

Public Affairs Director Pervaiz Khan from Ahmadiyya Muslim Community performed the Invocation. The Pledge of Allegiance to the Flag was given.

OATH OF OFFICE:**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on November 17, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:41 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**C.1. Legislative Update by Senator Webber****C.2. Fiscal Year 2025 Audit Presentation**

- a. Independent Auditor's Communication with Those Charged with Governance 2025
- b. Single Audit Report 2025
- c. Financial Audit Report 2025

D. CARRYOVER ITEMS:**D.1. No Carryover Items****E. PUBLIC HEARINGS:****E.1. Community Development Block Grant (CDBG) 2026 Funds (*Introduced by: Kurt Bovensiep, DPW Director, and Courtney Flynn, Communications Director*)**

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

Resolution #2025-11-145
Moved by Chamberlain
Seconded by Gunn

WHEREAS, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and

Development (CPD) programs; and,

WHEREAS, Oakland County has requested CDBG-eligible projects from participating communities for inclusion in the Action Plan; and,

WHEREAS, The City of Troy has duly advertised and conducted a public hearing on November 17, 2025 for the purpose of receiving public comments regarding the proposed use of PY 2026 Community Development Block Grant (CDBG) funds in an amount to be determined at a later date by Oakland County, after the PY 2026 CDBG Project Applications are submitted; and,

WHEREAS, The City of Troy found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high-priority need:

- Public Facilities and Improvements: Continued construction of the all-inclusive playground structure at Boulan Park
- Public Services: Yard Services

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to submit the City of Troy CDBG application to Oakland County for inclusion in Oakland County’s Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Mayor is hereby **AUTHORIZED TO EXECUTE** all documents, agreements, or contracts which result from this application to Oakland County.

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:

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 - None; b) City Council Nominations - None

- a) **Mayoral Nominations: None**
- b) **City Council Nominations: None**

I.3. Request for Closed Session

Resolution #2025-11-146
Moved by Baker
Seconded by Hamilton

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e) -Troy v. Denha.

Yes: All-7
No: None

MOTION CARRIED

**I.4. Adoption of the Proposed 2025-2026 City Council Rules of Procedure
(Introduced by: Aileen Dickson, City Clerk)**

Resolution #2025-11-147
Moved by Chanda
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **ADOPTS** the Troy City Council Rules of Procedure, as amended; a copy of which shall be **ATTACHED** to the original 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 #2025-11-148-J-1a
Moved by Hamilton
Seconded by Brooks

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

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 #2025-11-148-J-2

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

J.2.a. City Council Minutes-Draft - November 10, 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 Bidders Meeting Specifications – Asphalt Paving Materials – Hot Patch

Resolution #2025-11-148-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Asphalt Paving Materials – Hot Patch with provisions to renew for one (1) additional year to the following low bidders:

- *Cadillac Asphalt, LLC of Farmington Hills, MI*
Primary Supplier for items #'s 1, 4, 5, 6, 7,8 and 9
- *Ajax Materials Corporation of Troy, MI*
Primary Supplier for item #'s 2, 3, 8
Secondary supplier for item #'s 1,6,7, and 9
- *SoySolv Biosolvents, LLC of Broadview Heights, OH*
Primary of item #'s 10,11

All materials to be purchased on an as-needed basis at the unit prices contained in the bid tabulation opened November 6, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting with contracts expiring December 31, 2027.

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.

J.4.b. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Winter Meeting

Resolution #2025-11-148-J-4b

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 US Conference of Mayors 94th Winter Meeting, in accordance with accounting procedures of the City of Troy.

J.5. Cooperative Purchasing Programs Resolution

Resolution #2025-11-148-J-5

WHEREAS, That City Administration recommends participation in the Cooperative Purchasing Programs when in the best interest of the City;

BE IT RESOLVED, That Troy City Council **AUTHORIZES** participation in the Cooperative Purchasing Programs (listed below) to satisfy bid requirements when in the best interest of the City:

- MiDEAL – State of Michigan
- Oakland County Extended Purchasing Program
- Suburban Library Cooperative
- REMC – Regional Media Center Association of Michigan
- Sourcewell - formally NJPA – National Joint Power Alliance
- MiCTA – Michigan Collegiate Telecommunications Association
- OMNIA Partners – formally National IPA – National Intergovernmental Purchasing Alliance, and NIGP – US Communities

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** *Blanket Authorizations(s)* to administratively approve purchases for operating supplies and services above the \$10,000 limit obtained through an approved Cooperative; **EXCEPT** for those Capital (401 Fund) purchases which shall be presented to Troy City Council for review and approval.

J.6. Request for Acceptance of a Permanent Easement and Approval of a Stormwater Management Operations and Maintenance Agreement, F Squared, LLC, Sidwell #88-20-28-252-016

Resolution #2025-11-148-J-6

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for water mains from F Squared, LLC, owners of the property having Sidwell #88-20-28-252-016.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between F Squared, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the property owned by F Squared, LLC and identified by Sidwell #88-20-28-252-016.

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

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.7. Request for Acceptance of a Permanent Easement, Sultan Homes, Inc, Sidwell #88020-24-301-001

Resolution #2025-11-148-J-7

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for sidewalks and pathways from Sultan Homes, Inc., owner of the property having Sidwell #88-20-24-301-001.

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.

J.8. Request for Acceptance of Four Permanent Easements, Mondrian Properties Surrey, LLC, Sidwell #88-20-13-228-022, -023 and -024

Resolution #2025-11-148-J-8

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for public service and franchise utilities, ingress and egress for emergency services, sanitary sewers, and water mains from Mondrian Properties Surrey, LLC, owner of the properties having Sidwell #88-20-13-228-022, #88-20-13-228-023 and #88-20-13-228-024.

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

J.9. Support Emergency Operations Plan

Resolution #2025-11-148-J-9

WHEREAS, The City of Troy elected to be incorporated into the Oakland County Emergency Management Program and that be becoming part of the Oakland County Emergency Management Program, the City of Troy, and Oakland County have certain responsibilities to each other; and,

WHEREAS, This Support Emergency Operations Plan (Support EOP) has been developed to identify the responsibilities between the City of Troy and Oakland County in regards to emergency management activities; and,

WHEREAS, The plan provides a framework for the City to use in performing emergency functions before, during, and after a natural disaster, hostile attack, technological incident or other emergency; and,

WHEREAS, This Support EOP is to be used in concurrence with Oakland County’s Emergency Operations Plan as it is a supporting document; and,

WHEREAS, The Support EOP will be maintained in accordance with the current standards of the Oakland County Emergency Operations Plan. Review of this plan shall be accomplished every four years;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ADOPTS** this Support Emergency Operations Plan, in support to the Oakland County Emergency Operations Plan.

J.10. Stormwater Management Operations and Maintenance Agreement, Warrior Baseball Complex, LLC, Sidwell #88-20-32-126-031, 032 & 033

Resolution #2025-11-148-J-10

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Warriors Baseball Complex, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater detention facilities on the properties owned by Warriors Baseball Complex, LLC, and identified by Sidwell #88-20-32-126-031, -032 & -033.

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

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.11. Request for Recognition as a Nonprofit Organization from Filipino American Sports Teams of Detroit Recreation Inc.

Resolution #2025-11-148-J-11

RESOLVED, That Troy City Council hereby **APPROVES** the request from Filipino American Sports Teams of Detroit Recreation Inc., asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. ANNOUNCE PUBLIC HEARING (DECEMBER 1, 2025) – CONDITIONAL REZONING – (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, From NN (Neighborhood Node “Q”) & R-1B (One Family

Residential) Zoning Districts to RT (One Family Attached) Zoning District.

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:

Mary Ellen Barden	Commented on zoning issues and plans
Ken Brodzinski	Commented on the November 4 th election; thanked all the candidates and workers; thanked Ellen Hodorek for her service to the City of Troy
Alex Darrow	Commented in opposition to Flock camera system
Walter Cook	Thanked City Council for their support for TYA and thanked Ellen Hodorek for her special attention to the item; thanked Courtney Flynn and Dylan Clark for an awesome Community Academy

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

Council Member Bluhm	Thanked Mr. Cook for his comments about Community Academy and encouraged all residents to apply to future Academies
Council Member Hamilton	Asked City Attorney Bluhm to comment on the timeline for the zoning amendments; City Attorney Bluhm responded that the zoning amendments are a priority and they should be coming soon
Council Member Chamberlain	Responded that she did stop by at Ms. Barden’s house, and she is willing to continue the conversation with her.
Council Member Chamberlain	Commented that she is working on personal charitable efforts to benefit TYA
Mayor Baker	Thanked Ms. Barden for her comments and he will respond to her email; thanked Mr. Brodzinski for sharing his comments and hopes he will consider serving in another capacity; thanked Mr. Cook for the work he is doing with TYA; thanked Mr. Darrow for his comments and will take them under consideration

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 Troy Subcommittee Regular Meeting Minutes-Final- April 21, 2025

- O.1.b. Civil Service Commission (Act 78)-Final - August 25, 2025**
- O.1.c. Election Commission-Final - September 5, 2025**
- O.1.d. Building Code Board of Appeals Meeting Minutes-October 1, 2025**
- O.2. Department Reports:**
 - O.2.a. Chapter 14A Elected and Appointed Officials Ethics Ordinance for City Council Review**
- O.3. Letters of Appreciation:**
 - O.3.a. Letter of Appreciation from Springfield Charter Township to Mayor Ethan Baker and the City of Troy**
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

P. COUNCIL COMMENTS:

P.1. Council Comments

Mayor Baker congratulated Council Member Hamilton and Council Member Chamberlain for serving another term on City Council, and he congratulated and welcomed Council Member Bluhm to City Council.

Council Member Bluhm thanked everyone for their support and for a positive campaign season. She said it is a great honor to have been elected to City Council, and she looks forward to learning from and working with City Council and representing Troy residents well.

Council Member Hamilton said he is honored to be chosen by Troy residents to serve them for another term. He congratulated Council Member Chamberlain and Council Member Bluhm on being elected. He said there is a lot of important decisions to be made regarding capital and public safety needs and he looks forward to the next 4 years.

Council Member Chamberlain said that being on City Council is about serving the residents. She said this campaign was about listening to the residents. She said that she is honored to serve the residents for another term. She said the election results shows that the current Council is a good team to face the decisions for capital needs and she will emphasize community engagement going forward. She commented that she is interested in bringing back the FIT Team.

Council Member Hamilton thanked City Clerk Dickson, staff and poll workers for conducting a smooth, successful election with one of the highest turnouts for a local election at 30%.

Mayor Pro Tem Chanda congratulated Council Member Chamberlain and Council Member Hamilton for being re-elected to another term and he congratulated and welcomed Council Member Bluhm on joining City Council. He said it is an honor to serve a city where the residents care so much for their community.

Council Member Chanda commented on the financial needs for Troy Youth Assistance, and although the City cannot provide funding, he hopes the citizens of Troy will help to meet their financial needs.

Council Member Gunn welcomed back Council Member Chamberlain and Council Member Hamilton and he welcomed Council Member Bluhm on joining City Council.

Council Member Gunn commented on a recent robbery and the great job the Troy Police Department did apprehending the suspect quickly.

Council Member Gunn commented on the upcoming holiday season and wished everyone a safe and meaningful Thanksgiving.

Council Member Brooks congratulated Council Member Chamberlain and Council Member Hamilton for being re-elected to another term and he congratulated and welcomed Council Member Bluhm on joining City Council.

Council Member Brooks wished everyone a safe Thanksgiving holiday and encouraged everyone to keep others in mind during this holiday season.

Mayor Baker wished everyone a Happy Thanksgiving. He said that drunk driving increases during the Thanksgiving holiday, so he encourages everyone to be safe.

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 9:33 PM.
The Meeting **RECONVENED** at 9:38 PM.

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:50 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk