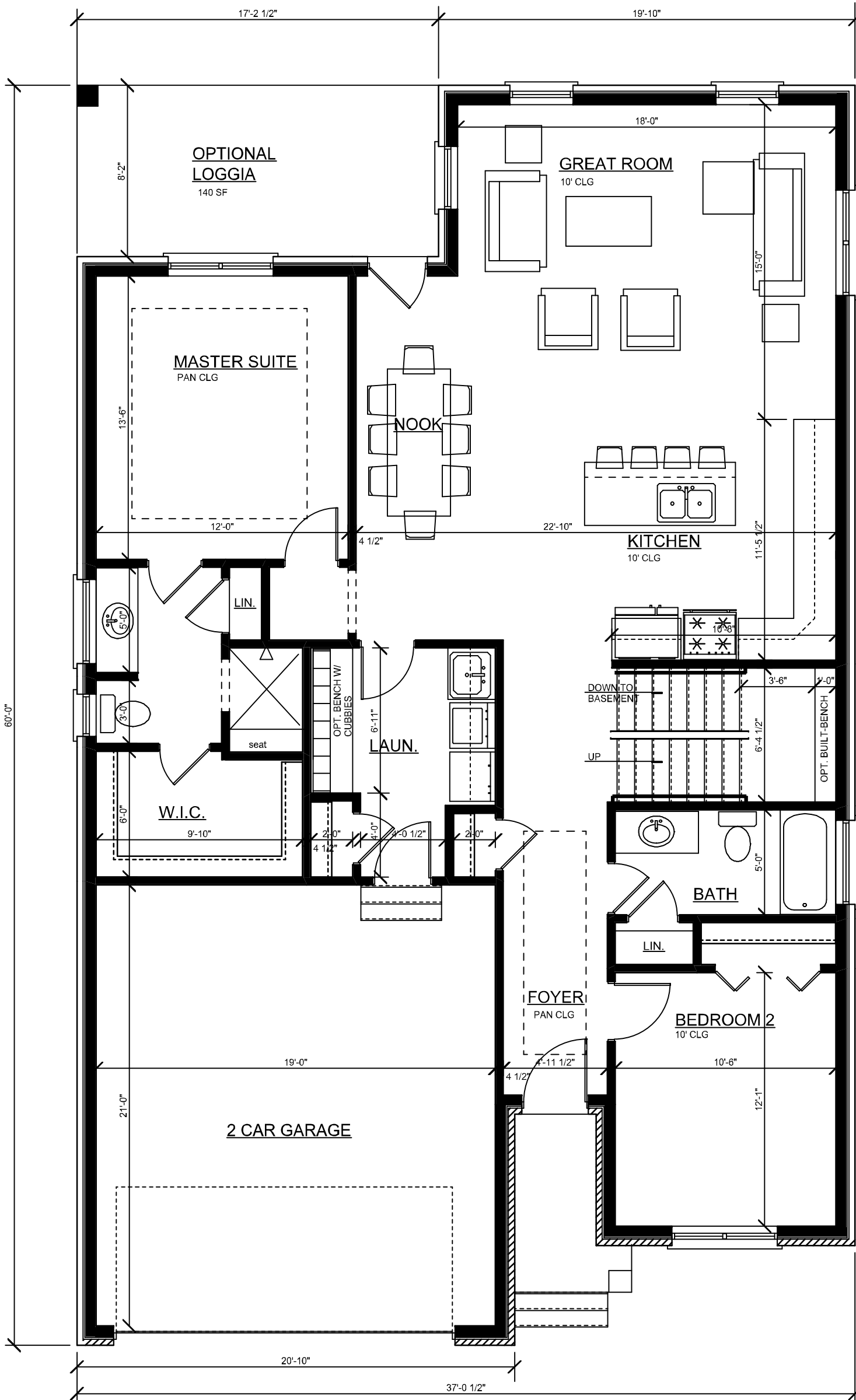
PROPOSED RIGHT ELEVATION



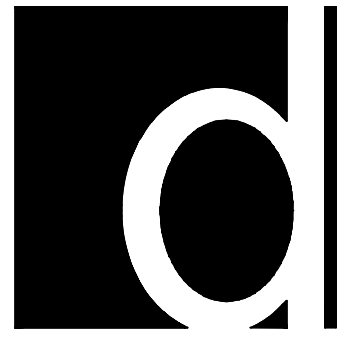
PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PRELIM 1ST FLOOR PLAN
1500 SQ FT.



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NO.	DESC.	DATE

ISSUE DATE 5-30-19

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CB V.M.

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PROJECT NO. 19022



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SHEET

A200

PROJECT NO. 19022



1'-6"
7'-9"
WINDOW HEIGHT
10'-0"
FIRST FLOOR CEILING



2'-5"
7'-9"
WINDOW HEIGHT
10'-0"
FIRST FLOOR CEILING

PROPOSED FRONT ELEVATION

PROPOSED RIGHT ELEVATION



7'-8"
WINDOW HEIGHT
12'-0"
FIRST FLOOR CEILING

LINE OF OPT.
LOGGIA

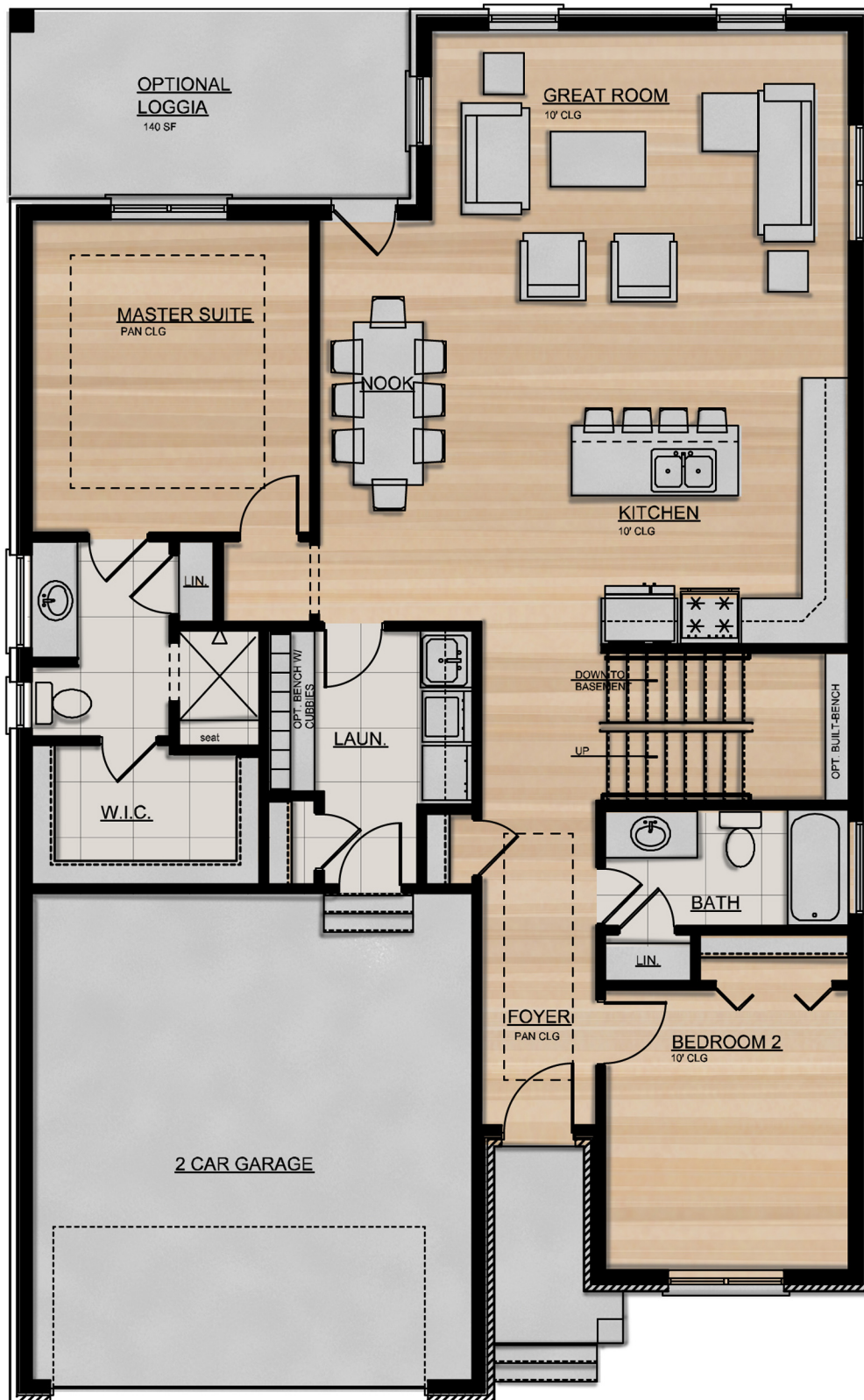
PROPOSED REAR ELEVATION



7'-8"
WINDOW HEIGHT
12'-0"
FIRST FLOOR CEILING

LINE OF OPT.
LOGGIA

PROPOSED LEFT ELEVATION



ASHTON PARC
CONDOMINIUMS

FLOOR PLAN
1,500 SF / UNIT



ASHTON PARC
CONDOMINIUMS

FRONT ELEVATION
1,500 SF / UNIT





Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 2, 2019

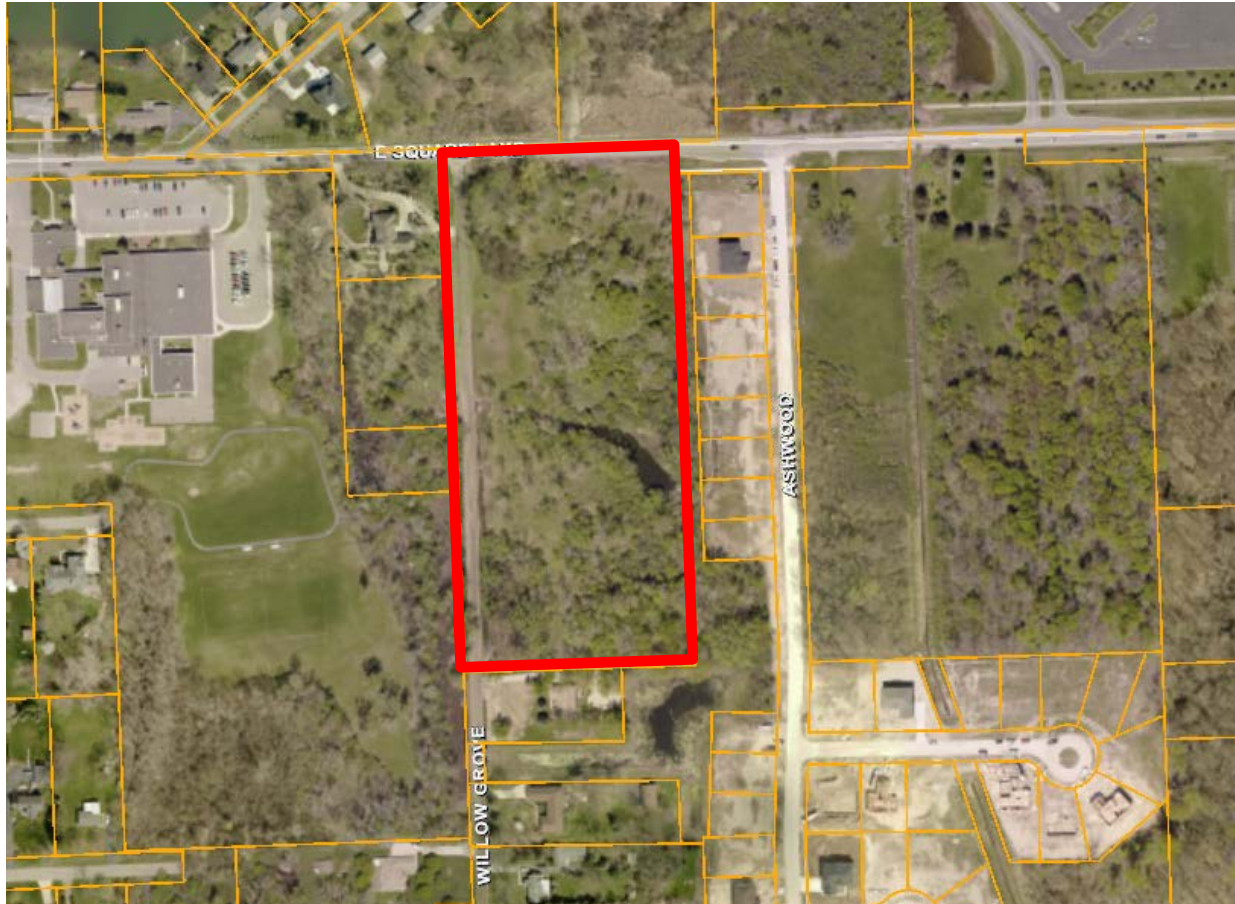
Preliminary Condominium Cluster Review For City of Troy, Michigan

Applicant:	Mark Gesuale, Wolverine Building Company
Project Name:	Ashton Parc Condominium
Plan Date:	May 10, 2018
Location:	Square lake Road and Willow Grove Road
Zoning:	R-1C, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site condominium cluster application for a twenty-nine (29) unit detached single-family condominium cluster development. The site 8.69-acres is located at the southeast corner of Willow Grove and Square Lake Road. Ten units will be accessed directly off Willow Grove. The remaining 19-units will be accessed off a new private road. The site is encumbered with a +/- 1.85 acres of MDEQ regulated wetlands.

The site is a proposed as condominium with building pads and the remaining area as common open space. The applicant is proposing that all 29 units are constructed at 1,500 sq/ft or smaller. This size unit, in a detached single-family type development, has been a development option that is missing from the city.



The applicant proposes a cluster development. The applicant has submitted a parallel plan that allows for a base density of 17 units. The applicant is seeking twelve (12) additional units in exchange for providing 30% open space, preservation of +/- 1.4 acres of MDEQ regulated wetland, preservation of 139 inches of protected trees, and providing that all 29 units will be less than 1,500 sq/ft with first floor master bedroom and bath.

The applicant has submitted an elevation and floor plan with first floor master.

Size of Subject Property:

The parcel is 8.69 net acres

Proposed Uses of Subject Parcel:

Twenty-nine (29) detached 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:

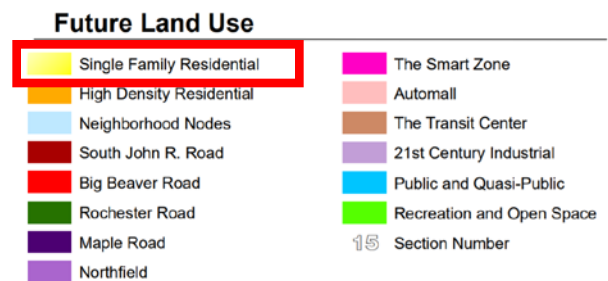
Direction	Zoning	Use
North	R-1C, One-family Residential District	Vacant
South	R-1C, One-family Residential District	Single-family Residential
East	R-1C, One-family Residential District	Single-family Residential
West	R-1C, One-family Residential District.	Single-family homes, Vacant, School

MASTER PLAN

The Site is identified as single-family residential. The development of the site as single-family residential is consistent with the Master Plan.

Additional goals of the Master Plan that are met with the proposed development:

- Providing identified underserved housing type in the form of 1,500 sq/ft homes with first floor master bedroom and bath
- Preserving 30% open space
- Preserving 1.4 acres of onsite wetland
- Preserving 139 inches of trees
- The applicant has provided adequate buffer between adjacent properties.



SITE ARRANGEMENT

The proposed one-family cluster development consists of 29-units. Ten units will be accessed directly off Willow Grove. The remaining 19-units will be accessed off a new private road.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.

5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

The applicant is seeking to develop this site as a cluster to preserve the regulated wetland, provide 30% common open space, allow for tree preservation, and providing that all 29 units will be less than 1,500 sq/ft with first floor master bedroom and bath.

Items to be addressed: None

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

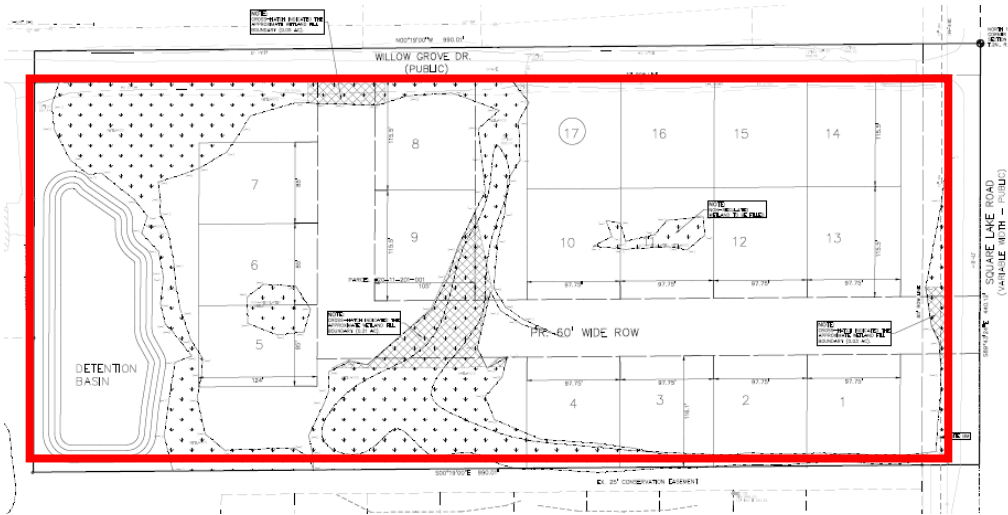
The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E the applicant is able seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process. The table below outlines the bulk requirements for cluster development:

	Required/Allowed	Provided	Compliance
Density	<p>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.</p> <p>The Base Density = 17 units + Cluster bonus (20% bonus) + Open Space bonus (11% more open space in addition to required minimum) + house size bonus = 44 units.</p> <p>The applicant is eligible for up to 44 units.</p>	The applicant is seeking 29 units.	29 units are permitted with approval of the cluster development.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	All lots are provided with a minimum 53-foot rear setback	Complies
Lot Size	Not Applicable	The site is a condominium with building pads and common open space. Each building pad is 37' x 60' = 2,220 sq/ft	2,200 pad includes garage, 1,500 sq/ft house, and loggia, and some area for limited common open space.
Front Setback (building)	20-foot setback, 25-foot garage	25-feet to edge of sidewalk	Complies
Rear Setback (building)	25-foot setback	53-foot minimum	Complies
Side Setback (building)	7.5-foot setback	7.5-foot minimum	Complies
Open Space Requirements: Minimum Percentage	20%	30%	Complies. Applicant must submit open space preservation covenant.

Items to be addressed: None

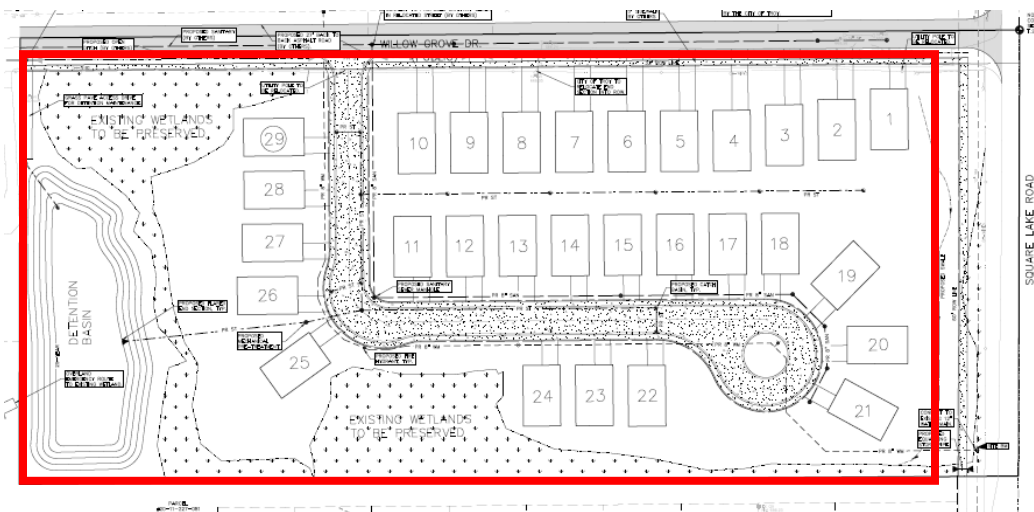
COMPARISON OF PARALLEL PLAN VS. CLUSTER PLAN

	Parallel Plan	Cluster
Density	17 units	29 units
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 45 feet perimeter setback	53-feet minimum perimeter setback
Lot Size	15,000 sq/ft minimum	NA
Front Setback (building)	40-foot setback	20-foot setback
Rear Setback (building)	45-foot setback	25-foot setback
Side Setback (building)	10-foot setback	7.5-foot setback
Wetland Preserved	+/- 1.0 acres	+/- 1.4 acres
Roads	60-foot public	40-foot private
Tree Preservation	Unknown	139 inches
Common Open Space Preserved	Unknown	30%



Parallel Plan:

17 units
 +/- 1.0 acres wetlands preserved



Cluster Plan:

29 units
 +/-30% Open Space (green area)
 +/- 1.4 acres wetlands preserved
 Providing desired housing option

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 applicant is preserving common open space and natural features. Within the common open space, the applicant is preserving trees, and preserving a regulated wetland.

The site has significant tree cover including 254 tagged trees. However, most of the trees are of low quality and species including cottonwood, ash, and elm. Of the 254 tagged trees, only 45 are protected (40 woodland and 5 landmark).

Of the 45 regulated trees, the applicant proposes to remove 31 woodland trees and preserve 9 and remove 3 landmark trees and preserve 2. Preserved trees include oak, and maple. The applicant notes that they are saving 58 unprotected trees onsite.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	60 inches	60 inches
Woodland	275 inches	138 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	54 inches	108 inches
Woodland	85 inches	170 inches
Protected Replacement Required	198 Inches	
Preservation Credit	278 Inches	
Total	+ 80-inch credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

The applicant has submitted a preliminary tree preservation plan, which shows which trees are to be removed and which are to be preserved as part of site development. The preservation area is designated to the interior or site within and around the protected wetland. Preliminary tree inventory and replacement plan on sheets T-1.0 through 1.3, includes quality, size, species, location and landmark designation.

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.

The preservation of the existing natural area as shown on the Preservation Plan will be part of Site Plan approval. We find that provided and preserved natural features meet the preservation of natural features requirement as required in cluster development.

The applicant shall submit a detailed narrative that indicates a specific method for protecting significant natural features.

Items to be addressed: *Detailed narrative that indicates a specific method for protecting significant natural features.*

SITE ACCESS AND CIRCULATION

Vehicular

Ten units will be accessed directly off Willow Grove. The remaining 19-units will be accessed off a new private road.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along Willow Grove and 5-foot sidewalk along both sides of the new private road.

Items to be Addressed: None

STORMWATER

Stormwater management is provided via a detention pond at the southeast corner of the site. Stormwater will be reviewed by the engineering department.

Items to be Addressed: None

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Frontage	Required	Provided	Compliance
Square Lake Road	One (1) deciduous tree for every 30 lineal feet. $440 / 30 = 15$ trees	14 proposed and 1 existing	Compliant
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet. $1,463 / 50 = 30$ trees	29 Trees	Add one (1) additional street tree
Willow Grove	One (1) deciduous tree for every 50 lineal feet. $990 / 30 = 33$ trees	30 proposed and 3 existing	Compliant
Tree Preservation	None required based on amount preserved.	Not Applicable	Compliant

Site condominium landscaping requirements have been met.

Items to be Addressed: Add one additional street tree to private road.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted floor plans and elevations of a 1,500 sq/ft home.

Items to be Addressed: None

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- f. A means for owning common open space and for protecting it from development in perpetuity.
- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
- h. The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.
- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality.

The applicant is seeking to develop this site as a cluster in order to provide 30% common open space, allow for tree preservation, preserve the regulated wetland. Many of the benefits of this development would not be achievable without a cluster type development. Overall, we find:

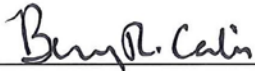
- 1) The request complies with the Master Plan. The site is designated as single-family residential.
- 2) The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
- 3) The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
- 4) The cluster development is compatible with adjacent properties.
- 5) The site can be adequately served with municipal water and sewer.
- 6) Preserves 30% overall site open space, which allows for the preservation of natural resources and inclusion of site amenities.

- 7) Preserves +/-1.4 acres of wetland
- 8) Provides long-term protection and preservation of natural features, and open space.
- 9) Utilizes innovative and creative site design.
- 10) Preserves 11 trees regulated trees, which totals over 139 inches of existing landmark and woodland trees.
- 11) Provides a unique housing option that is not currently being provided in the market.
This is a desired housing option that will serve an underserved market.

RECOMMENDATIONS

Overall we recommend that the Planning Commission recommend approval of the Cluster Plan to the City Council with the following conditions:

1. *Submission of open space preservation covenant.*
2. *Submission of a detailed narrative that indicates a specific method for protecting significant natural features including tree preservation and wetland preservation.*
3. *Add one additional street tree to private road.*



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

5. PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0013) – Proposed Ashton Parc One-Family Cluster Development, Southeast corner of East Square Lake and Willow Grove (Parcel 88-20-11-201-001), Section 11, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Ashton Parc Preliminary Site Plan application for a cluster development. He addressed the parallel plan versus cluster option, wetlands, open space, traffic, landscape mitigation, elevations and Cluster standards and findings. Mr. Carlisle noted the City's traffic consultant OHM concluded traffic impacts of the proposed development would be minimal and would not significantly worsen traffic conditions on Willow Grove or Square Lake.

Mr. Carlisle recommended approval of the cluster application with three conditions as identified in his report dated July 2, 2019.

Developer Jim Polyzois and Civil Engineer John Thompson of Professional Engineering Associates were present.

Mr. Polyzois said a recent market study indicates a driving force for smaller homes with luxury finishes to attract empty nesters and millennials. He addressed the elevations and floor plan and indicated the price range of the homes would be in the low \$300,000. Mr. Polyzois said he is currently constructing duplex style condominiums in Rochester Hills that are approximately 1670 square feet.

There was discussion on:

- Elevations; color variety, prominence of garage, majority of garages on right.
- Floor plan; square footage, one story ranch with basement.
- Building materials; brick, stone, limestone accent, shaker siding, no vinyl.
- Basement, foundation protection from wetlands.
- Condominium designation; emphasize detached single family.
- Achieving single family home product desired by Board.

PUBLIC HEARING OPENED

Mary Bogush, 1418 Ottawa, Royal Oak; addressed wetland environment, negative impact to existing wildlife.

PUBLIC HEARING CLOSED

Resolution # PC-2019-07-049

Moved by: Lambert

Support by: Fowler

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Ashton Parc Site Condominium, 29 units/lots, Southeast corner of Square Lake and Willow Grove (Parcel 88-20-11-201-001), Section 11, approximately 8.69 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The request complies with the Master Plan.
2. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
3. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
4. The cluster development is compatible with adjacent properties.
5. The site can be adequately served with municipal water and sewer.
6. Preserves 30% overall site open space, which allows for the preservation of natural resources and inclusion of site amenities.
7. Preserves +/-1.4 acres of wetland
8. Provides long-term protection and preservation of natural features and open space.
9. Utilizes innovative and creative site design.
10. Preserves 11 regulated trees, which totals over 139 inches of existing landmark and woodland trees.
11. Provides a unique housing option that is underprovided in the market.

BE IT FINALLY RESOLVED, The Planning Commission recommends the following design considerations:

1. Submission of open space preservation covenant and detailed narrative that indicates a specific method for protecting significant natural features including tree preservation and wetland preservation.
2. Add one additional street tree to private road.

Yes: All present (9)

MOTION CARRIED

memorandum

Date: June 14, 2019

To: Bill Huotari, PE

From: Sara Merrill, PE, PTOE

Re: Ashton Parc Condominiums – Cluster Development
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Ashton Parc, a proposed cluster-option development consisting of 29 detached single-family homes. The development is located on the east side of Willow Grove Drive, south of Square Lake Road. In this area, Square Lake Road is a paved 2-lane roadway, and Willow Grove is currently a gravel road. Planned improvements to Willow Grove Drive in the vicinity of the development include a new sanitary sewer, road realignment, and paving.

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

The table below provides the calculated number of trips generated for the proposed Ashton Parc Cluster Development, based on the ITE Trip Generation Manual for Single-Family Detached Housing (ITE Land Use Code #210).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
29 Units (Cluster Option)	6	19	25	20	11	31	166	167	333
17 Units (Parallel Plan)	4	13	17	12	7	19	102	102	204

During the morning (AM) peak hour, the proposed Ashton Parc cluster development is expected to generate 25 new trips: 6 inbound (entering the site), and 19 outbound (exiting the site). This amounts to only 1 additional vehicle every 3 minutes turning from Willow Grove Drive onto Square Lake Road during the morning peak. These vehicles would then be dispersed through the road network, with some turning left (towards Rochester Road), and some turning right (towards John R Road).



During the evening (PM) peak hour, the proposed site is expected to generate 31 new vehicle trips: 20 inbound (entering the site) trips, and 11 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.

The traffic generated by the proposed development is quite minimal, adding just a handful of vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible, and would be imperceptible to the majority of road users.

As a point of comparison, Square Lake Road (between Rochester Road and John R Road) carries approximately 1,100 vehicles during the PM peak hour, and averages around 10,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring upwards of 100+ vehicles (per hour). The proposed homes in the Ashton Parc condominiums are expected to generate only 31 new vehicle trips during the peak hour.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Willow Grove Drive or Square Lake Road.

From: Kelly Rivers <kdrivers2@yahoo.com>
Sent: Sunday, June 30, 2019 2:46 PM
To: Planning
Subject: Public hearing July 9 2019

Hello,

I will be out of town for the public hearing on July 9th in regards to zoning of Ashton Parc Condos. I live on Ashwood Drive on the other side of this proposed area. We were advised that the land was a protected wetland and couldn't be built on. I'm not sure why now this has changed. There are several animals living in there and it would be a disturbance to their homes. Please see the picture below of a beautiful bird that would be displaced. In addition, the amount of traffic on Square Lake will increase and the road is already backed up for quite a ways in the morning as it is.

Please do not allow condos to be built at Square lake and Willow Grove. Please keep it as protected wetlands!

Thank You
Kelly Rivers





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2024

To: Mark F. Miller, City Manager

From: Robert Bruner, Deputy City Manager
Megan Schubert, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Estates of Brook Hollow No. 3 - Project No. 23.911.3

History

Lamb Road Properties, LLC proposes to develop Estates of Brook Hollow No. 3 located on the south side of Lamb Road, East of Rochester Road, Section 14.

The preliminary site plan was administratively approved on August 24th, 2023.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Lamb Road Properties, LLC on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by Lamb Road Properties, LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **23.911.3**

Project Location: **SW 1/4 Section 14**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **23** day of **January, 2024** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Lamb Road Properties, LLC** whose address is **50215 Schoenherr Road, Shelby Township, MI 48315** and whose telephone number is **586-726-7340** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, Concrete Pavement & Sidewalk** in accordance with plans prepared by **Horizon Engineering LLC** whose address is **P.O.Box 182158, Shelby Townshio, Michigan 48318** and whose telephone number is **586-453-8097** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **185,818.50**. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash	<u>\$18,581.80</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>		
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>		
Performance Bond & 10% Cash	<input checked="" type="checkbox"/>		

Refundable cash deposit in the amount of \$ **47,571.00**. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Non-refundable cash fees in the amount of \$ **13,125.40**. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan



Project Construction

Permit No: PPC23.911.3

Engineering Department

500 W. Big Beaver Road

TO SCHEDULE INSPECTION CALL

Troy, Michigan 48084

Fax: (248) 524-1838

INSPECTION LINE: (248) 680-7221

Hours: Mon-Fri 8am - 4:30pm

www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

1252 LAMB
88-20-14-351-104 Lot:
Subdivision:
Project No:

Location

LEPORE, JAMES
1252 LAMB
TROY MI 48085-495
(248) 361 1292

Permittee/Owner

Issued: 03/11/2024 Expires:

LAMB ROAD PROPERTIES LLC **Applicant**

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

50215 SCHOENHERR
Shelby Township MI 48315

Work Description: ESTATES OF BROOK HOLLOW NO.3

Stipulations: **ONSITE DETENTION POND**

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	15,086.00
Escrow Deposits	Water Mains	19,204.00
Escrow Deposits	Storm Sewers	51,154.00
Escrow Deposits	Rear Yard Drains	29,052.00
Escrow Deposits	Pavement	34,878.50
Escrow Deposits	Grading	10,000.00
Escrow Deposits	Detention Basin	25,244.00
Escrow Deposits	Temporary Access Road	1,200.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	194.00
Cash Fees (Non-Refundable)	Signs	2.00
Cash Fees (Non-Refundable)	Detention Basin Maintenance	0.15
Cash Fees (Non-Refundable)	arkers - Full Range	4.00
Cash Deposits (Refundable)	Construction Engineering (CE)	185,818.50
Cash Deposits (Refundable)	Sidewalks	373.00
Cash Deposits (Refundable)	Monuments	9.00
Cash Deposits (Refundable)	Lot Corner Irons	4.00
Cash Deposits (Refundable)	ROW Restoration	200.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	3.00
Cash Deposits (Refundable)	Punchlist & Restoration	185,818.50

Amount Due: **0.00**

PAID IN FULL



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

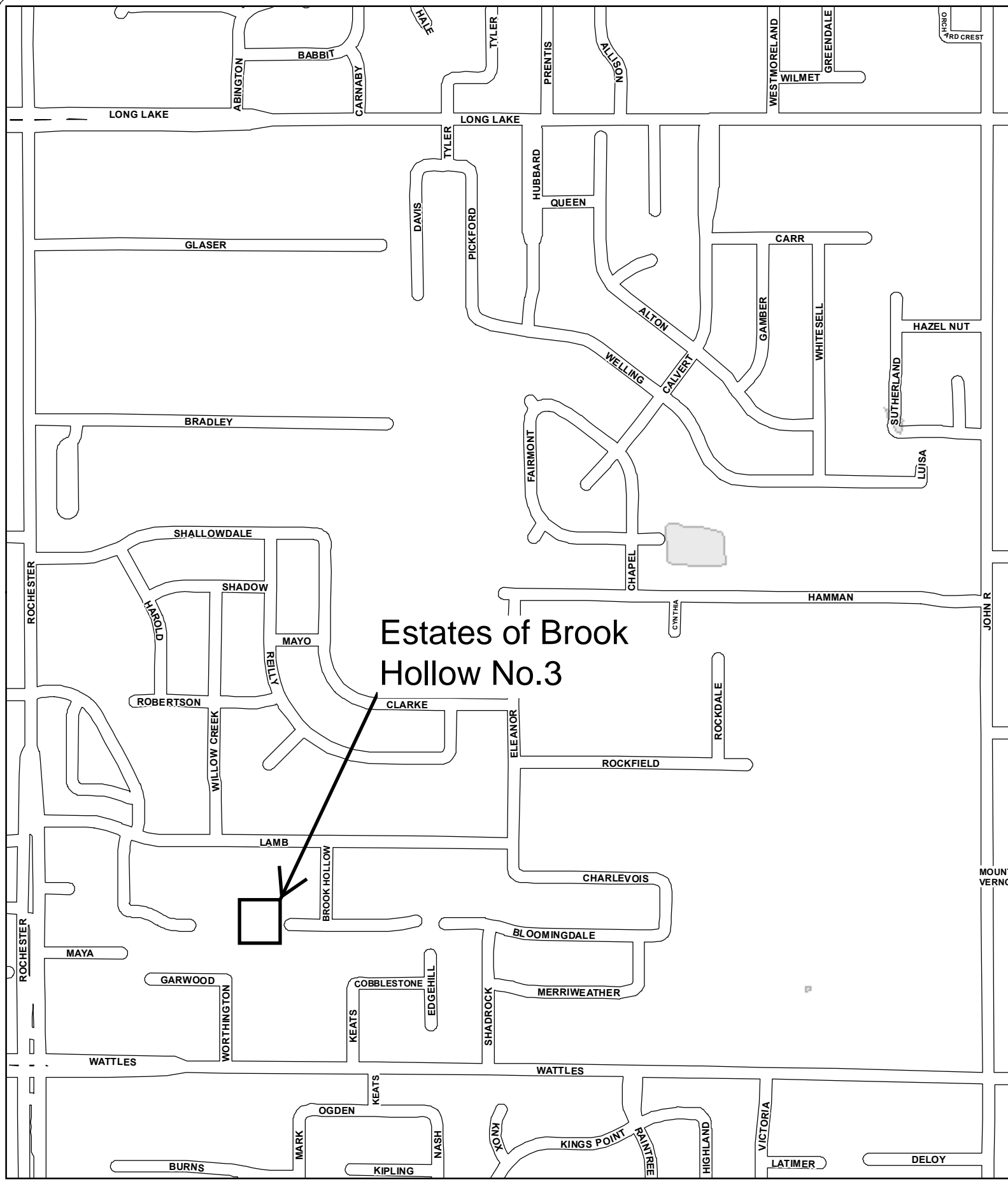
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



Estates of Brook
Hollow No.3



A Meeting of the Civil Service Commission (Act 78) was held Tuesday, October 17, 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 2:02 PM.

A. **ROLL CALL:** Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele-Absent

B. **APPROVAL OF MINUTES:**

1. **Approval of Minutes of Thursday, September 7, 2023**

Resolution #CSC-2023-10-018

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Thursday, September 7, 2023, 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. **Approval of Eligible List for Police Officer**

Resolution #CSC-2023-10-019

Moved by Cannon

Seconded by McGinnis

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

Yes: McGinnis, Cannon
No: None
Absent: Steele

MOTION CARRIED

G. PUBLIC COMMENT:

H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 2:03 PM.



Donald E. McGinnis, Jr., Chairman



M. Aileen Dickson, City Clerk

ELECTION COMMISSION MINUTES – Final

January 24, 2024

A meeting of the Troy Election Commission was held September 29, 2023, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 9:00 AM.

Roll Call:

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

Approval of Minutes

Resolution # EC-2024-01-01
Motion by Sadlier
Seconded by Watts

RESOLVED, That the Election Commission Meeting Minutes of September 29, 2023, are **APPROVED** as submitted.

Yes: All-3
No: None

MOTION CARRIED

Approval of Satellite Clerk’s Office and Other Election Services – February 27, 2024 Presidential Primary Election

Resolution # EC-2024-01-02
Motion by Watts
Seconded by Sadlier

RESOLVED, That the Election Commission **APPROVE** the City Clerk’s Satellite Office hours, and the Pop-up Clerk’s Office hours, for the February 27, 2024 Presidential Primary Election, as submitted.

Yes: All-3
No: None

MOTION CARRIED

Approval of Election Inspector Assignments – February 27, 2024 Presidential Primary Election

Resolution # EC-2024-01-03
Motion by Watts
Seconded by Sadlier

RESOLVED, That Election Inspectors be **APPOINTED** for the February 27, 2024 Presidential Primary Election, as presented by the City Clerk.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **AUTHORIZED** to make emergency appointments as necessary.

Yes: All-3
No: None

MOTION CARRIED

Authorization to Conduct Testing for the February 27, 2024 Presidential Primary Election

Resolution # EC-2024-01-04
Motion by Sadlier
Seconded by Watts

RESOLVED, That the Election Commission hereby **AUTHORIZES** the City Clerk to conduct preliminary and public tests of the programming, equipment and ballots on behalf of the Election Commission for the February 27, 2024 Presidential Primary Election.


Yes: All-3
No: None

MOTION CARRIED

Public Comment: None

Adjournment:

The meeting was **ADJOURNED** at 9:49 AM.


M. Aileen Dickson, MMC, MiPMC II
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

Date: March 14, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Meg Schubert, Assistant City Manager

Subject: 2023 Advance Status Report

Background

Vettraino Consulting (VC) was retained to prepare for and facilitate the City of Troy’s “Advance” meeting on December 2, 2023. The report was presented to the City Council on January 29, 2024. The purpose of this memo is to provide an update on the action items.

Prior Year Project Update

A “gallery tour” was used to update attendees on four priorities identified during the 2022 Advance:

1. Troy Public Library (TPL)
2. City Hall
3. Recreation & Senior Services
4. Troy Family Aquatic Center (TFAC)

City staff prepared a poster for each priority, including the 2022 Advance suggestions and subsequent action by the City staff. Throughout the day, attendees were asked to use sticky notes to provide comments or questions about each priority. City staff will provide updates on these priorities in separate reports and plans to schedule a special City Council meeting to review the TPL Strategic Plan.

Revenue and Ballot Question Discussion

The 2022 Advance report included several suggestions for preparing for a November 5, 2024 ballot proposal. However, during the 2023 Advance, no consensus was reached regarding whether or how to proceed. Instead, City staff will present more information during the 2024-2025 budget process. The City Council may request additional information at that time or as other reports are presented.

Sustainability

City staff hosted a community engagement session on February 2 to provide updates regarding the City’s initiatives to create a sustainability plan, assess progress, and communicate the results. The engagement was well received and will continue as those initiatives proceed.

The Michigan Green Communities Challenge is an annual program that serves as a guide to help communities measure their progress toward sustainability. The current Challenge for actions taken through the 2023 calendar year is open, and City staff (internal sustainability committee) submitted the



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

City's entry form earlier this month. The Challenge offers three levels of certification – Bronze, Silver, and Gold. City staff expects to achieve Silver certification.

The Energy Efficiency and Conservation Block Grant (Voucher Program) application will be submitted this month.

Emergency Medical Services (EMS)

The sale of Alliance Mobile Health to Universal Ambulance is still pending. At the appropriate time, City staff will prepare amendments to the City's agreement with Alliance. City Council approved a professional services agreement with Fitch & Associates in November. City staff had a kick-off meeting with Fitch & Associates in December and an onsite meeting in January. The first project deliverable (High-Level Guidance) is expected soon.

Staff Engagement

The City conducted an employee survey in 2023 to establish a baseline and set goals for the future. The results were analyzed by a Survey Committee of City employees from various departments. Deputy City Manager Bruner and Assistant City Manager Schubert met with the Employee Survey Committee in January to discuss the Committee's recommendations. The need for more and better internal communication was identified and discussed. Specifically, the need for a Citywide workplace collaboration and communication platform was discussed. The City Manager's Office is working with Information Technology and the Committee (now known as the Employee Engagement Team) to evaluate Microsoft Teams. Most City employees do not currently have access to Microsoft Teams because of Microsoft's complicated and expensive licensing models and programs. If the evaluation is favorable, Microsoft Teams will be available to more employees in the fiscal year 2024-2025.

Beth L Tashnick

Subject: FW: Building Department

From: William Trapezona
Sent: Thursday, February 29, 2024 7:18 PM
To: City Manager External Contact
Subject: Building Department

Hello

I was not sure whom Rickie’s supervisors were so I hope this reaches them as well.

I have been a builder in Michigan for almost 30 years so I have been around and through many building departments. I had the pleasure of meeting and working with Rickie on several occasions over the last few weeks. The level of service she has given me was exceptional to say the least. I am very weak on my computer skills and she sat patiently and walked me through every step to ensure I had all my paperwork in order and submitted accurately. She answered every question with accuracy and patience. I get a lot of push back from people since I am a contractor and I should already know some of these things but all the electronics get to me sometimes. She didn’t make me feel like that at all. Her expertise far exceeded my expectations and this old man truly appreciated her help.

I watched her and the other gal there, I’m sorry but I didn’t catch her name, she sits directly in front of her though. Both ran between phone calls and people at the counter and did it all with great service even while dealing with other obstacles.

I know people do not always get the recognition they deserve and I want to make sure this employee does as I very much appreciated her help. No need to tell her my name but just know she as well as the other lady were a great help.

Thank you for your time

William

Deborah L. Baughman

[REDACTED]
Troy, Michigan 48098

March 2, 2024

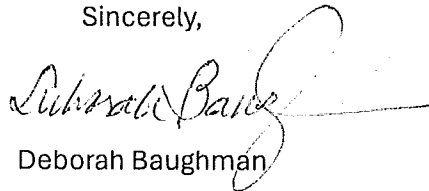
Police Chief Frank Nastasi
Troy Police Department
500 West Big Beaver Road
Troy, Michigan 48084

Dear Chief Nastasi:

Last week we were caring for my husband's brother and sister-in-law, who live in Farmington, while Dianne was recovering from hip replacement surgery. At 2:00 am last Monday morning we discovered Wally's brother Bob was not in our house. I searched our neighborhood but did not find him. We contacted the Troy police. They showed up and quickly went to work to locate Bob. They were responsive and professional, and most importantly found Bob about a mile from our home. He decided he was going to walk to his home, although he would have no idea how to get there.

As my retired husband Wally Long was a long-time prosecutor and city attorney for the downriver communities Trenton and Southgate, we are appreciative of the fine work of those in the Troy law enforcement community and we wanted to share our gratitude with you and those officers who showed up to help us. Please extend our appreciation to your fine officers (and the fire department)!

Sincerely,



Deborah Baughman

cc: Mayor Ethan Baker

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE
OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-18091**

- DTE Electric Company requests Michigan Public Service Commission for approval in establishing the method and avoided cost calculation for DTE Electric Company to fully comply with the Public Utility Regulatory Policies Act of 1978, 16 USC 2601 et seq.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company, One Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Tuesday, March 19, 2024 at 9:00 AM

BEFORE: Administrative Law Judge James M. Varchetti

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8096, or by email at mpscedockets@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) January 25, 2024 application requesting the Commission to: 1) approve all of DTE Electric requests as proposed, including its avoided cost calculation methods and that the avoided costs meet the requirements; 2) approve the criteria DTE Electric will use to evaluate a qualifying facility's (QF) commercial viability and financial commitment so that DTE Electric can confidently make electrical system planning decisions as well as with respect to whether a legally enforceable obligation (LEO) may have been formed; 3) grant DTE Electric all necessary regulatory authority and approvals as proposed; and 4) grant DTE Electric further relief.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by March 12, 2024. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Jon P. Christinidis, One Energy Plaza, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process to participate in the hearing.

Any person wishing to participate without intervention under Mich Admin Code, R 792.10413 (Rule 413), or file a public comment, may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-18091**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1982 PA 304, as amended by 1987 PA 81, MCL 460.6h et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448; and PL 95-617, 92 STAT 3117; and 18 CFR 292 et. seq.