

Reverend Matt Schuler, Pastor of Community from Faith Troy 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, July 27, 2026, 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
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton-Absent
- b) Excuse Absent Council Members:

Resolution #2026-07-107
Moved by Baker
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Special City Council Meeting and Regular City Council Meeting of July 27, 2026, due to being out of the county.

Yes: Baker, Bluhm, Brooks, Chamberlain, Chanda, Gunn
No: None
Absent: Hamilton

MOTION CARRIED

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. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60 Feet Wide by 85 Feet 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 (Introduced by: Brent Savidant, Community Development Director)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2026-07-108
Moved by Chamberlain
Seconded by Chanda

WHEREAS, A request has been received for the vacation of a public right of way, approximately 60 feet wide by 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick; and,

WHEREAS, The Planning Commission recommended that this vacation be granted with the retention of underground utility easements; and,

WHEREAS, The asphalt street and concrete sidewalk within the right of way have been removed and the area has been restored to a more natural state including turf grass and trees.

NOW, THEREFORE, BE IT RESOLVED, The properties **WHICH SHALL BENEFIT** from this requested vacation are Lot 9 (3836 Gatwick) and Lot 8 (3874 Gatwick) of Edenderry Subdivision No. 1, in Section 22.

BE IT FURTHER RESOLVED, That the City Council hereby **VACATES** the public right of way, approximately 60 feet in width and 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick.

BE IT FINALLY RESOLVED, That the City hereby **RETAINS** an easement for underground utility purposes.

Yes: Bluhm, Brooks, Chamberlain, Chanda, Gunn, Baker
No: None
Absent: Hamilton

MOTION CARRIED

E.2. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings (Introduced by: Brent Savidant, Community Development Director)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2026-07-109
Moved by Bluhm
Seconded by Chamberlain

RESOLVED, That Articles 7 and 14 of Chapter 39 of the Code of the City of Troy, which includes provisions related to accessory nonconforming buildings and nonconforming structures, respectfully, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 259), City Council Public Hearing Draft, as recommended by the Planning Commission.

Yes: Brooks, Chamberlain, Chanda, Gunn, Baker, Bluhm
No: None
Absent: Hamilton

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:

H.1. No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments - None

b) City Council Appointments

Resolution #2026-07-110
Moved by Chanda
Seconded by Brooks

RESOLVED, That the City Council of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on 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: 4/30/2027	Sande Frisen
	Term currently held by: Vacant - Thomas Desmond resigned 5/15/2026

Yes: Chamberlain, Chanda, Gunn, Baker, Bluhm, Brooks
 No: None
 Absent: Hamilton

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 #2026-07-111
 Moved by Baker
 Seconded by Chanda

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

Yes: Chanda, Gunn, Baker, Bluhm, Brooks, Chamberlain
 No: None
 Absent: Hamilton

MOTION CARRIED

I.4. Bid Waiver - GrayKey Forensic Software, Troy Police Department (Introduced by: Joshua Jones, Chief of Police)

Resolution #2026-07-112

Moved by Chanda

Seconded by Chamberlain

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for GrayKey forensic software and support to *Magnet Forensics, LLC of Atlanta, GA* for an estimated total amount of \$44,627.30 as per the quote dated July 22, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: Gunn, Baker, Bluhm, Brooks, Chamberlain, Chanda

No: None

Absent: Hamilton

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-07-113-J-1a

Moved by Chamberlain

Seconded by Gunn

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

Yes: Baker, Bluhm, Brooks, Chamberlain, Chanda, Gunn

No: None

Absent: Hamilton

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-07-113-J-2

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

J.2.a. City Council Minutes-Draft - July 13, 2026

J.3. Proposed City of Troy Proclamations: None Submitted**J.4. Standard Purchasing Resolutions:****J.4.a. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds - Oakland County Cooperative Purchasing Contract - MIU's (Metering Interface Units)**

Resolution #2026-07-113-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to *Ferguson Waterworks, of Warren, MI*, for the purchase of MIU'S (Metering Interface Units) for a total estimated cost of \$550,000, as detailed in the attached quote as per the Oakland County Cooperative Purchasing Contract #CON00011233, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Overhead Door Preventative Maintenance, Repair and Replacement

Resolution #2026-07-113-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal A: Overhead Door Preventative Maintenance Inspection to Allied Building Service Company of Detroit, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal B: Overhead Door Hourly Service Rates and Material Pricing to Michigan Independent Door of Troy, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

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

J.4.c. Standard Purchasing Resolution 4: Cooperative Purchase – Security Camera Server and Data Storage Replacement – Troy Police Department

Resolution #2026-07-113-J-4c

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase and installation of the security camera server, software and data storage equipment to *Wadsworth Solutions, of Perrysburg, OH* for an estimated amount of \$341,296.00 as per the proposal and per the OMNIA Partners Purchasing Cooperative Contract #R220703, 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.

J.5. Renewal of PROTEC Membership

Resolution #2026-07-113-J-5

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the annual renewal of the City's membership in PROTEC at the cost of \$14,185, payable from General Account Number 101.266.816.040, and **AUTHORIZES** the City Attorney to facilitate the membership renewal.

J.6. Request to Approve a Stormwater Management Operations and Maintenance Agreement, Blunden Properties, LLC, Sidwell #88-20-22-276-056

Resolution #2026-07-113-J-6

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Blunden Properties, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the property owned by Blunden Properties, LLC, identified by Sidwell #88-20-22-276-056.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED TO RECORD** Stormwater Management Operations and Maintenance Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.7. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, and Acceptance of a Permanent Easement, Z Square Real Estate – East Street, LLC, Sidwell #88-20-22-358-028 & -029

Resolution #2026-07-113-J-7

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Z Square Real Estate – East Street, LLC, outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the properties owned by Z Square Real Estate – East Street, LLC, and identified by Sidwell #88-20-22-358-028 and -029.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for sidewalks from Z Square Real Estate – East Street, LLC, owner of the properties having Sidwell #88-20-22-358-028 and -029.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED** to **RECORD** the permanent easement and agreement with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Sara Family, LLC, Sidwell #88-20-13-478-026

Resolution #2026-07-113-J-8

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Sara Family, LLC outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the property owned by Sara Family, LLC and identified by Sidwell #88-20-13-478-026.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

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

J.9. Request for Acceptance of a Permanent Easement, Sidwell #88-20-22-358-025

Resolution #2026-07-113-J-9

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Dina Gurevich, owner of the property having Sidwell #88-20-22-358-025.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements 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:

Ye Ye	Complained about noise from Wisdom City Church
Bo Jin	Complained about noise from Wisdom City Church
Arvin and Kusum	Complained about noise from Wisdom City Church
Tad Roumayah	Complained about noise from Wisdom City Church
Robert MacFarland	Commented on Cherryhurst Subdivision sewage management
Phil Brown	Commented on Cherryhurst flooding
Hindman (Bing) Burris	Commented on Cherryhurst sewage backup
James Christiani	Commented on Flock cameras
Sam Yao	Complained about noise from Wisdom City Church

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

City Attorney Bluhm commented that MMRMA has hired special legal counsel to handle the Cherry Hurst sewage backup issue since it includes the State of Michigan as well, and that she has met with the legal counsel. She said she has pressured MMRMA to move forward and expedite the process. Mayor Baker said he would like regular communication updates for the residents. Mr. Bovensiep said they are committed to have staff monitor several locations anytime there is a National Service warning for a storm event. He provided updates on inspections performed in the residents' homes, as well as adjustments they have made to the storm sewer system. He said they have protocols for pumping operations and are better prepared should there any future events.

Mayor Baker addressed the noise concerns from Wisdom City Church. City Manager Nastasi said the police and Code Enforcement will work together to gather more information and provide an update to the residents and City Council. Mayor Baker recommended some background on the noise ordinance when providing an update. Mayor Pro Tem Chanda said the church is located near his neighborhood and he has spoken with the residents in the area.

Mayor Pro Tem Chanda asked if the flock camera contract indicates the data can only be used by the police department and what protections are available for the data. City Manager Nastasi said he will work with the police to provide the information to City Council.

Council Member Chamberlain said she understands the concerns regarding the noise from Wisdom City Church. She questioned if the construction or permitting process may require additional soundproofing to help protect the noise.

Council Member Bluhm said she questioned if the change of hands would require additional sound mitigation or notification to residents.

Council Member Gunn is appreciative that residents bring their concerns to City Council's attention so they can help to resolve any issues.

Mayor Baker thanked those who addressed their concerns with the flock issue. He said the topic was not a concern when the contract was renewed. He said City Management will provide additional information at a future meeting.

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. Troy Police 2nd Quarter Report

O.2.b. Economic Development 2nd Quarter Report

O.2.c. Community Engagement Update

O.3. Letters of Appreciation: None Submitted

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

O.5. Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21607

O.6. Notice of Hearing for Gas Customers of DTE Gas Company Case No. U-21609

O.7. Notice of Hearing for Electric and Natural Gas Customers of DTE Electric Company and DTE Gas Company Case No. U-22011

O.8. Notice of Hearing for Electric Customers of DTE Electric Company Case No. U-22027

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Gunn applauded Lauren Hatto who won the Congressional Award. He also wanted to remind everyone of the August 4, 2026 Primary Election.

Council Member Brooks said her daughter will be voting her first time, and she asked City Clerk Dickson to provide all the ways people can vote now.

City Clerk Dickson said Early Voting is open 8:30am-4:30pm each day through Sunday, except for Thursday, which is open from NOON-8:00pm. She said the Clerk's Office will be open on Saturday, August 1st from 8:00am-4:00pm to register to vote or obtain an absentee ballot. She said the Satellite Office is open on Thursday from 4:00pm -8:00pm in Room 302 right next to the Early Voting room at the Troy Community Center. She said voters can find more information on the City website or by contacting the Clerk's Office by email or by phone. Mayor Baker said voters who obtained absentee ballots can return them by mail or in the drop boxes. City Clerk Dickson said voters who obtained an absentee ballot also have the option of tabulating their ballot to Early Voting or to their precinct on Election Day. Mayor Pro Tem Chanda asked how people can register to vote. City Clerk Dickson said people who want to register to vote must do so at the City Clerk's Office or at the Satellite Office if they wish to vote in the Primary Election.

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

The Meeting **RECESSED** at 9:13 PM.

The Meeting **RECONVENED** at 9:21 PM.

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 10:05 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk