

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

**PLEDGE OF ALLEGIANCE:**

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, May 20, 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

**Motion to Suspend Rule #4a of the City Council Rules of Procedure**

Resolution #2024-05-067

Moved by Baker

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **SUSPENDS** Rules of Procedure for the City Council, Rule #4a Regular Meeting Agendas to consider an item not on the Agenda.

Yes: All-7

No: None

**MOTION CARRIED**

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

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**C-1 Service Commendation – City Manager Mark F. Miller**

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**C-2 Proclamation to Proclaim the City of Troy a Purple Heart City**

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**C-3 Proclamation to Recognize Veterans of Foreign Wars Post 4037 and Commander Todd Wodzinski**

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:****E-1 City of Troy Master Plan 2040 (Introduced by: R. Brent Savidant, Community Development Director)**

The meeting **RECESSED** at 7:55 PM.

The meeting **RECONVENED** at 8:03 PM.

The Mayor opened the Public Hearing for public comment.

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

Resolution #2024-05-068

Moved by Baker

Seconded by Hamilton

WHEREAS, The Municipal Planning Enabling Act, PA 33 of 2008, provides that a municipal planning commission shall develop and amend a Master Plan for the physical development of the community; and,

WHEREAS, A Master Plan is a long-range, broad policy document used to guide decision-making related to land use and community development; and,

WHEREAS, The Planning Commission has determined that it would be in the public interest to make amendments to the City of Troy Master Plan; and,

WHEREAS, The Planning Commission notified each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, of its intent to adopt a new Master Plan; and,

WHEREAS, Relying upon public input, the City's Planning Commission, Planning Department staff, and the City's Planning Consultant developed the proposed amended City of Troy Master Plan; and,

WHEREAS, The Planning Commission encouraged public participation during the planning process including a survey, Neighborhood Node Walk and Talks and numerous public meetings; and,

WHEREAS, The Planning Commission established a Neighborhood Node Sub Committee comprised of four members which met numerous times throughout the Master Plan update process; and,

WHEREAS, The proposed amended City of Troy Master Plan was submitted to City Council, which authorized distribution of the proposed plan; and,

WHEREAS, The proposed amended City of Troy Master Plan was distributed to each municipality contiguous to the City, the County Planning Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, for purposes of notification, for review and comment; and,

WHEREAS, The Planning Commission received comment in reference to the proposed Master Plan from the Oakland County Coordinating Zoning Committee which endorsed the proposed amended Master Plan, finding that the proposed Plan is not inconsistent with the Plan of any surrounding communities; and,

WHEREAS, The Planning Commission has determined that the draft amended City of Troy Master Plan 2040 represents the long-range vision of the City of Troy;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the amended City of Troy Master Plan 2040, as per the requirements of the Municipal Planning Enabling Act, PA 33 of 2008.

BE IT FINALLY RESOLVED, That within the next five years, the Planning Commission **SHALL REVIEW** the City of Troy Master Plan 2040 and **DETERMINE** whether or not to commence the procedure to amend the Plan or adopt a new Plan.

Yes: All-7  
No: None

**MOTION CARRIED**

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

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

**H. POSTPONED ITEMS:**

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**H-1 No Postponed Items**

**I. REGULAR BUSINESS:**

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**I-1 Board and Committee Appointments: a) Mayoral Appointments – Civil Service Commission (Act 78); b) City Council Appointments – Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals**

**a) Mayoral Appointments:**

Resolution #2024-05-069  
Moved by Baker  
Seconded by Brooks

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

**Civil Service Commission (Act 78)**

Appointed by Mayor

3 Regular Members: 1-Council; 1-Police/Fire Rep; 1-Civil Service  
6 Year Term

**Nominations to the Civil Service Commission (Act 78):**

**Term Expires: 4/30/2030**

**David Cannon**

Term currently held by: David Cannon

Yes: All-7  
No: None

**MOTION CARRIED**

**b) City Council Appointments:**

Resolution #2024-05-070  
Moved by Hodorek  
Seconded by Chamberlain-Creanga

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

**Historic District Commission**

Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Historic District Commission:**

**Term Expires: 5/15/2027**

**John Howard Adams**

Term currently held by: John Howard Adams

**Term Expires: 5/15/2027**

**Timothy McGee**

Term currently held by: Timothy McGee

**Term Expires: 5/15/2027**

**Abi Swaminathan**

Term currently held by: Vacancy

**Liquor Advisory Committee**

Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Liquor Advisory Committee:**

**Term Expires: 1/31/2027**

**Andrew Kaltsounis**

Term currently held by: Max Ehler

**Personnel Board**

Appointed by Council  
5 Regular Members  
3 Year Term

**Nominations to the Personnel Board:**

**Term Expires: 4/30/2027**

**Pamela Gordon**

Term currently held by: Pamela Gordon

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

**Nominations to the Zoning Board of Appeals:**

**Term Expires: 12/31/2024**

**Tyler Fox**

**PC Rep. on ZBA**

Term currently held by: Jayalakshmi Malalahalli

Yes: All-7  
No: None

**MOTION CARRIED**

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

**a) Mayoral Nominations: None**

**b) City Council Nominations: None**

**I-3 Request for Closed Session**

Resolution #2024-05-071  
Moved by Baker  
Seconded by Hamilton

BE IT RESOLVED, That City Council shall **ADJOURN** into closed session on May 20, 2024, in the Council Boardroom as permitted by MCL 15.268 (a).

Yes: All-7  
No: None

**MOTION CARRIED**

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**I-4 Appointment of Acting City Manager (*Introduced by: Mark F. Miller, City Manager*)**

Resolution #2024-05-072  
Moved by Baker  
Seconded by Hamilton

RESOLVED, That consistent with the April 8, 2024 appointment of Robert J. Bruner as City Manager, Troy City Council **DESIGNATES** Robert J. Bruner as Acting City Manager, effective June 1, 2024, as allowed under the City Charter, Section 3.12 while contract negotiations are ongoing.

Yes: All-7  
No: None

**MOTION CARRIED**

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**I-5 2024 City Council Meeting Schedule (*Introduced by: Robert J. Bruner, Deputy City Manager*)**

*This item has been removed by City Management and will be brought back at a future meeting.*

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**I-6 Bid Waiver – Will-Burt Light Tower Repairs; Engine 6 – Fire Department (*Introduced by: Peter Hullinger, Fire Chief*)**

Resolution #2024-05-073  
Moved by Chamberlain-Creanga  
Seconded by Hodorek

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the formal bid process and **AWARDS** a contract to *The Will-Burt Company of Orville, OH*, the manufacturer and factory repair center, to perform repairs to the Nightscan Light Tower from Engine 6, for an estimated cost of \$14,365.97, plus a 20% contingency, to cover any additional labor or components identified as required during repairs, for a total not to exceed cost of \$17,239.16.

Yes: All-7  
No: None

**MOTION CARRIED**

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**J. CONSENT AGENDA:**

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

Resolution #2024-05-074-J-1a

Moved by Hamilton

Seconded by Chanda

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

Yes: All-7

No: None

**MOTION CARRIED**

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

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

Resolution #2024-05-074-J-2

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

- a) City Council Minutes-Draft – May 13, 2024

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

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Resolution #2024-05-074-J-3

- a) Proclamation to Recognize Troy High School Senior Aanya Shah US Presidential Scholar

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**J-4 Standard Purchasing Resolutions:**

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- a) **Standard Purchasing Resolution 2: Low Bidder Meeting Specification - Topsoil**

Resolution #2024-05-074-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract for two (2) year requirements of topsoil with an option to renew for one (1) additional year to the low bidder meeting specifications; *J & H Transportation, Inc. of Sterling Heights, MI*, for an estimated total cost of \$30,500 at the unit prices contained in the bid tabulation opened May 7, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring June 30, 2027.

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

b) **Standard Purchasing Resolution 4: Sourcewell Purchasing Cooperative and Capital Re-Appropriation – Troy Community Foundation Performing Arts Stage Construction**

Resolution #2024-05-074-J-4b

RESOLVED, That Troy City Council hereby **APPROVES** the re-appropriation of \$127,773.16 and **AWARDS** a contract to purchase and install the performing arts stage structure from *Penchura, LLC., of Brighton, MI*, as detailed in proposal #24-814-1 and as per the Sourcewell Cooperative Purchasing Contract #012621-PPC through Poligon, 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.

c) **Standard Purchasing Resolution 4: MITN and MiDEAL Cooperative Purchasing Agreements – Water Service Crane Truck**

Resolution #2024-05-074-J-4c

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Freightliner M2 Chassis from *Wolverine Freightliner-Eastside Inc. of Mount Clemens, Michigan*, as per the MITN Cooperative Contract RFP-RH-20-023 and as detailed in the quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; for an estimated total cost of \$98,896.00; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Auto Crane service body with crane including installation from *Versalift Midwest of Shelby Township, Michigan*, as per the MiDeal Cooperative Contract #240000000168 and as detailed in the quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; for an estimated total cost of \$175,998.00; not to exceed budgetary limitations.

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

Resolution #2024-05-074-J-4d

RESOLVED, That Troy City Council **AUTHORIZES** payment for annual membership dues to the Michigan Municipal League, for the time period of May 1, 2024 through April 30, 2025, in the amount of \$14,549.

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**J-5 City Manager Employment Agreement**

Resolution #2024-05-074-J-5

RESOLVED, That Troy City Council hereby **POSTPONES** the presentation of the City Manager Employment Agreement to the June 10, 2024 meeting of Troy City Council.



**J-6 Proposed Fifth Amendment to Consent Judgment – Meritor Automotive, et. al v City of Troy, Case Number 94-487484-CZ – a/k/a Cambridge Crossing**

Resolution #2024-05-074-J-6

WHEREAS, The City first resolved the matter of *Meritor Automotive, et al v City of Troy* in May of 1999 by Consent Judgment, and there have been four amendments to this Consent Judgment; and,

WHEREAS, The attached proposed fifth amendment of the consent judgment would permit the expansion of Walmart’s retail space by an additional 2680 square feet, and allow additional minor modifications to the parking lot;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Stipulation and Fifth Order Amending Consent Judgment.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby **AUTHORIZED** to execute the Stipulation and Fifth Order Amending Consent Judgment; a copy 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):**

- a) Amendment to Traffic Code – Temporary Deviation from Parking Regulations

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

Barb Yagley	Commented in opposition to firing of a volunteer
Dale Murrish	Commented in support of banning marijuana advertisements
Anthony Kapas	Commented regarding property near his house that has overgrown grass and weeds

**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**

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**O. REPORTS:**

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

- a) Civil Service Commission (Act 78)-Final – March 4, 2024  
Noted and Filed
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**O-2 Department Reports: None Submitted**

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

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

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**P. COUNCIL COMMENTS:**

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**P-1 Council Comments**

Council Member Hamilton thanked City Manager Miller for his years of public service and honest, ethical leadership for Troy. He wished him well in his retirement.

Council Member Gunn wished City Manager Miller well in his retirement. Council Member Gunn thanked the Mayor and City Council for the Purple Heart proclamation. He said the emotional and physical impact on our military personnel is tragic, and this designation lets them know they are recognized and supported.

Council Member Chanda thanked City Manager Miller for his honesty, integrity and dedication to the City of Troy and his commitment to rebuilding trust after difficult times. He also thanked City Council for the Purple Heart City proclamation and recognizing our military personnel.

Council Member Brooks thanked City Manager Miller for his years of service to the City of Troy. Council Member Brooks announced the Run for Nature on June 9, 2024, which is a fun run/walk to raise money for the Troy Nature Center.

Council Member Chamberlain-Creanga thanked City Manager for his spirit of growth, curiosity, knowledge and openness working with City Council.

Council Member Hodorek commented on her appreciation to City Manager Miller for his willingness to step into the position at the time he did, and she congratulated him on his retirement. Council Member Hodorek commented on Police Week and the Police Memorial Ceremony honoring the fallen officers and the banquet honoring the work of our police officers. Council Member Hodorek announced DPW Week acknowledging the unsung heroes who do work that is critical to everything we do.

Mayor Baker commented that the State of the City Address will be on Wednesday at 6:00 PM and streamed live on YouTube. Mayor Baker commented on the stability and leadership that City Manager Miller brought to the City during a difficult time. He said it takes a long time to build a reputation and it can be destroyed in a day. Mayor Baker commented that City Manager Miller has been methodical and steadfast in improving our reputation despite hiccups along the way. He thanked City Manager Miller for being a great public servant for the City of Troy.

Mayor Baker announced that the annual Memorial Day Ceremony will be held at 10:00 AM in the Veterans Plaza.

**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):**

Regina Wilk	Candidate for Oakland County Commission District 1
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The Meeting **RECESSED** at 8:56 PM.  
The Meeting **RECONVENED** at 9:03 PM.


**R. CLOSED SESSION**

**R-1 Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 9:35 PM.

  
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Mayor Ethan Baker

  
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M. Aileen Dickson, MMC, MiPMC II  
City Clerk