



TROY CITY COUNCIL

Regular Meeting Agenda

July 13, 2026

Convening at 7:30 PM

**Submitted By
The City Manager**



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,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", with a stylized flourish at the end.

Frank A. Nastasi
City Manager



Chapter 14A- Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgment

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 17th day of November, 2025.

A handwritten signature in blue ink, appearing to read "Ethan Baker".

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Annalisa Bluhm".

Council Member Annalisa Bluhm

A handwritten signature in blue ink, appearing to read "Theresa Brooks".

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain".

Council Member Rebecca Chamberlain

A handwritten signature in blue ink, appearing to read "Hirak Chanda".

Mayor Pro Tem Hirak Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn".

Council Member Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton".

Council Member David Hamilton



CITY COUNCIL AGENDA

July 13, 2026 - 7:30 PM

**City Council Chambers
500 W. Big Beaver Road
Troy, Michigan 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: Pastor Debbie Stottele from Troy Church of the Nazarene

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

**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:

H.1. No Postponed Items

I. REGULAR BUSINESS:

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

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

I.3. No Closed Session Requested

I.4. Bid Waiver – Emergency Fiber Relocation – Public Works Fiber Connection (Introduced by: Alex Bellak, Information Technology Director)

J. CONSENT AGENDA:

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

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

J.2. Approval of City Council Minutes

J.2.a. City Council Minutes-Draft — June 29, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel – 2026 Michigan Municipal League Convention

J.4.b. Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 - Southeast Michigan Council of Governments (SEMCOG)

J.5. Amanda Mukhles Amir v. Troy et. al

J.6. Private Agreement – Contract for Installation of Municipal Improvements - Z Square

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. ANNOUNCEMENT OF PUBLIC HEARING (JULY 27, 2026) - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60-Foot Wide by 85-Foot Long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as Part of Edenderry Subdivision No. 1, in Section 22.

K.1.b. ANNOUNCEMENT OF PUBLIC HEARING (July 27, 2026) – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings

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:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. Second Quarter Litigation Report

O.2.b. Star EMS Response Time Report - June, 2026

O.3. Letters of Appreciation:

- O.3.a. Letter of Appreciation to Recreation Dept. from Mike Husson
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted
- P. COUNCIL COMMENTS:
 - P.1. No Council Comments
- Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):
- R. CLOSED SESSION
 - R.1. No Closed Session Requested
- S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Saturday, November 21, 2026	November 2026 Advance
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
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September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



CITY COUNCIL AGENDA

July 13, 2026 - 7:30 PM

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INVOCATION: Pastor Debbie Stottele from Troy Church of the Nazarene

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton
- b) Excuse Absent Council Members:

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of July 13, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

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 included 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 - None

a) Mayoral Appointments - None

b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

a) Mayoral Nominations:

Suggested Resolution

Resolution #2026-07-

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:

Global Troy Advisory Committee

Appointed by Mayor

12 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	
Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah	4/21/2025	7/31/2026	Troy High School Student Rep.	

Ljuljdjuraj, Lula	1/13/2028	7/31/2026	International Academy Student Rep	
Marshall, Everett	1/3/2027	7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	10/16/2026	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa	2/24/2028	10/30/2026		
Sekhri, Suneel	11/12/2026	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	Brownfield Redev Auth exp 4/30/2026
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025	
Zhou, Yudong	12/7/2024	10/30/2028		

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	1/20/2028	Liquor Adv. Comm. exp 1/31/2027
Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	
Gill, Jasper	1/13/2028	
Kulchania, Purvi	3/15/2028	International Academy Student - Graduates 2029
Rodriguez, Olivia	4/13/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:

No:

MOTION CARRIED / FAILED

b) City Council Nominations:

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

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

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bartnik, Mark	4/9/2026	4/30/2027		
Beltramini, Robin	5/6/2027	4/30/2028		
Burns, Timothy	3/20/2025	4/30/2028		
Evans, Laurie	3/13/2025	4/30/2027		
Fukuzawa, David	4/17/2025	4/30/2026		
Howrylak, Frank	2/24/2028	4/30/2026		Requests Reappointment
Vacancy		4/30/2027	Toby Buechner resigned (Appt'd to PC)	

Nominations to the Charter Revision Committee:

Unexpired Term Expires: 4/30/2027	
	Term currently held by: Vacancy
Term Expires: 4/30/2029	
	Term currently held by: David Fukuzawa
Term Expires: 4/30/2029	
	Term currently held by: Frank Howrylak

Interested Applicants:

Name	Application Expiration	Notes 1
Comiskey, Ann	12/22/2026	Liquor Adv Comm exp 1/31/2027
Murrish, Dale	2/6/2027	Historic Dist. Comm exp 5/15/2027
Von Oeyen, Schuyler	3/12/2027	
Walters, Kelly	4/13/2028	

Zoning Board of Appeals
Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Chambers, Barbara	4/6/2028	1/31/2027	Alternate		
Eisenbacher, David	3/21/2027	4/30/2028			
Forster, Jeffrey	1/22/2026	4/30/2029		Personnel Bd exp 4/30/27	
Fox, Tyler	12/2/2027	12/31/2026	PC Rep on ZBA		
Green, Aaron	4/1/2027	4/30/2028			
Kenkre, Mahendra	4/10/2026	4/30/2027			
McCauley, James	2/23/2028	4/30/2029			
Vacancy		1/31/2027	Alternate	Jeffrey Forster appointed to Regular Member	
Vacancy		4/30/2027	Thomas Desmond resigned 4/21/2026		

Nominations to the Zoning Board of Appeals:

Term Expires: 1/31/2027		Alternate
	Term currently held by: Vacant - Jeffrey Förster appt'd as Regular Member	
Term Expires: 4/30/2027		
	Term currently held by: Vacant - Thomas Desmond resigned 5/15/2026	

Interested Applicants:

Name	Appointment Expiration	Notes 2
Frisen, Sande	1/2/2027	BCBA exp 1/1/2030; HDC exp 3/1/2028
Hashmi, Amin	6/22/2028	ACAB exp 9/30/2026

Yes:

No:

MOTION CARRIED / FAILED

I.3. No Closed Session Requested

I.4. Bid Waiver – Emergency Fiber Relocation – Public Works Fiber Connection (Introduced by: Alex Bellak, Information Technology Director)

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

RESOLVED, That Troy City Council, in the best interest of the City, hereby **WAIVES** the competitive bid process and **AWARDS** a contract to Fiber Link Inc. of Lapeer, Michigan to relocate existing City-owned fiber-optic line service to the Troy Public Works Building, as detailed in the quote, a copy of which shall be ATTACHED to the original Minutes of this meeting, for the total estimated cost of \$15,347.45.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of up to \$12,000 in contingency funds if the existing underground conduit is no longer usable and must be replaced.

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

Yes:

No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

J.1.a Approval of "J" Items NOT Removed for Discussion

Suggested Resolution

Resolution #2026-07-

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:

MOTION CARRIED / FAILED

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

J.2. Approval of City Council Minutes

Suggested Resolution

Resolution #2026-07-

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

J.2.a. City Council Minutes-Draft — June 29, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel – 2026 Michigan Municipal League Convention

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 Michigan Municipal League Convention, in accordance with accounting procedures of the City of Troy.

J.4.b. Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 - Southeast Michigan Council of Governments (SEMCOG)

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council **GRANTS** approval to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of \$14,683.00, which covers the time period of July 1, 2026 to June 30, 2027.

J.5. Amanda Mukhles Amir v. Troy et. al

Suggested Resolution

Resolution #2026-07-

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Attorney Office to defend the City of Troy and the named volunteer firefighter in the matter of Amanda Mukhles Amir v. City of Troy et. al. (Oakland County Circuit Court, Case No. 2026-223800-NI), and **APPROVES** the payment of any necessary costs and expenses and the retention of any necessary expert witnesses required to adequately represent the City Defendants.

J.6. Private Agreement – Contract for Installation of Municipal Improvements - Z Square Medical Office - Project No. 26.908.3

Suggested Resolution
Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Z Square Real Estate East St., LLC for the installation of Water Main, Storm Sewer, Concrete Pavement and 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:

K.1.a. ANNOUNCEMENT OF PUBLIC HEARING (JULY 27, 2026) - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60-Foot Wide by 85-Foot Long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as Part of Edenderry Subdivision No. 1, in Section 22.

K.1.b. ANNOUNCEMENT OF PUBLIC HEARING (July 27, 2026) – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings

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:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. Second Quarter Litigation Report

O.2.b. Star EMS Response Time Report - June, 2026

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation to Recreation Dept. from Mike Husson

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

P. COUNCIL COMMENTS:

P.1. No Council Comments

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

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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