

Pastor Matt Schuler from Faith Lutheran 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, November 10, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:33 PM.

B. ROLL CALL:

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

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:

Kerry Brennan	Spoke on behalf of Troy Youth Assistance and the need for increased City funding
Stephanie Zendler	Spoke on behalf of Troy Youth Assistance and the need for increased City funding
Walter Cook	Spoke on behalf of Troy Youth Assistance and the need for increased City funding
Shahid Ahmed	Commented on the cricket field and asked for an update on the specific details for when it opens
Sarwat Siddiqui	Commented on the cricket field and asked for an update on the specific details for when it opens

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

City Attorney Bluhm reminded City Council that organizations must perform services in exchange for the funding, and that the contracts have been signed already.

Mayor Baker asked City Management for update information about the cricket fields. Recreation Director Goul responded that there is software in place that will handle reservations similar to how people reserve other fields or facilities.

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 - Animal Control Appeal Board

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2025-11-138

Moved by Chamberlain

Seconded by Hodorek

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

Animal Control Appeal Board

Appointed by Council

5 Regular Members

3 Year Term

Nominations to the Animal Control Appeal Board:

Term Expires: 9/30/2028	Tina Catron
	Term currently held by: Tina Catron

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. No Closed Session Requested

I.4. Election and Oath of Office for Mayor Pro Tem (*Introduced by: Aileen Dickson, City Clerk*)

Resolution #2025-11-139

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council hereby **ELECTS** Hirak Chanda to serve as Mayor Pro Tem for the City Council of the City of Troy for a term scheduled to expire at the first City Council meeting in November 2026 pursuant to City Charter Section 3.7.

Yes: All-7

No: None

MOTION CARRIED

The Meeting **RECESSED** at 7:52 PM.

The Meeting **RECONVENED** at 7:55 PM.

I.5. 2026 City Council Meeting Schedule - Advance (*Introduced by: Frank Nastasi, City Manager*)

Resolution #2025-11-140

Moved by Chamberlain

Seconded by Gunn

BE IT RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00 AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, January 17, 2026 2026 Advance

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

Yes: All-7

No: None

MOTION CARRIED

- I.6. 2026 City of Troy Advance Meeting Facilitation Consulting Services (*Introduced by: Frank Nastasi, City Manager*)

Resolution #2025-11-141

Moved by Chanda

Seconded by Gunn

WHEREAS, Section 12.1 of the City Charter directs City Management to obtain comparative prices for the purchase and sale of all materials except in the employment of professional services; and,

WHEREAS, Jaymes Vettraino has successfully provided services to the City;

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and awards a contract for Advance Meeting Facilitation Consulting Services to Vettraino Consulting, LLC of Michigan for an estimated amount of \$9,950 and hourly rates as detailed in the proposal.

BE IT FINALLY RESOLVED, That the award **IS CONTINGENT** upon submitting executed documents, including insurance certificates and all other specified requirements.

Yes: All-7

No: None

MOTION CARRIED

- I.7. Bid Waiver and Capital Expense Approval: Boulan Park Cricket Field Officials Stand and Maintenance Shed (*Introduced by: Kurt Bovensiepe, DPW Director*)

Resolution #2025-11-142

Moved by Chanda

Seconded by Gunn

RESOLVED, That Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to purchase the Portable Multi-Purpose Elevated Officials Stand and associated accessories from *Aluminum Athletic Equipment Co. of Royersford, PA* for an estimated cost of \$27,269.75, as per the TIPS Cooperative Contract #203023, not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the expenditure of Capital Funds to purchase the shed and associated accessories from *Home Depot* using the OMNIA Partners Purchasing Contract #16154, for an estimated total of \$2,335.58 but not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the Minutes of this meeting.

Yes: All-7

No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-11-143-J-1a

Moved by Hamilton

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) J-4g which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes: All-7

No: None

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2025-11-143-J-2

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

J.2.a. City Council Minutes-Draft – October 20, 2025

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Patrol Rifle Optics Replacement – Troy Police Department

Resolution #2025-11-143-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of the patrol rifle optics to low bidder meeting specifications, *PAI Defense of Columbia City, IN*, for an estimated cost of \$35,815.44 less the estimated trade-in value of \$17,321.00 for an estimated total amount of \$18,494.44, at unit prices contained in the bid tabulation opened October 30, 2025; 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 company's submission of properly executed bid and contract documents and all other specified requirements.

J.4.b. Standard Purchasing Resolution 2: Low Bidders Meeting Specifications – Streetlight Maintenance

Resolution #2025-11-143-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide three (3) year requirements for street, parking lot, and athletic field light maintenance, with an option to renew for one (1) additional year to the low bidder meeting specifications; *Harlan Electric Company, of Rochester Hills, MI* for an estimated total cost of \$267,064.54, at unit prices contained in the bid tabulation opened October 16, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with all work not to exceed budgetary limitations; contract to expire November 30, 2029.

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.

J.4.c. Standard Purchasing Resolution 2: Low Bidder Meeting Specifications — Pool Maintenance and Repair Services

Resolution #2025-11-143-J-4c

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide maintenance and repair services, and opening and closing of the Troy Family Aquatic Center for two (2) years at the City of Troy outdoor and indoor pools (excluding pumps), with two (2), one-year renewal options to the low bidder meeting specifications, *B & B Pools and Spas of Livonia, MI* for an estimated annual cost of \$50,000, at prices contained in the bid tabulation dated October 30, 2025; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2029;

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

J.4.d. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Avondale Youth Assistance

Resolution #2025-11-143-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Avondale Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of \$2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.4.e. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Haven, Inc.

Resolution #2025-11-143-J-4e

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to Haven, Inc. to provide crisis intervention, shelter, advocacy, and counseling to the residents of the City of Troy at a cost of \$2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.4.f. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Community Coalition

Resolution #2025-11-143-J-4f

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Troy Community Coalition to provide community services to prevent drug and alcohol abuse in the amount of \$35,000.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.5. Approval of Subdivision Entrance Sign/Agreement, Windridge Park Homeowners Association, Inc., Homewood Median Right-of-Way at Adams, Section 7

Resolution #2025-11-143-J-5

RESOLVED, That Troy City Council hereby **APPROVES** as to the design and materials proposed, the sign application submitted by Windridge Subdivision Homeowners Association, for the placement of a sign within the Homewood median right of way at Adams Road.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the agreement regarding the maintenance and liability coverage for the sign, and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.6. Private Agreement – Contract for Installation of Municipal Improvements – Barbat Troy Vehicle Fueling/Multi-Use Station – Project No. 25.917.3

Resolution #2025-11-143-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Barbat Organization for the installation of Water Main, Storm Sewer, Underground Detention, 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.7. Malott v. City of Troy

Resolution #2025-11-143-J-7

RESOLVED, That the City Attorney's Office is hereby **AUTHORIZED** and **DIRECTED** to defend the City of Troy in the matter of John and Helen Malott v. City of Troy (Oakland County Circuit Court, Case No. 2025-218237-NO), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

J.8. Delay in Oath of Office

Resolution #2025-11-143-J-8

RESOLVED, That as allowed under Section 6.9 of the Troy Charter, the Troy City Council hereby **RECOGNIZES** that there are extenuating circumstances that prevent the three newly elected City Council members from taking the constitutional oath of office within 10 days of the November 4, 2025 election date, and **DETERMINES** that the oath of office shall be administered to the certified election winners at the start of the November 17, 2025 regular Troy City Council meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AFFIRMS** that the November 4, 2025 Troy City Council election is not concluded until the official certification by the Oakland County Board of Canvassers, and as a result, **DETERMINES** that the expiration of the current terms, and the start of the new terms, as set forth in Section 3.4 of Troy's Charter, is at 7:30 pm on Monday, November 17, 2025.

J.9. City Incurring Cost of Website Electronic Check Payments

Resolution #2025-11-143-J-9

WHEREAS, Since November 2013, the City has used Point & Pay LLC for the processing of credit card, debit card and electronic check (e-check) payments made from the City's website, with the customer paying the service fees; and,

WHEREAS, This has provided City of Troy customers the convenience and time savings of paying for building permits, property taxes, water/sewer bills, miscellaneous billing invoices, and birth and death certificates from anywhere, using the City's website, and it has simultaneously reduced the staff time that would be necessary to process the 38,000 annual transactions; and,

WHEREAS, The City would like to offer its residents and business owners another zero-cost payment method by absorbing the electronic-check service fee;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City to incur the \$.65 service fee for each Point & Pay website electronic-check payment transaction.

Yes: All-7
No: None

MOTION CARRIED

J.10. Traffic Committee Recommendations – October 15, 2025

Resolution #2025-11-143-J-10

6. Request for No Parking Zone Extension – Adler Court

BE IT RESOLVED, That a NO PARKING ZONE **BE ESTABLISHED** in front of 4862 & 4874 Adler Ct on School days between 7:00 AM-9:00 AM and 3:00 PM-5:00 PM.

7. Request for Traffic Control – Warwick Drive at Folkstone Drive

BE IT RESOLVED, That the Warwick Drive Approach at Folkstone Drive **BE MODIFIED** from UNCONTROLLED to YIELD CONTROLLED.

J.4.g. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Youth Assistance

Resolution #2025-11-144

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Troy Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of \$15,000.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

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

K.1. Announcement of Public Hearings:

K.1.a. Community Development Block Grant (CDBG) 2025 Funds – Public Hearing Announcement for November 17, 2025

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:

Dale Murrish	Commented on ideas for improving the Troy Public Library
Ann Erickson Gault	Commented on Ellen Hodorek's last meeting and thanked her for her service to the City
Kelly Jones	Thanked Ellen Hodorek for her service to the City
Sharon MacDonell	Thanked Ellen Hodorek for her dedication and service to the City
Edna Abraham	Thanked Ellen Hodorek for her service, her integrity and her dedication to the City

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

Council Member Hodorek responded that Rethinking Libraries was hired for strategic planning, not for architecture and expenses that were not their expertise. She commented that bid for library renovations came back way higher than what was budgeted, so the City decided to hire an architect to give a proposal for costs.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Joint Local Development Finance Authority Minutes-Final – October 21, 2024

O.1.b. Brownfield Redevelopment Authority Minutes-Final – April 15, 2025

O.1.c. Animal Control Appeal Board Meeting Minutes-Final-July 23, 2025

O.1.d. Brownfield Redevelopment Authority Special Meeting Minutes-Final – September 3, 2025

O.1.e. Planning Commission Meeting Minutes-Final-October 14, 2025

O.2. Department Reports:

O.2.a. Troy Racquet Club Annual Report

O.2.b. Troy Nature Society Financial Statements and Annual Report for Fiscal Year Ending 2025

O.3. Letters of Appreciation: None Submitted

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-21875

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Gunn commented that today is the 50th anniversary of the Edmund Fitzgerald tragedy that is part of Michigan's history.

Council Member Gunn acknowledged the Troy High School Tennis Team for winning the state championship. He also applauded Ryan Wang, who was named 2025 US Presidential Scholar and was one of 2 in the state.

Mayor Baker commented that the Veterans Day Ceremony is on Tuesday, November 11th at 11:00 AM in the Veterans Plaza in front of City Hall.

Mayor Baker commented that on Friday, December 5th is the annual Christmas Tree Lighting, which will be at a new location at the rink in the Pavilion.

Mayor Baker commented on the loss of former Mayor Jeanne Stine. He said she was such an important part of our community and her legacy will be felt for a long, long time.

Council Member Brooks commented on the election results and it will allow the City to reflect, regroup and discuss the options at the Advance meeting. She congratulated the incumbents, Council Member Chamberlain and Council Member Hamilton, and the newly elected Analisa Bluhm.

Council Member Gunn honored Council Member Hodorek for her 12 years of outstanding service to the City, and thanked her for her leadership, friendship, mentorship, and her dedication, love for Troy, and commitment to public service have left a lasting mark on the City and will be felt for a long time.

Council Chamberlain thanked Council Member Hodorek for her service to the City and for inspiring her to run for City Council. She said Ellen's dedication, thoughtful leadership, and deep commitment have left a lasting, indelible mark on Troy. She said Ellen always kept "doing what is right for the residents" the forefront in her decision making. She thanked her for the example she has set for public leadership in the Troy.

Council Member Chanda thanked Council Member Hodorek for her 12 years of public service. He said he embodies the true spirit of public servant, and he applauded her always setting aside partisan politics and doing what is right for Troy and its residents.

Council Member Brooks commented that she was apprehensive when first joining City Council, but that quickly turned to excitement when she met Council Member Hodorek. She appreciated Ellen's positivity, encouragement, and perspective when facing difficult decisions. She thanked her for all her years of service and she looks forwards to having more conversations.

Council Member Hamilton commented that the City recently celebrated the life of Jeanne Stine, who recently passed and was one of the greatest public servants in Troy. He said when asked what encompasses City Council, he thinks of Council Member Hodorek, who is honored and continuing the legacy that Jeanne Stine built and continuing the balance of compassionate nonpartisan public service. He said Ellen's leadership has greatly improved how City Council works together, compromises, come up with solutions that are built to last and helps the City run better. He said it has been an honor serving with Ellen to make Troy a better place.

Mayor Baker said Council Member Hodorek was a huge part for the success of the tone of City Council. He said he is grateful for the relationship that was built with Ellen and how she has supported, disagreed with, and help keep the relationships at the council table strong. He said her ability to maintain a nonpartisan role throughout her 12 years on City Council is her legacy.

Council Member Hodorek spoke about the nation and city's political and financial situation when she joined City Council 12 years ago. She spoke of previous leaders, City employees, and organizations who helped guide her decisions in a nonpartisan way during her time on City Council. She acknowledged City Manager Nastasi, City Attorney Bluhm, and fellow Mayor and Council Members and individually spoke of their relationships, qualities, and work together during her time on City Council. Council Member Hodorek welcomed Analisa Bluhm and offered encouragement in her new role. She shared a lovely written message from her father's yearbook from 1940 that spoke about leadership, loyalty, and the key to facing confusions of the world.

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

The Meeting **ADJOURNED** at 9:27 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

November 17, 2025

Regular Meeting

December 1, 2025

Regular Meeting

December 15, 2025

Regular Meeting