



TROY CITY COUNCIL

Regular Meeting Agenda

December 15, 2025
Convening at 7:30 PM

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



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", written in a cursive style.

Frank 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", written above a horizontal line.

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Annalisa Bluhm", written above a horizontal line.

Council Member Annalisa Bluhm

A handwritten signature in blue ink, appearing to read "Theresa Brooks", written above a horizontal line.

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain", written above a horizontal line.

Council Member Rebecca Chamberlain

A handwritten signature in blue ink, appearing to read "Hiram Chanda", written above a horizontal line.

Mayor Pro Tem Hiram Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn", written above a horizontal line.

Council Member Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton", written above a horizontal line.

Council Member David Hamilton



CITY COUNCIL AGENDA

December 15, 2025 - 7:30 PM

City Council Chambers
500 W. Big Beaver Rd.
Troy, MI 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: Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Presentation by SEMCOG on TAP Grant Award (Presented by: Amy O’Leary, SEMCOG Executive Director)

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 - Local Development Finance Authority, Planning Commission; b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Liquor Advisory Committee, Parks & Recreation Advisory Board, Southeastern Michigan Council of Governments (SEMCOG), Traffic Committee

I.3. No Closed Session Requested

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 - December 1, 2025

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2 - Low Bidder Meeting Specifications — Vehicle Graphic Materials, Application and Removal

J.4.b. Bid Waiver – Professional Services – DiSC Profile Assessments and Training

J.5. Recommended Pay Ranges for Part-time Classifications

J.6. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Corse Solutions, LLC, Sidwell #88-20-34-155-001

J.7. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, RW Troy Property, LLC, Sidwell #88-20-28-478-062

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. **Announcement of Public Hearings:**

K.1.a. January 12, 2026 - Announcement of Public Hearing for the City of Troy 2026-2030 Parks and Recreation Master Plan

- 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. **Fiscal Year 2026 - First Quarter Financial Report**
 - O.2.b. **Public Act 202 - Fiscal Year 2025 Pension & OPEB Report**
 - O.2.c. **Troy Public Library Annual Report**
 - O.3. **Letters of Appreciation: None Submitted**
 - 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**

- S. **ADJOURNMENT**

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Saturday, January 17, 2026	2026 Advance
Monday, January 26, 2026	Special Meeting - City Manager & City Attorney Evaluations
Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

January 12, 2026	Regular Meeting
January 26, 2026	Regular Meeting
February 9, 2026	Regular Meeting
February 23, 2026	Regular Meeting
March 2, 2026	Regular Meeting
March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
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

December 15, 2025 - 7:30 PM

City Council Chambers
500 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3316

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INVOCATION: Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church

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

Suggested Resolution

Resolution #2025-12-
Moved by
Seconded by

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

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. Presentation by SEMCOG on TAP Grant Award (Presented by: Amy O’Leary, SEMCOG Executive Director)

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 include 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 - Local Development Finance Authority, Planning Commission; b) City Council Appointments - None

a) Mayoral Appointments:

Suggested Resolution

Resolution #2025-12-

Moved by

Seconded by

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:

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 11/06/2029	Rebecca Chamberlain	Alternate; City Council Member
	Term currently held by: Ellen Hodorek	

Planning Commission

Appointed by Mayor
9 Regular Members
3 Year Term

Nominations to the Planning Commission:

Term Expires: 12/31/2028	Tyler Fox
	Term currently held by: Tyler Fox
Term Expires: 12/31/2028	Thomas Krent
	Term currently held by: Thomas Krent
Term Expires: 12/31/2028	Marianne Perakis
	Term currently held by: Marianna Perakis

Yes:
No:

b) **City Council Nominations: None**

I.2. **Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Liquor Advisory Committee, Parks & Recreation Advisory Board, Southeastern Michigan Council of Governments (SEMCOG), Traffic Committee**

a) **Mayoral Nominations:**

Suggested Resolution

Resolution #2025-12-

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	Notes 3
Baker, Ethan		11/8/2027	Mayor		
Bica-Grodsky, Lisa	9/23/2025	10/30/2026			
Cheriguene, Sadia	10/20/2024	10/30/2026			
Chezick, Edward	10/20/2024	10/30/2028			
Fakhoury, Awni	9/28/2023	10/30/2027			
Mohideen, Syeda	9/28/2023	10/30/2027			
Natcheva, Daniela	11/8/2021	10/30/2028			
Noguez-Ortiz, Carolina	12/20/2024	10/30/2028	BRA exp 4/30/2026		
Sekhri, Suneel	11/5/2023	10/30/2027			
Vacancy		7/31/2026	Athens High School Rep		

Vacancy		7/31/2026	Troy High School Rep		
Vacancy		7/31/2026	International Academy Student Rep		
Vacancy		10/30/2028	MiVida Burrus resigned 5/22/2025		
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: 7/31/2026		Athens High School Student Rep.
	Term currently held by: Vacant	
Term Expires: 7/31/2026		Troy High School Student Rep
	Term currently held by: Vacant	
Term Expires: 7/31/2026		International Academy Student Rep.
	Term currently held by: Vacant	
Term Expires: 10/30/2026		
	Term currently held by: Vacancy - Philippe Cicchini resigned	
Term Expires: 10/30/2028		
	Term currently held by: Vacancy - MiVida Burrus resigned	

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Anam, Kavya	7/15/2027	Troy HS Student	Graduates 2028
Batool, Syeda	3/5/2026		
Comiskey, Ann	12/22/2026		
Devulapalli, Ramachandra	8/29/2026		
Dicker, Susanne Forbes	12/26/2026		
Lee, Seojin Sarah	4/21/2025	Troy HS Student	Graduates 2026
Marshall, Everett	1/3/2027	Athens HS Student	Graduates 2027
Swaminathan, Abi	7/8/2027		

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-12-

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:

Liquor Advisory Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Bluhm, Annalisa	10/2/2025	1/31/2027	Resigned 11/12/2025		
Comiskey, Ann	1/26/2026	1/31/2027			
Giorgi, Lynn		Ordinance	Police Dept. Liaison		
Gorcyca, David	12/4/2021	1/31/2026			Requests Reappointment
Haight, David	4/11/2024	1/31/2028		Personnel Bd. exp 4/30/2026	
Jones, Kelly	12/20/2024	1/31/2026			
Kaltsounis, Andrew	6/30/2027	1/31/2027			
Martin, Matthew	5/11/2024				

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2027	
	Term currently held by: Annalisa Bluhm resigned

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Sabbagh, Allen	9/17/2026		
Wodzinski, Todd	12/9/2026		LDFA exp 6/30/2027

Parks and Recreation Board

Appointed by Council

7 Regular Members and 1 Troy School Board of Education Representative
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Atmakur, Sanika	9/18/2026	7/31/2026	Student		
Brady, Michael	9/2/2026	9/30/2027			
Brady, Pamela	7/10/2027	9/30/2028			
Colussi, Casey	8/20/2022	9/30/2026			
Girling, Janice	8/4/2027	9/30/2028			
Goul, Brian			Recreation Director		
Jansen, Matt	9/9/2026	7/31/2026	Troy School District Representative		
Martin, Kelly	4/26/2025	9/30/2026			
Mudaliar, Vinodh Kumar	7/29/2027	9/30/2028			
Vacancy		9/30/2027	John Shepherd resigned		

Nominations to the Parks and Recreation Board:

Term Expires: 9/30/2027	
	Term currently held by: John Shepherd resigned

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Anam, Kavya	7/15/2027	Student - Graduates 2028	
Battle, Timothy	10/22/2026		
Catron, Tina	11/13/2027		

Dicker, Susanne Forbes	12/26/2026		
Emerson, Rosalyn	9/2/2026		
Faiz, Iqbal	10/15/2026		
Forster, Jeffrey	1/22/2026		
Hoef, Paul	9/23/2026		
Marshall, Everett	1/3/2027	Student - Graduates 2027	
Pettinato, Jillian	11/27/2025		
Sabbagh, Allen	9/17/2026		
Suresh, Nidheesh	7/29/2027	Student - Graduates 2026	
Swaminathan, Abi	7/8/2027		

Southeastern Michigan Council of Governments (SEMCOG)

Appointed by Council
1 Regular Members and 1 Alternate Member
Appointed Every Odd-Year Election

Nominations to the Southeastern Michigan Council of Governments (SEMCOG):

Term Expires: 11/8/2027		Delegate
	Term currently held by: Council Member Hamilton	
Term Expires: 11/8/2027		Alternate
	Term currently held by: Council Member Chanda	

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 3
Battle, Timothy	10/22/2026	1/31/2028		
Christiansen, Dale	11/22/2024	1/31/2026		
Finlay, G. Scott		Ex-Officio Member		
Hullinger, Peter		Ex-Officio Member		

Jeeda, Swathi	7/2/2025	7/31/2025	Student	Graduates 2026
Jones, Joshua		Ex-Officio Member		
Kenkre, Shama	9/11/2026	1/31/2028		
Petrulis, Al	9/2/2026	1/31/2026	ACAB exp 9/30/2027	
Rose, Justin	11/5/2023	1/31/2027		
Swaminathan, Abi	9/2/2025	1/31/2027		
Ziegenfelder, Peter	12/14/2024	1/31/2026		

Nominations to the Traffic Committee:

Term Expires: 7/31/2026	
	Term currently held by: Swathi Jeeda

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Anam, Kavya	7/15/2027	Student - Graduales 2028	
Marshall, Everett	1/3/2027	Student - Graduates 2027	
Suresh, Nidheesh	7/29/2027	Student - Graduates 2026	

Yes:

No:

I.3. No Closed Session Requested

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-12-

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:

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

J.2. Approval of City Council Minutes

Suggested Resolution

Resolution #2025-12-

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

J.2.a. City Council Minutes-Draft - December 1, 2025

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2 - Low Bidder Meeting Specifications — Vehicle Graphic Materials, Application and Removal

Suggested Resolution

Resolution #2025-12-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract to provide and/or install and remove Vehicle Graphic Materials with an option to renew for three (3) additional years to the low bidder meeting specifications *Majik Graphics, Inc. of Clinton Township, MI*, for an estimated total cost of \$60,772, at unit prices contained in the bid tabulation opened December 4, 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 December 31, 2030.

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

J.4.b. Bid Waiver – Professional Services – DiSC Profile Assessments and Training

Suggested Resolution

Resolution #2025-12-

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** formal bid process and **AWARDS** a contract for DiSC assessments and training for City staff to *Bortell Consulting LLC of Plymouth, MI* for an estimated \$10,124.00 at prices as detailed in the quote dated December 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the ongoing use of *Bortell Consulting LLC* for DiSC Assessment, Facilitation and Training as needed by the Human Resources Department, not to exceed budgetary limitations.

J.5. Recommended Pay Ranges for Part-time Classifications

Suggested Resolution
Resolution #2025-12-

WHEREAS, The Pay Ranges and Job Classifications for part-time employees was last revised January 2025; and,

WHEREAS, Competitive market forces, minimum wage laws and organizational changes require updates to job classifications and pay ranges in this plan;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the January 3, 2026 revisions to the Pay Ranges for Part-time Job Classifications.

J.6. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Corse Solutions, LLC, Sidwell #88-20-34-155-001

Suggested Resolution
Resolution #2025-12-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Corse Solutions, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the property owned by Corse Solutions, LLC, and identified by Sidwell #88-20-34-155-001.

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.7. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, RW Troy Property, LLC, Sidwell #88-20-28-478-062

Suggested Resolution
Resolution #2025-12-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between RW Troy Property, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the properties owned by Motor City Church International and identified by Sidwell #88-20-28-478-062.

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.

- K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**
- K.1. Announcement of Public Hearings:**
- K.1.a. January 12, 2026 - Announcement of Public Hearing for the City of Troy 2026-2030 Parks and Recreation Master Plan**
- 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. Fiscal Year 2026 - First Quarter Financial Report**
- O.2.b. Public Act 202 - Fiscal Year 2025 Pension & OPEB Report**
- O.2.c. Troy Public Library Annual Report**
- O.3. Letters of Appreciation: None Submitted**
- 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

S. ADJOURNMENT

Submitted By
The City Manager



Frank Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Saturday, January 17, 2026	2026 Advance
Monday, January 26, 2026	Special Meeting - City Manager & City Attorney Evaluations
Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

January 12, 2026	Regular Meeting
January 26, 2026	Regular Meeting
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March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting

July 13, 2026
July 27, 2026
August 10, 2026
August 31, 2026
September 14, 2026
September 28, 2026
October 5, 2026
October 26, 2026
November 9, 2026
November 16, 2026
December 7, 2026
December 14, 2026

Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

J.2.a. City Council Minutes-Draft - December 1, 2025

ATTACHMENT(S):

20251201

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, December 1, 2025 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-Absent
- Theresa Brooks
- Rebecca A. Chamberlain
- Hirak Chanda
- Mark Gunn
- David Hamilton

Resolution #2025-12-149
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Bluhm at the Regular City Council Meeting of December 1, 2025, due to being out of the county.

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

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. *Avondale Youth Assistance Annual Update (Presented by Michael Kazyak, Chairperson)*

D. CARRYOVER ITEMS:

- D.1. No Carryover Items

E. PUBLIC HEARINGS:

- E.1. **CONDITIONAL REZONING – (JPCR2025-002) – Proposed Village of Hastings, East**

**side of Livernois, North of Square Lake (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
(Introduced by: Brent Savidant, Community Development Director)**

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving comment from Mary Ellen Barden, Jeff Williams, Leasa Williams, and Deborah Louzecky.

Resolution #2025-12-150

Moved by Chanda

Seconded by Chamberlain

WHEREAS, The City is in receipt of a proposed rezoning request from R-1B (One Family Residential) and NN (Neighborhood Node “Q”) District to MF (Multiple Family) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the east side of Livernois, north of Square Lake, being approximately 5 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on February 25, 2025; and,

WHEREAS, The Planning Commission, by a vote of 8-0, recommended approval of the conditional rezoning; and,

WHEREAS, The proposed conditional rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The conditional rezoning would permit greater flexibility in use and development of the property; and,

WHEREAS, The conditions offered by the applicant reasonably protect the adjacent properties; and,

WHEREAS, The conditional rezoning would be compatible with surrounding zoning and land use; and,

WHEREAS, The proposed conditional rezoning meets the Standards for Rezoning Approval listed in Section 16.04.C(3) of the City of Troy Zoning Ordinance;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1B and NN Districts to be conditionally rezoned to MF District.

BE IT FURTHER RESOLVED, City Council hereby **APPROVES** the Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

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

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 - Local Development Finance Authority, Planning Commission; b) City Council Nominations - None

a) **Mayoral Nominations:**

Resolution #2025-12-151
Moved by Baker
Seconded by Hamilton

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:

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 11/06/2029	Council Member Rebecca Chamberlain	Alternate; City Council Member
	Term currently held by: Ellen Hodorek	

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

MOTION CARRIED

Resolution #2025-12-152
 Moved by Baker
 Seconded by Chanda

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:

[Planning Commission](#)

Appointed by Mayor
 9 Regular Members
 3 Year Term

Nominations to the Planning Commission:

Term Expires: 12/31/2028	Tyler Fox
	Term currently held by: Tyler Fox
Term Expires: 12/31/2028	Thomas Krent
	Term currently held by: Thomas Krent
Term Expires: 12/31/2028	Marianna Perakis
	Term currently held by: Marianna Perakis

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

MOTION CARRIED

b) City Council Nominations: None

I.3. No Closed Session Requested

I.4. 2026 City Council Meeting Schedule (*Introduced by: Frank Nastasi, City Manager*)

Resolution #2025-12-153

Moved by Gunn

Seconded by Chanda

RESOLVED, That Troy City Council **SHALL HOLD** Regular Meetings in calendar year 2026 on the following dates at 7:30 PM in the City Council Chamber or as otherwise provided by the City Council Rules of Procedure:

- Monday, January 12 & 26
- Monday, February 9 & 23
- Monday, March 2 & 23
- Monday, April 6 & 27
- Monday, May 11 & 18
- Monday, June 15 & 29
- Monday, July 13 & 27
- Monday, August 10 & 31
- Monday, September 14 & 28
- Monday, October 5 & 26
- Monday, November 9 & 16
- Monday, December 7 & 14

BE IT FURTHER RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings for City Manager and City Attorney Evaluations in calendar year 2026 on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

- Monday, January 26
- Wednesday, March 25

BE IT FURTHER RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings for presentation of the proposed budget in calendar year 2026 on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

- Monday, April 13
- Wednesday, April 15 (as needed)

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: Gunn, Hamilton, Baker, Brooks, Chamberlain, Chanda

No: None
Absent: Bluhm

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-12-154-J-1a
Moved by Hamilton
Seconded by Chamberlain

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

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

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2025-12- 154-J-2a

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

J.2.a. City Council Minutes-Draft - November 17, 2025

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Low Bidder Meeting Specifications – Tee Shirts for Various City Departments

Resolution #2025-12-154-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for one (1) additional year to provide Tee Shirts for the City of Troy on an as needed basis to the overall low bidder meeting specifications, *DRN's Corporation of Brooklyn, NY* at 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 all expenses not to exceed budgetary limitations; contract to expire November 30, 2028.

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

J.4.b. Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract — Axon Body-Worn Cameras, In-Car Cameras and Tasers Renewal and Upgraded Services – Troy Police Department

Resolution #2025-12-154-J-4b

RESOLVED, That Troy City Council, in the best interest of the City, **AWARDS** a five (5) year contract effective July 1, 2026 to *Axon Enterprise, Inc. of Scottsdale, AZ* in order to purchase the fully integrated Axon system with cloud storage and service and support for an estimated 5-year total cost of \$3,107,437.46 as detailed in the attached quote and as per the Sourcewell Cooperative Purchasing Contract #101223-AXN; a copy which shall be **ATTACHED** to the Minutes of this meeting.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **APPROVES** the agreement with Axon Enterprise, Inc. and **AUTHORIZES** the Troy Police Chief to **EXECUTE** the attached Agreement; a copy which shall be **ATTACHED** to the Minutes of this meeting.

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

J.5. Proposed Consent Judgment for Troy v. Denha

Resolution #2025-12-154-J-5

RESOLVED; That Troy City Council hereby **APPROVES** the proposed Consent Judgment in the City of Troy v Rocky and Noor Denha condemnation case, Oakland County Circuit Court case number 2024-209375 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065, and **FURTHER AUTHORIZES** the City Attorney or designee to execute the document on behalf of the City of Troy; a copy of the Consent Judgment is to be **ATTACHED** to the original Minutes of this meeting.

J.6. Designation of Act 51 Street Administrator

Resolution #2025-12-154-J-6

WHEREAS, Section 13(9) of Act 51, Public Act of 1951 requires that each incorporated city and village (to which funds are returned under the provisions of this section) designate a single Street Administrator who shall be responsible for and shall represent the municipality in transactions with the Michigan Department of Transportation pursuant to this act; and,

WHEREAS, The Street Administrator shall be responsible for and coordinate street improvements, maintenance, traffic operations work, and the development, construction, or repair of off-street parking facilities and construction or repair of street lighting; and,

WHEREAS, It has historically been the City Manager who serves as the designated Street Administrator for the City of Troy;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DESIGNATES** City Manager, Frank Nastasi, as the single Street Administrator for the City of Troy in all transactions with the Michigan Department of Transportation.

J.7. Traffic Committee Recommendations and Minutes — November 19, 2025

Resolution #2025-12-154-J-7

BE IT RESOLVED, That the Sandpiper Drive Approach at Osprey Drive **BE MODIFIED** from UNCONTROLLED to STOP CONTROLLED.

BE IT RESOLVED, That the Osprey Drive Approach at Macaw Drive **BE MODIFIED** from UNCONTROLLED to STOP CONTROLLED.

BE IT RESOLVED, That the Dexter Drive Approach at Wayfarer Drive **BE MODIFIED** from UNCONTROLLED to STOP CONTROLLED.

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:

Mary Ellen Barden	Spoke about concerns with residential density
Susan Kuhn	Spoke about senior café used for elections, costs for mailing Troy Today and road construction on Wattles

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

City Manager Nastasi said he will get mailing costs to City Council and Ms. Kuhn. Public Works Director said the construction on Wattles is part of the Carbon Reduction Grant.

Council Member Hamilton encouraged Ms. Barden to attend Planning Commission meetings as they are discussing zoning ordinance amendments as a result of the approved Master Plan.

Council Member Gunn thanked Ms. Barden for getting involved. He also asked if senior lunches could be moved to a different location during election time. City Manager Nastasi said he will look into options regarding senior lunches.

Mayor Baker said Troy experiences phases of change and it is important to have residential involvement with proposed residential developments.

Mayor Pro Tem Chanda asked City Management if it is possible for residents to opt out of receiving the hardcopy of the Troy Today newsletter. City Manager Nastasi said they will look into options.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Traffic Committee Final Minutes October 15, 2025

O.1.b. Planning Commission Meeting Minutes-Final-October 28, 2025

Noted and Filed

O.2. Department Reports: None Submitted

O.3. Letters of Appreciation:

O.3.a. LOA to Troy Fire Department from Resident, Nancy Hartwell

O.3.b. LOA to Troy Fire Department from Rochester Hills Fire Department

Noted and Filed

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

O.5. Notice of Hearing for the Gas Customers of DTE Gas Company, Case No. U-21973

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Gunn thanked Public Works Director Bovensiep and staff for their quick response to the recent snow event.

Council Member Gunn spotlighted organizations that give back to the community and he encouraged donations to further their mission.

Council Member Gunn thanked Police Chief Jones and staff for their response to a threat to a Troy resident.

Council Member Chamberlain thanked the Police Department for their hard work during Black Friday. She also stressed the importance of supporting Small Business Saturday.

Council Member Chamberlain recognized that today is Romanian National Day and one of the largest Romanian-American communities is here in Troy.

Council Member Chamberlain acknowledged that Tuesday is Giving Tuesday and encouraged everyone to donate or volunteer to support nonprofits.

Mayor Baker said that the annual Christmas Tree Lighting is on Friday, December 5th at the rink at Jeanne M. Stine Community Park. He said ice skating will start at 5:00 PM with the Christmas Tree Lighting ceremony at 6:30 PM.

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 9:01 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC2
Deputy City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

December 15, 2025

Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Josh Jones, Police Chief
Shawn Hugg, Deputy Fire Chief
Emily Frontera, Purchasing Manager
Brian Varney, Fleet Division Manager

Subject: Standard Purchasing Resolution 2 - Low bidder Meeting Specifications — Vehicle Graphic Materials, Application and Removal

History

The Police, Fire and Fleet Departments are responsible for the maintenance of City vehicles and emergency equipment as per Troy City Council's ongoing objective to enhance the health and safety of the community. This maintenance includes the installation, removal and/or purchase of vehicle graphic materials for the Police, Fire and Public Works Departments. On February 14, 2022, City Council approved a two (2) year contract with an option to renew for two (2) additional years (resolution numbers 2022-02-028-J-4b). The existing vehicle graphics contract will expire December 31, 2025, necessitating Vehicle Graphics to be re-bid.

Purchasing

On December 4, 2025, bids were received as required by City Charter and Code for two (2) year requirements of Vehicle Graphic Materials Installation and Removal with an option to renew for three (3) additional years. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi. Seven hundred and six (706) vendors were notified via the MITN website. Three bid proposals and one no-bid response were received.

Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	706
Troy Companies notified via MITN	15
Troy Companies- Active email notification	14
Troy Companies- Active Free	1
Companies that viewed the bid	384
Troy Companies that viewed the bid	0

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. **Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City. **Active MITN non-paying members** are responsible to monitor and check the MITN website for opportunities with the City. **Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

Majik Graphics, Inc. of Clinton Township, MI is the low bidder meeting specifications and is being recommended for the installation and/or purchase of vehicle graphics materials at the unit prices identified in the attached bid tabulation. *Majik Graphics, Inc.* has successfully provided vehicle graphics for the City of Troy and meets all requirements.

Financial

Funds are budgeted and available in the operating accounts of the Police Department, Fire Department, and Fleet Division of the Public Works Department respectively.

Recommendation

City Management recommends awarding a two (2) year contract to provide Vehicle Graphic Materials, Installation and Removal for the Troy Police, Fire and Public Works Departments; with an option to renew for three (3) additional years to the low bidder meeting specifications *Majik Graphics, Inc. of Clinton Township, MI*, at unit prices contained in the bid tabulation opened December 4, 2025, for an estimated total cost of \$60,772. This estimate may increase but will not exceed budgetary limitations. The award is contingent upon the contractor's submission of properly executed bid documents including insurance certificates and all other specified requirements.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract to provide and/or install and remove Vehicle Graphic Materials with an option to renew for three (3) additional years to the low bidder meeting specifications *Majik Graphics, Inc. of Clinton Township, MI*, for an estimated total cost of \$60,772, at unit prices contained in the bid tabulation opened December 4, 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 December 31, 2030.

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

VENDOR:	Majik Graphics, Inc.	Banner Sign Company	SpeedPro Detroit West
CITY:	Clinton Twp., MI	Detroit, MI	Novi, MI
CHECK NUMBER:	9105232022	2684400069	660630
CHECK AMOUNT:	\$500.00	\$500.00	\$500.00

PROPOSAL: VEHICLE GRAPHICS

1. POLICE VEHICLE GRAPHICS (COMPLETE) INCLUDING INSTALLATION
 In accordance with the specifications - new vehicles

ITEM	EST. QTY	UNIT	DESCRIPTION - (Non-Reflective)	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION
1A.	12	Each	Police Vehicles (Fully Marked Patrol)	\$570.00	\$6,840.00	\$1,189.00	\$14,268.00	\$1,473.00	\$17,676.00
1B.	7	Each	Police Vehicles (Subdued Marked Traffic)	\$570.00	\$3,990.00	\$797.00	\$5,579.00	\$1,426.48	\$9,985.36
1C.	3	Each	Police Vehicles (K-9)	\$610.00	\$1,830.00	\$1,409.00	\$4,227.00	\$1,712.26	\$5,136.78
1D.	3	Each	Police Vehicles (Evidence Tech)	\$610.00	\$1,830.00	\$1,265.00	\$3,795.00	\$2,085.69	\$6,257.07
1E.	3	Each	Police Vehicle (Community Services)	\$610.00	\$1,830.00	\$1,265.00	\$3,795.00	\$1,638.42	\$4,915.26
1F.	1	Each	Police Vehicle (Service Aide) - reflective	\$730.00	\$730.00	\$1,500.00	\$1,500.00	\$2,200.52	\$2,200.52
1G.	5	Each	Police Vehicle (Supervisor)	\$610.00	\$3,050.00	NO BID		\$2,006.80	\$10,034.00
Sub -Total				\$20,100.00		\$33,164.00		\$56,204.99	

COST FOR REPLACEMENT OF DAMAGED SECTIONS (POLICE DEPT)

ITEM	EST. QTY	UNIT	DESCRIPTION	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)
1H.	14	Each	Front Fender – either side	\$55.00	\$65.00	\$120.00	\$39.00	\$130.00	\$169.00	\$100.00	\$75.00	\$175.00
1I.	14	Each	Rear Quarter Panel – either side	\$45.00	\$65.00	\$110.00	\$43.00	\$130.00	\$173.00	\$125.00	\$75.00	\$200.00
1J.	24	Each	Doors - Front – either side	\$225.00	\$65.00	\$290.00	\$258.00	\$180.00	\$438.00	\$249.35	\$150.00	\$399.35
1K.	24	Each	Doors – Rear – either side	\$140.00	\$65.00	\$205.00	\$258.00	\$180.00	\$438.00	\$249.35	\$150.00	\$399.35
1L.	12	Each	Vehicle Trunk – Letters and Numbers	\$45.00	\$65.00	\$110.00	\$125.00	\$150.00	\$275.00	\$295.05	\$200.00	\$495.05
Sub -Total				\$16,420.00			\$29,112.00			\$30,359.40		

LABOR COST FOR REMOVAL OF DECALS AND GRAPHICS FROM (POLICE DEPT)

1M.	20	Each	Fully Marked Patrol Cars:		\$145.00			\$448.00			\$30,000.00	
1N.	4	Each	Semi Marked Traffic Safety Vehicles:		\$145.00			\$299.00			\$4,000.00	
1O.	1	Each	Fully Marked PSA Vehicle – (reflective)		\$165.00			\$448.00			\$2,000.00	
Sub-Total				\$3,645.00			\$10,604.00			\$36,000.00		

ADDITIONAL ITEMS (POLICE DEPT)

1P.	4	Each	K-9 Markings (Head on Pillar)	\$18.00	\$30.00	\$66.00	\$152.00	\$130.00	\$282.00	\$221.52	\$100.00	\$321.52
1Q.	4	Each	K-9 Graphics (Name on Pillar)	\$10.00	\$10.00	\$30.00	\$41.00	\$140.00	\$181.00	\$221.52	\$100.00	\$321.52
1R.	4	Each	K-9 Graphics (Caution on Window)	\$24.00	\$30.00	\$78.00	\$46.00	\$140.00	\$186.00	\$122.90	\$100.00	\$222.90
1S.	4	Each	2" Unit Designator (K-9, Evidence Tech, Traffic Safety, Community Services)	\$24.00	\$30.00	\$78.00	\$63.00	\$140.00	\$203.00	\$200.00	\$100.00	\$300.00
1T.	8	Sets	12" Roof Numbers (set of 3)	\$38.00	\$45.00	\$83.00	\$45.00	\$180.00	\$225.00	\$1,619.07	\$350.00	\$1,969.07
1U.	16	Each	3" American Flags (Sample shown at site visit)	\$8.00	\$10.00	\$26.00	\$7.50	\$129.63	\$137.13	\$47.24	\$25.00	\$72.24
Sub-Total				\$2,088.00			\$7,402.00			\$21,572.16		
Manufacturer Used:				3M Ref., Avery, R-Tape			3M			3M		

2. FIRE VEHICLE GRAPHICS (COMPLETE) INCLUDING INSTALLATION
 In accordance with the specifications - new vehicles

ITEM	EST. QTY	UNIT	DESCRIPTION - (Reflective)	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION
2A.	2	Each	Staff/ Utility Vehicles	\$140.00	\$280.00	\$455.00	\$910.00	\$10,265.55	\$20,531.10
Sub-Total				\$280.00		\$910.00		\$20,531.10	

CITY OF TROY
 BID TABULATION
 VEHICLE GRAPHICS

VENDOR:	Majik Graphics, Inc.	Banner Sign Company	SpeedPro Detroit West
CITY:	Clinton Twp., MI	Detroit, MI	Novi, MI

COST FOR REPLACEMENT OF DAMAGED SECTIONS (FIRE DEPT)

ITEM	EST. QTY	UNIT	DESCRIPTION - (Reflective)	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)	MATERIAL (Lump Sum/Unit)	LABOR (Lump Sum/Unit)	TOTAL COST (Material+ Labor/Unit)
2B.	2	Each	Doors - Front or Rear – either side	\$48.00	\$30.00	\$78.00	\$215.00	\$180.00	\$395.00	\$394.65	\$150.00	\$544.65
2C.	2	Each	Vehicle Rear Hatch – Letters and Numbers	\$40.00	\$30.00	\$70.00	\$312.00	\$150.00	\$462.00	\$113.59	\$50.00	\$163.59
2D.	2	Each	Striping (Fire Apparatus)	\$845.00	\$440.00	\$1,285.00	\$1,117.00	\$903.00	\$2,020.00	\$2,651.00	\$750.00	\$3,401.00
2E.	2	Each	Front Bumper Apparatus Unit Identifier (e.g. EX – gold/black)	\$45.00	\$25.00	\$70.00	\$119.00	\$160.00	\$279.00	\$121.00	\$100.00	\$221.00
2F.	2	Each	Front Cab Door Logo (different size than Staff Vehicles)	\$90.00	\$30.00	\$120.00	\$215.00	\$180.00	\$395.00	\$347.00	\$300.00	\$647.00
2G.	2	Each	Rear Cab Door Apparatus Name (e.g. "Engine X" – gold/black)	\$70.00	\$30.00	\$100.00	\$142.00	\$160.00	\$302.00	\$225.42	\$150.00	\$375.42
2H.	2	Each	Rear Side Roll-Up Apparatus Identifier (e.g. "EX" – gold/black)	\$160.00	\$80.00	\$240.00	\$166.00	\$220.00	\$386.00	\$432.87	\$200.00	\$632.87
2I.	2	Each	Rear Roll-Up Apparatus Identifier (e.g. "EX" – red/black)	\$160.00	\$80.00	\$240.00	\$312.00	\$150.00	\$462.00	\$432.87	\$200.00	\$632.87
2J.	2	Each	Upper Apparatus "TROY FIRE DEPT" (gold/black)	\$610.00	\$160.00	\$770.00	\$422.00	\$240.00	\$662.00	\$1,503.16	\$750.00	\$2,253.16
2K.	2	Each	Window Flag	\$22.00	\$10.00	\$32.00	\$132.00	\$140.00	\$272.00	\$182.73	\$100.00	\$282.73
2L.	4	Each	Labor Cost for removal of decals and graphics from Fire vehicles		\$115.00			\$900.00			\$6,000.00	
Sub-Total				\$6,470.00			\$89,220.00			\$253,851.48		

ADDITIONAL ITEMS (FIRE DEPT)

ITEM	EST. QTY	UNIT	DESCRIPTION - (Reflective)	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION
2M.	500	Each	Active FD Member Reflective Vehicle Windowshield Stickers	\$3.60	\$1,800.00	\$3.17	\$1,585.00	\$97.66	\$48,830.00
2N.	100	Each	Retired FD Member Reflective Vehicle Windowshield Stickers	\$3.60	\$360.00	\$11.00	\$1,100.00	\$97.66	\$9,766.00
2O.	1000	Each	Knox-Box Reflective "Mini" Stickers	\$0.42	\$420.00	\$1.62	\$1,620.00	\$90.57	\$90,570.00
Sub-Total				\$2,580.00		\$4,305.00		\$149,166.00	
Manufacturer Used:				3M Ref., Avery, R-Tape		3M/Stouse		3M, r tape	

3. DEPARTMENT OF PUBLIC WORKS VEHICLE GRAPHICS (COMPLETE) INCLUDING INSTALLATION

In accordance with the specifications - new vehicles

ITEM	EST. QTY	UNIT	DESCRIPTION - (Reflective)	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION
3A.	10	Each	DPW Pickup Trucks	\$260.00	\$2,600.00	\$891.00	\$8,910.00	\$4,416.10	\$44,161.00
3B.	3	Each	DPW Dump Trucks	\$390.00	\$1,170.00	\$853.00	\$2,559.00	\$7,528.26	\$22,584.78
3C.	2	Each	Cargo Vans	\$245.00	\$490.00	\$853.00	\$1,706.00	\$4,416.10	\$8,832.20
Sub-Total				\$4,260.00		\$13,175.00		\$75,577.98	

DPW LABOR COST FOR REMOVAL OF DECALS AND GRAPHICS FROM:

ITEM	EST. QTY	UNIT	DESCRIPTION	LABOR (Lump Sum/Unit)	EXTENSION	LABOR (Lump Sum/Unit)	EXTENSION	LABOR (Lump Sum/Unit)	EXTENSION
3D.	10	Each	DPW Pickup Trucks	\$135.00	\$1,350.00	\$383.00	\$3,830.00	\$2,208.05	\$22,080.50
3E.	3	Each	DPW Dump Trucks	\$135.00	\$405.00	\$383.00	\$1,149.00	\$3,764.14	\$11,292.42
3F.	2	Each	Cargo Vans	\$135.00	\$270.00	\$383.00	\$766.00	\$2,208.05	\$4,416.10
Sub-Total				\$2,025.00		\$5,745.00		\$37,789.02	

CITY OF TROY
 BID TABULATION
 VEHICLE GRAPHICS

VENDOR:	Majik Graphics, Inc.	Banner Sign Company	SpeedPro Detroit West
CITY:	Clinton Twp., MI	Detroit, MI	Novi, MI

DPW (GRAPHICS ONLY)									
ITEM	EST. QTY	UNIT	DESCRIPTION - (Reflective)	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION	COMPLETE FOR THE SUM OF:	EXTENSION
3G.	15	Each	Decals, 8", Department Designated	\$24.00	\$360.00	\$48.00	\$720.00	\$15.00	\$225.00
3H.	3	Each	Decals, 8", Plain	\$24.00	\$72.00	\$48.00	\$144.00	\$12.00	\$36.00
3I.	6	Each	Decals, 12", Department Designated	\$38.00	\$228.00	\$91.00	\$546.00	\$35.00	\$210.00
3J.	6	Each	Decals, 12", Plain	\$38.00	\$228.00	\$91.00	\$546.00	\$25.00	\$150.00
3K.	34	Each	Decals, 16", Department Designated	\$48.00	\$1,632.00	\$136.00	\$4,624.00	\$52.00	\$1,768.00
3L.	8	Each	Decals, 16", Plain	\$48.00	\$384.00	\$136.00	\$1,088.00	\$42.00	\$336.00
Sub-Total					\$2,904.00		\$7,668.00		\$2,725.00

ITEM	EST. QTY	UNIT	DESCRIPTION	MATERIAL (\$/Sq. Inch or Each)	MATERIAL (\$/Sq. Inch or Each)	MATERIAL (\$/Sq. Inch or Each)
3J.	1	Each	Letters/Numbers	*\$0.60	\$1.05	\$0.30
3K.	1	Each	Stripes	*\$0.60	\$1.05	\$9.00
3L.	1	Each	Flag 3"x5"	\$8.00	\$1.05	\$5.00

*Non Reflective Material

Manufacturer Used:				3M & Avery	Not Specified	3M
4. Computerized "New" Vehicle Layout Design				No Charge	\$120/Hour	No Charge
ESTIMATED TOTAL COST:				\$60,772.00	\$201,305.00	\$683,777.13

PERCENT INCREASE EACH YEAR:	3.0%	3.0%	60.0%
CONTACT INFORMATION PROVIDED: Y or N	Y	Y	Y
MADE SITE INSPECTION: Y or N	N	N	Y
REFERENCES: Y or N	Y	Y	Y
ABLE TO PROVIDE INSURANCE: Y or N	Y	Y	Y
PAYMENT TERMS:	Net 30	30 Days	Net 30
WARRANTY:	Life of Vehicle	1 Year	Not Specified
DELIVERY OF DECALS:	Yes to Locations	UPS or Install	as ordered to specified location
EXCEPTIONS:	None	None	None
ACKNOWLEDGMENT: Y or N	Y	Not Actual Signatures	Y
ADDENDUM 1 PROVIDED: Y or N	Y	N	Y
FORMS:	Y	2 Not Notorized	Y

NO BID: TURBO IMAGES

Low Bidder Meeting Specifications

Attest:
 (*Bid Opening conducted via Zoom)
 Brian Varney
 Andrew Chambliss
 Nellie Bert
 Stephanie Kerr

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
Jeanette Menig, Human Resources Director

Subject: Bid Waiver – Professional Services – DiSC Profile Assessments and Training

History

In October 2025, the City engaged with Bortell Consulting LLC to conduct DiSC profile assessments for City department heads and the Human Resources Department. DiSC is a research-backed suite of personality assessments designed to improve communication, build better working relationships, and increase organizational effectiveness. We conducted these assessments to provide our leadership team with insights into behavioral differences and strategies to adapt more effectively to diverse working styles.

The response to these tools was terrific; department heads found the information valuable and practical, and are actively putting this knowledge to use. In an effort to help more employees build stronger relationships, City Management seeks to expand the implementation to the next level of managers and supervisors, and to additional departments. For consistency, so that all employees receive the same tools and access, and due to the high-quality facilitation/training we received, we desire to continue purchasing these services from Bortell Consulting.

Purchasing

Pricing to provide the DiSC assessment, analysis, and training/facilitation has been secured from Bortell Consulting LLC of Plymouth, MI, as detailed below:

<u>Description</u>	<u>Unit Price</u>	<u>Annual Renewal</u>
Credits for funding assessments and reports	4.90	N/A
Everything DiSC Assessments with lifetime access	73.50	N/A
Everything DiSC Group Facilitation Report (1 per work group)	122.50	N/A
Administrative Account (one-time cost)	270.00	N/A
Virtual Training	595.00	N/A
In-Person Training (1/2 day)	1500.00	N/A
Practitioner Experience (\$1,495 if purchased by 12/31/2025)	1995.00	735.00

Bortell Consulting has extensive experience with DiSC, dating back to 1983, and is available to provide in-person facilitation with schedule flexibility and no additional travel costs, since they are based in Metro-Detroit.

It is in the City's best interest to waive the bid process and to contract with Bortell Consulting LLC to provide DiSC assessment and facilitation/training services for the City of Troy at prices as detailed in the attached proposal.

Financial

As we expand this initiative to include the next tier of managers and supervisors across the City and select departments, the projected additional cost is \$10,124.00. We anticipate the continued rollout of this initiative to additional City departments and including new employees as they are hired. Therefore, we seek to utilize Bortell Consulting as needed for additional assessments and facilitation/training in an ongoing relationship.

The Human Resources Department has funds available for this project in the FY2026 operating budget in the following accounts: 101.270.801.010 – Professional Services Studies and Research, 101.270.802.185 – Contractual Services and 101.270.962 – Other.

Recommendation

City Management, in the best interest of the City, recommends waiving the bid process and contracting with Bortell Consulting, LLC of Plymouth, MI for DiSC assessments and training/facilitation for an estimated cost of \$10,124 at per-unit prices contained in the attached proposal. City Management further requests authorization to utilize Bortell Consulting on an ongoing basis for future DiSC and assessment trainings as needed by the Human Resources Department; not to exceed budgetary limitations.

Suggested Resolution:

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** formal bid process and **AWARDS** a contract for DiSC assessments and training for City staff to *Bortell Consulting LLC of Plymouth, MI* for an estimated \$10,124.00 at prices as detailed in the quote dated December 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the ongoing use of *Bortell Consulting LLC* for DiSC Assessment, Facilitation and Training as needed by the Human Resources Department, not to exceed budgetary limitations.


PO Box 700199
 Plymouth, Michigan 48170

QUOTATION

Date: December 5, 2025
 Order #: 25012-051

Bill To:			Ship To:		
Attn: Accounts Payable The City of Troy 500 West Big Beaver Road Troy, Michigan 48084-5285			Attn: Heather Shaw The City of Troy 500 West Big Beaver Road Troy, Michigan 48084-5285 Heather.shaw@troymi.gov		
PO#	Terms	Shipping Method	REP	Project	Vendor Tax ID
	Net 30	USPS	PB	Everything DiSC	46-0863941
Quantity	Item Number	Description	Price Each	Extended Total	
Any	EPIC-EDWOC	Everything DiSC Individual Workplace on Catalyst Assessment w/learner platform (15 credits@\$4.90)	\$73.50		
Any	EPIC-EDFR	Everything DiSC Facilitator Group Report	\$122.50		
Any	EPIC-ADMIN	EPIC Administrator account – one-time cost, no renewal cost, lifetime license	\$270.00		
Any	EPIC-CREDIT	EPIC Credits for funding assessments and reports within administrator account. Fixed cost, no minimum order	\$4.90		
Any	EPIC-PE	Catalyst Practitioner Experience initial license for: facilitation materials, 2-hour self-directed training course, unlimited group reports, practitioner forum access	\$1995.00		
Any	EPIC-PER	Catalyst Practitioner Experience Annual Renewal: 1 year from anniversary date of initialization draws 150 EPIC credits@\$4.90 from admin account	\$735.00		
Any	BC-IPT4	In-person 4-hour (half-day) training session for approx. 15 – 35 people or two 2-hour same day sessions	\$1500.00		

Thank You for Your Order

	Checks Payable to:	You Can Train... We Can Help!
	DiSCprofiles4u.com PO Box 700199 Plymouth, Michigan 48170	

Visit us at: www.discprofiles4u.com

Call us at 855-932-3472



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Jeanette Menig, Human Resources Director
Jennifer Sloan, Deputy Human Resources Director

Subject: Recommended Pay Ranges for Part-time Classifications

History

The City of Troy employs part-time and seasonal employees throughout the City. The number of part-time employees varies based on time of the year, ranging from approximately 250 to more than 1,000 including seasonal and election employees.

We last updated the pay ranges for part-time classifications in January 2025. The Michigan minimum wage increases from \$12.48/hour to \$13.73/hour effective January 1, 2026 and organizational changes required the need for a new part-time classification to be added to the plan. Not all ranges will be adjusted at this time; approximately 50% of the pay ranges will be changed. Of those, the minimums and/or maximums have been increased by an average of approximately 5% each. The recommendations were developed after considering the significant yearly minimum wage increases, retention challenges, internal equity, hard-to-fill positions and the current needs of the hiring departments.

Financial

The anticipated initial annual financial impact from raising the hourly rate for employees who are below the new minimum wage will be approximately \$29,000. This will affect approximately 38 employees. There are currently 5 employees who will receive raises (\$.75 - \$1.50) when the range minimums are increased. The anticipated initial annual financial impact will be approximately \$6,000. The total estimated increased annual cost for these changes is approximately \$35,000/year.

Election Inspectors and Election Aides hours vary by election cycle. The \$5.00/hour increase is to retain our most experienced inspectors and aides and to be competitive in the market.

Recommendation

Implement the Part-time Job Classifications and Pay Ranges to update our classifications and align our wages to be competitive in the market and provide additional opportunities to recognize the performance of employees through annual merit increases. The recommended classification plan with pay ranges is attached and would be effective with the pay period beginning January 3, 2026. The changes to the minimum wages will be effective January 1, 2026.

Suggested Resolution:

WHEREAS, The Pay Ranges and Job Classifications for part-time employees was last revised January 2025; and,

WHEREAS, Competitive market forces, minimum wage laws and organizational changes require updates to job classifications and pay ranges in this plan;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the January 3, 2026 revisions to the Pay Ranges for Part-time Job Classifications.



PAY RANGES

PART-TIME CLASSIFICATIONS

~~JANUARY 4, 2025~~ JANUARY 3, 2026

General Classifications

Administrative Aide	21.25 - 32.00	Librarian - Substitute	23.00 - 35.75
Appraiser	27.50 - 38.00	Library Aide I or Substitute	17.50 - 25.50
Appraiser Technician	20.00 - 29.00	Library Aide II	19.50 - 27.50
Assistant Pool/Concession Manager	15.00 - 25.00	Library Assistant or Substitute	15.00 - 22.50
Background Investigator	23.50 - 31.50	Library Page or Substitute	Minimum wage - 17.25
Buyer	21.50 - 40.00	Marketing Associate	17.75 - 27.50
Cable Production Specialist	20.75 - 32.00	Office Assistant	17.00 - 23.50
Camera Operator	Minimum wage - 23.75	Ordinance Enforcement Officer	27.50 - 38.00
Community Affairs Associate	21.50 - 29.50	Parks Laborer or Substitute	16.75 - 21.50
Crossing Guard	Minimum wage - 23.50	Police Desk Attendant	23.50 - 31.50
Customer Service Assistant	Minimum wage - 23.25	Police IT Assistant	23.50 - 31.50
Election Aide	25.00	Pool/Concession Manager	15.00 - 27.00
Election Inspector	20.00	Pre-School Coordinator/Lead Teacher	17.00 - 28.00
Fire Staff Assistant	17.00 - 23.50	Public Works Assistant	Minimum wage - 20.00
Fitness/Wellness Specialist	17.75 - 47.50	Recreation Supervisor	19.50 - 31.25
Grant Specialist	21.50 - 28.00	Seasonal Supervisor	16.25 - 25.00
Housing and Zoning Inspector	27.50 - 38.00	Senior Parks Laborer	20.00 - 25.00
Human Resources Assistant	17.25 - 29.75	Student Enforcement Aide	Minimum wage - 16.25
Human Resources Coordinator	22.00 - 35.00	Summer Laborer	14.75 - 21.00
Inspector	29.75 - 40.00	Transportation Driver	14.75 - 26.00
Intern	Minimum wage - 25.00	Transportation Scheduler	14.75 - 23.75
Investigative Assistant	23.50 - 31.50	Umpire	15.00 - 24.75
Librarian	28.00 - 38.00	911 Operator	23.50 - 31.50

Coordinators

Adaptive Program	Minimum wage - 29.00
Basketball – Adult	Safety Town
Basketball – Youth	Senior Program
Building Supervisor	Soccer – Adult
Day Camp	Softball – Adult
Day Porter	Softball - Youth
Recreation	Sports – Youth
	Volleyball – Adult

Instructors and Lifeguards

Dance	Minimum wage – 26.00
Day Camp Leader	Safety Town
Lifeguard	Sports – Youth
Physical Fitness	Water Safety
Pre-School	Water Safety – Private

Support

Aide – Adaptive Program	Minimum wage – 19.25
Aide – Pre-School	Attendant – Pool
Aide – Recreation	Babysitter
Aide – Safety Town	Cashier
Aide – Ice Rink	Scorekeeper
Attendant – Community Center	

Officials/Referees

Official – Basketball – Youth	Minimum wage – 22.25
Referee - Hockey	

Note: Michigan Minimum Wage increases to ~~\$10.56/hour on January 1, 2025~~ \$13.73/hour on January 1, 2026. Michigan Minimum Wage will increase again on February 21, 2025 to \$12.48/hour per the Earned Sick Time Act.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Flgol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Corse Solutions, LLC, Sidwell #88-20-34-155-001

Corse Solutions, LLC, has submitted a plan to improve an existing storm sewer system and their parking lot. Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a *Stormwater Management Operations and Maintenance Agreement* with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater system and any detention facilities on the property.

The property is located in the northwest 1/4 of Section 34, east of Livernois, between Maple and Elmood streets. The property is zoned IB, Integrated Industrial Business District. The Engineering department has reviewed and approved the new storm sewer system.

Financial

There are no financial considerations with this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

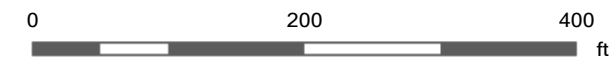
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Corse Solutions, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the property owned by Corse Solutions, LLC, and identified by Sidwell #88-20-34-155-001.

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.



Print Date: 12/9/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on December 9, 2025, by and between Corse Solutions, LLC, a Indiana limited liability company, whose address is 1025 Troy Ct, Troy, MI 48083 (hereinafter "Owner") and the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

Article I. The Subject Property.

1.1 Owner owns the property located at and commonly known as 1025 Troy Ct., Troy, MI 48083 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in *Exhibit A*.

Article II. The Stormwater System.

2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in *Exhibit B*.

2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.

2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth in *Exhibit C* to this Agreement.

3.2 The Stormwater O&M plan is subject to approval by the City of Troy.

3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.

3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.
- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property.
The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority.

6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

Corse SOLUTIONS, LLC
an Indiana Limited liability company
By: [Signature]
* Ken Kolbusz
Its: Owner/Principal, in Motion Orthopedics

STATE OF MICHIGAN)
)ss.
Oakland COUNTY)

The foregoing instrument was acknowledged before me on this 9th day of December, 2025,
by Ken Kolbusz, owner of Corse SOLUTIONS, LLC
an Indiana limited liability company, on behalf of the company.

Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland

[Signature]
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, _____
by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal
corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:
J. Ling, PE
500 W. Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

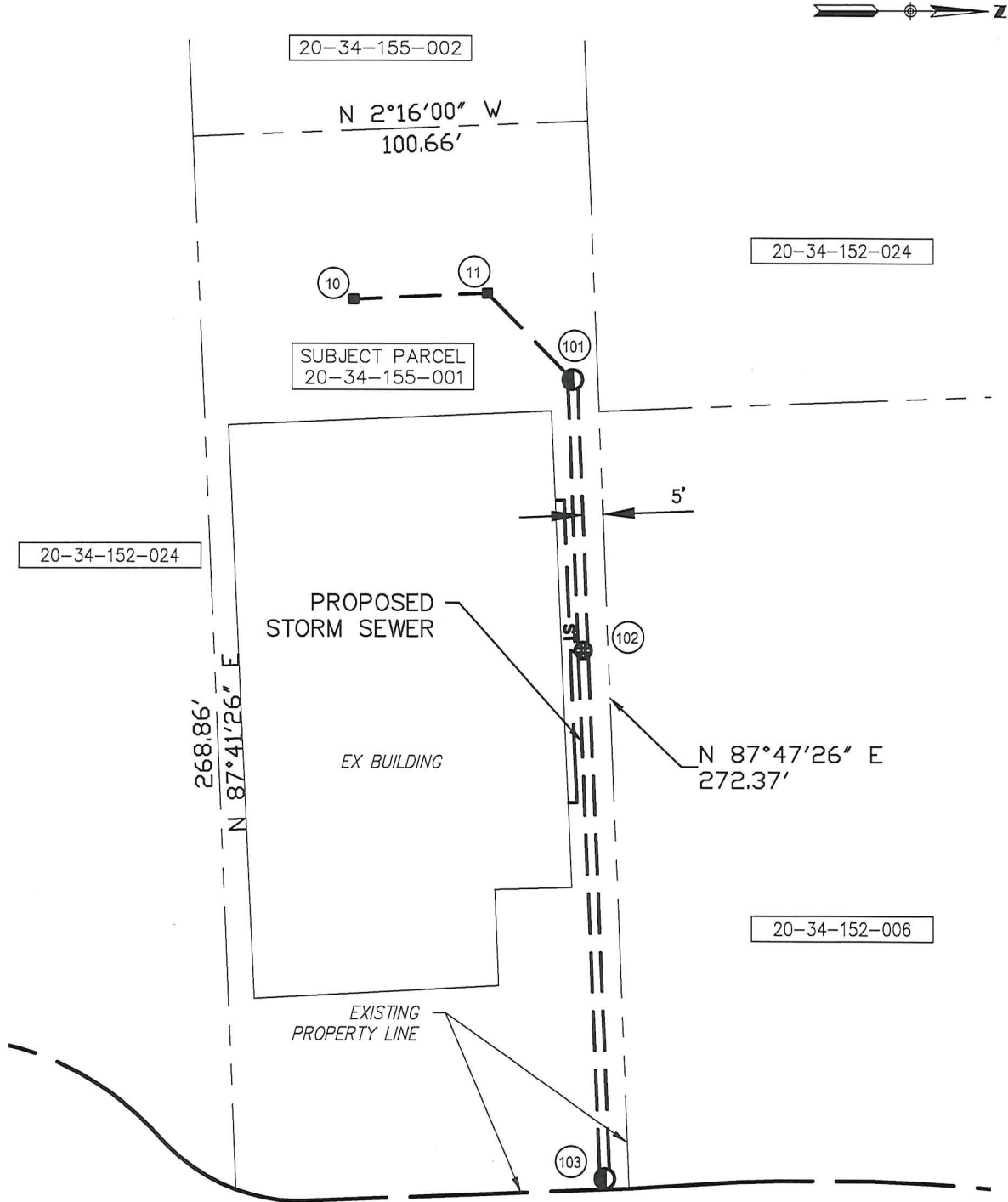
TROY COURT STORM WATER IMPROVEMENTS

EXHIBIT A

PARCEL 20-34-155-001 LEGAL DESCRIPTION

T2N, R11E, SEC 34 OAKLAND COUNTY CONDOMINIUM PLAN NO 1994 TROY COURT INDUSTRIAL PARK UNIT 1 L 40949 P26
3-5-09 FR 152-012

EXHIBIT B



NOTE:
THE PARCEL DESCRIPTION WAS OBTAINED FROM OAKLAND COUNTY, MICHIGAN ONLINE RECORDS. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE FURNISHED DESCRIPTION OF THE OVERALL PARCEL. SPALDING DeDECKER HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES.

GRAPHIC SCALE
1" = 40' (IN FEET)

SPALDING DeDECKER
Engineers | Surveyors

27333 MEADOWBROOK RD. Phone: (248) 844-5400
NOVI, MI 48377 Fax: (248) 844-5440

www.sda-eng.com

DRAWN: AM	DATE: 3-21-24
CHECKED: PS	DATE: 3-21-24
MANAGER: PS	SCALE: 1" = 40'
JOB No. MN22009	SHEET: 1 OF 2
SECTION 34	TOWN2N RANGE 11E
CITY OF TROY	OAKLAND COUNTY, MI

TROY COURT STORM WATER IMPROVEMENTS

EXHIBIT C

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

City of Troy Permit No.: M -
City of Troy Job No.: 23.913.3

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit B to the permit and includes without limitation the storm sewers, catch basins, site drains, manholes, in-line underground detention system, and weir wall outlet control structure that discharges flow from the site underground detention system to the proposed public storm sewer system along Troy Court. For the purposes of this plan, this storm water management system and all of its components as shown in Exhibit B is referred to as "1025 Troy Court SWMS".

B. Time Frame for Long-Term Maintenance Responsibility

In Motion Orthopaedics is responsible for maintaining the 1025 Troy Court SWMS, including complying with applicable requirements of the local or Oakland County soil erosion and sedimentation control program until Oakland County releases the construction permit. Long-term maintenance responsibility for the 1025 Troy Court SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility

In Motion Orthopaedics has assumed responsibility for long-term maintenance of the 1025 Troy Court SWMS and shall perform the maintenance activities required by this plan. The signed agreement this exhibit is attached to is the means by which In Motion Orthopaedics assumes maintenance responsibility. To ensure that the 1025 Troy Court SWMS is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit B), and this plan (Exhibit C), and the signed agreement, will be recorded with the Oakland County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). While performing maintenance, chemicals should not be applied to the watercourses. Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

Table 1:

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS	Storm Collection System (Sewers, Catch Basins, Drains, Manholes)	In-Line Underground Detention System	Weir Wall Outlet Control Structure	Pavement Areas	FREQUENCY
Monitoring / Inspection						
Inspect for Sediment Accumulation		X	X	X		As Needed / Semi - Annually
Inspect For Floatables, Dead Vegetation & Debris		X	X			Annually & After Major Events
Inspect For Erosion And Integrity of System		X	X	X		Annually & After Major Events
Inspect During Wet Weather & Compare to As-Built		X	X	X		Annually
Ensure Maintenance Access Remain Open/Clear		X	X	X		Annually
Preventive Maintenance						
Remove Accumulated Sediment*		X	X	X		As Needed*
Remove Floatables, Invasive & Dead Vegetation & Debris		X	X	X		As Needed
Sweeping of Paved Surfaces, Remove Oil Spills Immediately					X	As Needed
Remedial Action						
Structural Repairs		X	X	X	X	As Needed
Make Adjustments/Repairs to Ensure Proper Functioning		X	X	X	X	As Needed

NOTES: *In-Line Underground Detention System to be cleaned whenever sediments accumulate to a depth of 6-12 inches, or if sediment re-suspension is observed.

PROPERTY INFORMATION: In Motion Orthopaedics 1025 Troy Court Troy, MI 48083 Parcel #: 2034155001	PROPERTY OWNER: In Motion Orthopaedics 1025 Troy Court Troy, MI 48083 Phone: (248) 778-5656	ENGINEER: Spalding DeDecker 905 South Boulevard East Rochester Hills, MI 48307 Phone: (248) 844-5400 Fax: (248) 844-5404	DATE: 03 / 20 / 2024 SHEET 3 OF 3
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27333 MEADOWBROOK RD. Phone: (248) 844-5400
NOVI, MI 48377 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: AM	DATE: 3-21-24
CHECKED: PS	DATE: 3-21-24
MANAGER: PS	SCALE:
JOB No. MN22009	SHEET: 2 OF 2
SECTION 34	TOWN2N RANGE 11E
CITY OF TROY	OAKLAND COUNTY, MI



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Stormwater Management Operations and Maintenance Agreement, RW Troy Property, LLC, Sidwell #88-20-28-478-062

History:

RW Troy Property, LLC, owner of the property having Sidwell #88-20-28-478-062, is building a gas station on the west side of Livernois, just north of Maple Road.

Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater and detention system on the property. The Engineering Department has reviewed and approved the new storm water system.

Financial

There are no financial considerations regarding this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

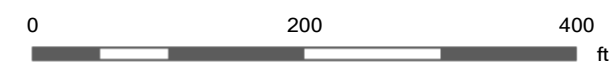
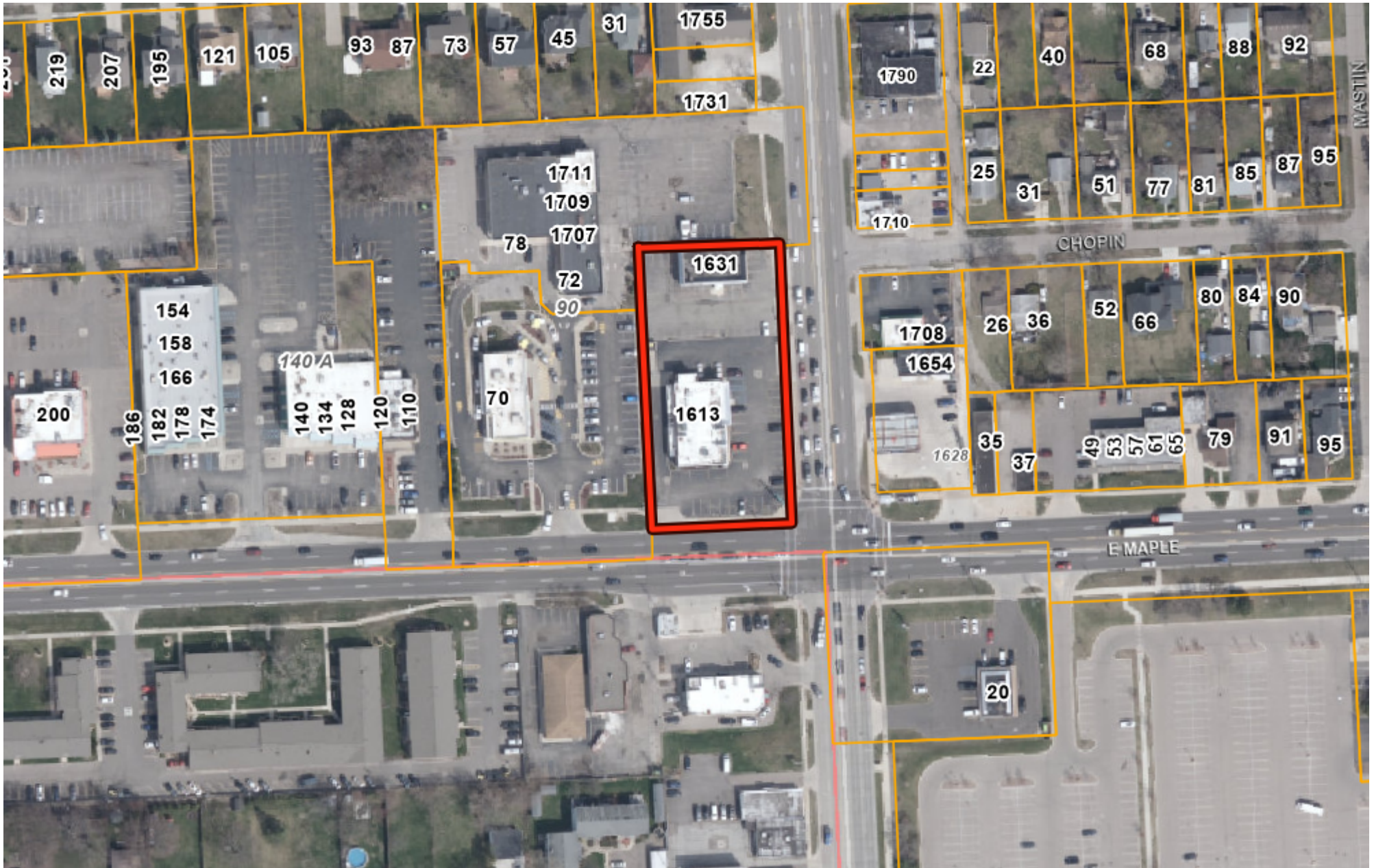
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between RW Troy Property, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the properties owned by Motor City Church International and identified by Sidwell #88-20-28-478-062.

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.



Print Date: 12/10/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on _____, _____, by and between RW Troy, ~~the~~ Property, LLC, A Michigan Limited Liability Company _____, whose address is 1613 Livernois Rd Troy MI 48083 (hereinafter "Owner") and the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as 1611-1613 Livernois Rd Troy MI 48083 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in *Exhibit A*.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in *Exhibit B*.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth in *Exhibit C* to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.
- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implementation of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority.

6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

RW Troy ~~LLC~~ Property, LLC
A Michigan Limited Liability Company

By: *Carlo Koza*
* Carlo Koza
Its: Owner

STATE OF MICHIGAN)
Oakland)ss. COUNTY)

The foregoing instrument was acknowledged before me on this 9 day of October 2025 by Carlo Koza of RW Troy ~~LLC~~ Property, LLC, on behalf of the company.

MARY JO JACOBS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires January 07, 2030
Acting in the County of Oakland

Mary Jo Jacobs
* Mary Jo Jacobs
Notary Public, Oakland County, Michigan
My Commission Expires 1/7/2030
Acting in Oakland County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, _____
by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal
corporation, on behalf of the municipal corporation.

*

Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"
LEGAL DESCRIPTION

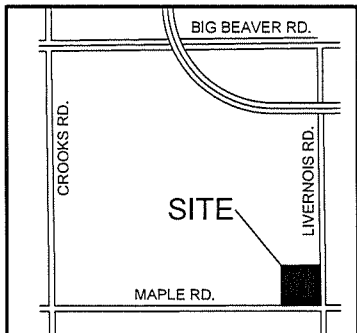
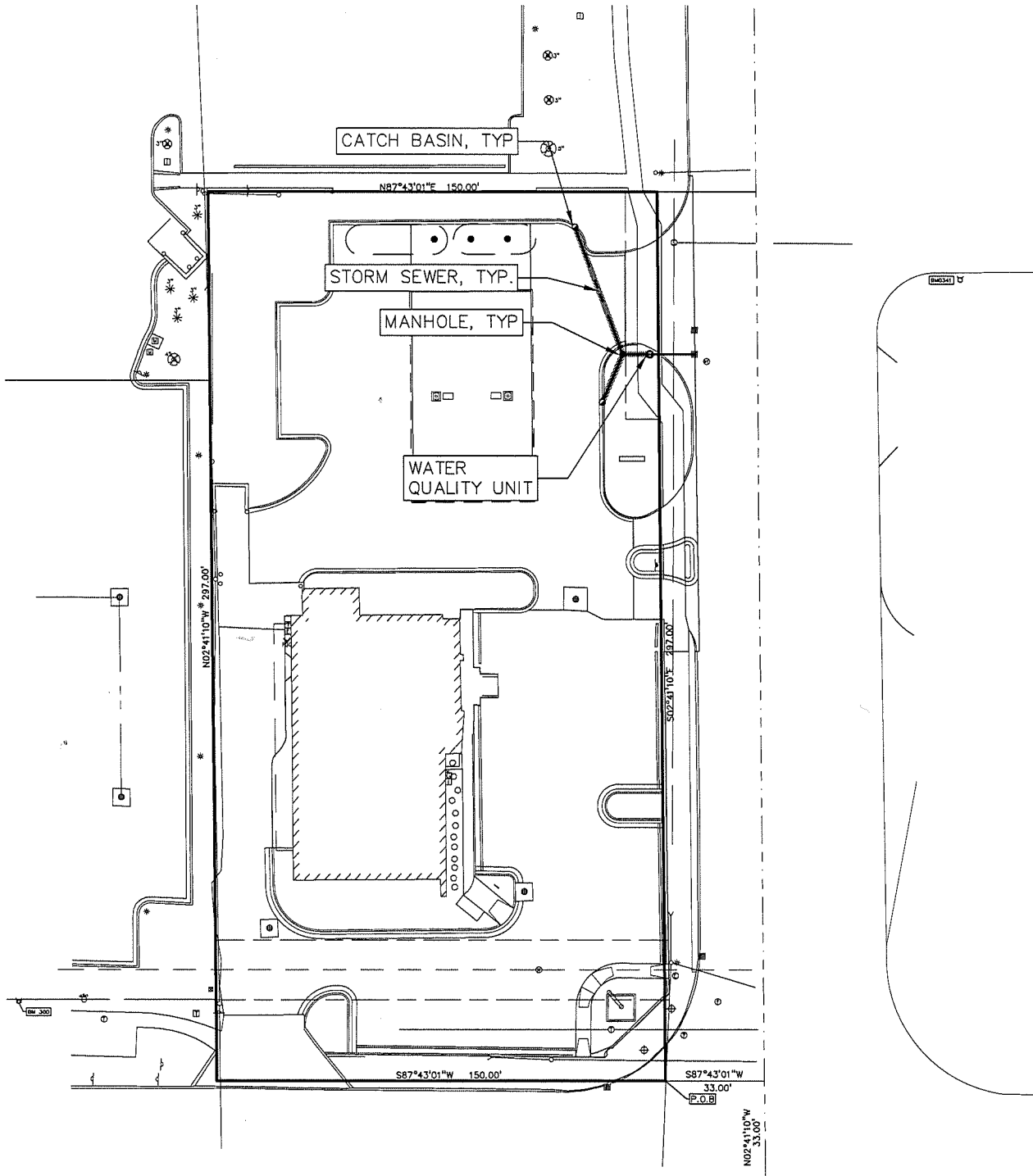
LEGAL DESCRIPTION

LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, T.02N., R.11E, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE ALONG THE EAST LINE OF SECTION 28 N02°41'10"W, 33.00 FEET; THENCE S87°43'01"W, 33.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF W. MAPLE ROAD (WIDTH VARIES) AND THE WEST LINE OF LIVERNOIS ROAD (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S87°43'01"W, 150.00 FEET; THENCE N02°41'10"W, 297.00 FEET; THENCE N87°43'01"E, 150.00 FEET TO THE WEST LINE OF SAID LIVERNOIS ROAD; THENCE ALONG SAID WEST LINE S02°41'10"E, 297.00 FEET TO THE POINT OF BEGINNING. CONTAINING 44,571 SQ. FT. OR 1.023± ACRES

20-28-478-062

EXHIBIT "B"



LOCATION MAP - NOT TO SCALE

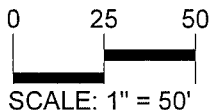
RW TROY, LLC
SOUTHFIELD, MICHIGAN 48034

PHYSICAL LIMITS OF STORMWATER MAINTENANCE RESPONSIBILITY

■ LIMITS OF MAINTENANCE FOR STORMWATER MANAGEMENT SYSTEM



NORTH

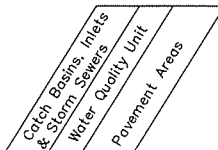


SHEET 1 OF 2
JULY 21, 2025
2021-0438

PEA GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT "C"
 STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN



MAINTENANCE ACTIVITIES				FREQUENCY
MONITORING/INSPECTION				
Inspect for sediment accumulation/clogging of stone filter	X	X		Annually
Inspect for erosion and integrity of banks and berms				Annually and after major events
Inspect for floatables, dead vegetation and debris	X	X		Annually and after major events
Inspect all components during wet weather and compare to as-built plans	X	X	X	Annually
Monitor plantings/vegetation				2 times a year
Ensure means of access for maintenance remain clear/open	X	X		Annually
PREVENTIVE MAINTENANCE				
Mowing				Up to 2 times/year*
Remove accumulated sediment	X	X		As needed
Remove floatables, dead vegetation and debris	X	X		As needed
Replace or wash/reuse stone riser debris				Every 3 years; more frequently if needed***
Re-apply / replace mulch layer				Reapply every 6 months; replace every 2 years
Replace subsurface components(soil, underdrain systems, etc.)				Every 5 years or as needed***
Remove invasive plant species				Annually
Sweeping of pavement surfaces (streets and parking areas)			X	As needed
REMEDIAL ACTIONS				
Repair/stabilize areas of erosion				As needed
Replace dead plantings, bushes, trees				As needed
Reseed bare areas				As needed
Structural repairs or replacement in kind	X	X	X	As needed
Make adjustments/repairs to ensure proper functioning	X	X	X	As needed
Oil and gasoline spills			X	Immediately

* NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.
 *** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

PROPERTY INFORMATION:
 1613 LIVERNOIS RD. CITY OF TROY,
 OAKLAND COUNTY, MICHIGAN

RW TROY, LLC
 SOUTHFIELD, MICHIGAN 48034

SHEET 2 OF 2
 JULY 21, 2025
 2021-0438

PEA
 GROUP
 t: 844.813.2949
 www.peagroup.com

CDS[®] Inspection and Maintenance Guide



Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allow both sump cleanout and access outside the screen.

The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of a CDS system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.



CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.3	3.0	0.9	1.3	1.0
CDS2020	5	1.3	3.5	1.1	1.3	1.0
CDS2025	5	1.3	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5655	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities



Support

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, earth stabilization and wastewater treatment products. For information, visit www.contechES.com or call 800.338.1122

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The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; 7,517,450 related foreign patents or other patents pending.

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800.925.5240
www.contechES.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

K.1.a.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Brian Goul, Recreation Director
Allyson Leach, Assistant Recreation Director

Subject: City of Troy 2020-2024 Parks and Recreation Master Plan – Public Hearing Announcement

Background

City staff and consultant Carlisle/Wortman Associates, Inc has been working on the 2026-2030 Parks and Recreation Master Plan for the last six months. The Parks and Recreation Master Plan will serve as an inventory of Troy's existing facilities and resources while providing a guide and plan of action for the next five years.

As part of this process, staff conducted 'pop-up' style surveys at various City events and facilities over the summer. A publicized survey was created to gather public input for the plan which included lawn signs in all parks with a QR code to the survey.

Carlisle/Wortman compiled and analyzed results from the public input surveys and provided a list of Goals and Objectives as well as an Action Program with seven specific projects and actions:

1. Maintain and upgrade existing park facilities (all parks)
2. Continue to develop a comprehensive trails and pathway system throughout Troy
3. Continue to work towards provision of a fully inclusive and accessible recreation environments
4. Continue pursuit of alternative revenue opportunities to maintain and improve parks and recreation facilities and programs.
5. Review and refine recreation program offerings.
6. Increase awareness of Troy recreation properties and programming.
7. Support sustainability and natural space improvements and protection

Additional details regarding the Action Program and can be found on Page 7 of the draft plan. A complete list of survey results can be found on page 150 of the draft plan.

On Thursday, November 20, 2025 the draft plan was presented to the Parks and Recreation Advisory Board for their review. The plan was unanimously approved. Upon City Council approval of the 2026-2030 Parks and Recreation Master Plan, the plan will be submitted to the

Michigan Department of Natural Resources for official certification.

Suggested Resolution:

No resolution required for this item.

CITY OF TROY

NOTICE OF PLAN AVAILABILITY FOR REVIEW

The City of Troy is seeking public input regarding the Troy 2026 – 2030 Parks and Recreation Master Plan. The Michigan Department of Natural Resources requires a minimum 30-day public review process as part of the master planning process.

A hard copy of the draft master plan is available for review at the following locations:

- Troy City Hall, Planning Department: 500 W. Big Beaver
- Troy Community Center: 3179 Livernois
- Troy Public Library: 510 W. Big Beaver
- Troy Department of Public Works: 4693 Rochester Road
- The draft plan is also available online on the City's website at www.Troymi.gov
- Comments may be sent to Brian Goul, Recreation Director, at GoulB@troymi.gov, or delivered to the Recreation Department at 3179 Livernois.

The review period will run from Dec. 1, 2025 to January 12, 2026. A formal public hearing for adoption of the Plan will be held on January 12, 2026, as part of the regularly scheduled City Council meeting.

M. Aileen Dickson, MMC, MiPMC 3
City Clerk

POSTED: December 1, 2025
PUBLISHED: December 11, 2025

CITY OF TROY

NOTICE OF PUBLIC HEARING

The City of Troy will hold a public hearing as part of the regularly scheduled City Council meeting at 7:30 p.m. on January 12, 2026. The hearing will take place at City Hall, 500 W. Big Beaver, Troy, Michigan. At this hearing, City Council will consider approval of the Troy 2026 – 2030 Parks and Recreation Master Plan. The intent of a Parks and Recreation Master Plan is to identify the recreational needs of the City of Troy and determine Troy's parks and recreation goals over the next five years.

A draft copy of the plan has been available for review since December 1, 2025 and will remain available through the date of the hearing. A hard copy of the draft master plan is available for review at the following locations:

- Troy City Hall, Planning Department: 500 W. Big Beaver
- Troy Community Center: 3179 Livernois
- Troy Public Library: 510 W. Big Beaver
- Troy Department of Public Works: 4693 Rochester Road
- The draft plan is also available online on the City's website at www.Troymi.gov

Comments may be expressed at the Public Hearing, or written comments can be directed to Brian Goul, Recreation Director, at GoulB@troymi.gov, or delivered to the Recreation Department at 3179 Livernois. Emailed comments must be received by 3:00 p.m. on the day of the meeting.

Notices and information for public hearings will also be posted on the City website at <http://troymi.gov/Government/PublicHearings>.

M. Aileen Dickson, MMC, MiPMC 3
City Clerk

POSTED: December 1, 2025
PUBLISHED: December 11, 2025



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.a.

Agenda Item:

O.2.a. Fiscal Year 2026 - First Quarter Financial Report

ATTACHMENT(S):

FY26 - FINANCIAL REPORT 1ST QUARTER - ENDED SEPTEMBER 30, 2025



**Interim Financial Report
1st Quarter
For The Three Months Ended
September 30, 2025**

CITY OF TROY
QUARTERLY REPORT
Three MONTHS ENDED September 30, 2025
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$49.3 million to date and represent 65.2% of total budgeted revenues and other sources. This is an increase of \$2.7 million or 5.8% compared to the same time period in the prior year and includes recognition of total property tax revenues of \$45.2 million. Tax revenue increased \$2.2 million or 5%. Grant revenue is currently at \$90 thousand, which is comparable to the prior year. This is expected to increase and be in line with the budgeted amount, as this is primarily made up of State Shared Revenues which involves the reversal of accruals and the State's timing of payments. Beginning July 1, 2025, the Aquatic Center is now included in the General Fund, which is the primary driver of the increase in charges for services of approximately \$0.4 million.

Expenditures

Total General Fund expenditures to date are \$14.7 million or 18.9% of the annual budget. This is an increase of \$0.9 million or 6.4% compared to the same time period in the prior year. Currently, all departments appear to be within expected budgetary parameters to date. Additionally, beginning July 1, 2025 the Aquatic Center is now included in the General Fund under Recreation.

Capital Fund

Revenues

Total revenues are \$9.3 million to date and represent 53.7% of total budgeted revenues and other sources. Overall, this is consistent with the prior years as the amounts can vary due to the timing of grant reimbursements.

Expenditures

Expenditures for capital projects of \$7.3 million represent 22.5% of budgeted projects. This is up approximately \$1.0 million from the prior year. A few notable projects causing this increase are the Police Department roof replacement and the Sprague Drain EPA Grant funded project.

Major Streets Fund

Revenues

Total revenues of \$0.8 million represent 10% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$1.4 million represent 17.1% of total budgeted expenditures. This is a decrease of approximately \$0.3 million over the prior year amount, as expected due to the decrease in transfers to the Capital Fund.

Local Streets Fund

Revenues

Total revenues of \$0.7 million represent 15.1% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$0.9 million represent 15.8% of total budgeted expenditures. This is down approximately \$0.3 million from the prior year as expected due to the decrease in transfers to the Capital Fund.

Sanctuary Lake Golf Course

Revenues

Revenues of \$1.4 million are flat compared to the prior year to date amounts. Total year to date rounds are 20,975 representing a decrease of approximately 319 rounds from the prior year.

Expenses

Total expenditures of \$0.9 million are up 10% compared to the prior year. The Golf Course operating expenses are covered by the day-to-day revenues; however, similar to previous years, the fund cannot cover its annual debt payments. As a result, the General Fund covers the remaining portion. As of 9/30/25, the cash advance from the General Fund to Sanctuary Lake is \$8.3 million.

Sylvan Glen Golf Course

Revenues

Revenues of \$1.0 represent 63% of total budget revenues. This is an increase of approximately \$0.1 million over the prior year. Total year to date rounds are 22,881 representing an increase of approximately 1,636 rounds from the prior year.

Expenses

Total expenditures of \$0.5 million are up \$0.1 million compared to prior year, but are in line with expectations. As of 9/30/25, the cash advance to Sanctuary Lake is \$3.3 million which is no change from the prior year.

Sanitary Sewer Fund

Revenues

Sanitary Sewer fund revenues of \$4.3 million are up \$0.3 million or 7.1% from the prior year to date due primarily from consumption (sold 109,644 mcf, up 886 mcf or 0.8%) and an increase in rates. Note: Sewer disposal charges are based up on water consumption.

Expenses

Sanitary Sewer fund expenses of \$4.1 million are up \$1.9 million compared with the prior year to date. This increase is primarily due to the timing of billings from Oakland County as there were three bills paid this year compared to two in the prior year during this quarter.

Water Fund

Revenues

Water fund revenues of \$6.6 million are up \$0.7 million or 11.7% from the prior year to date due primarily from consumption (sold 109,644 mcf, up 886 mcf or 0.8%) and an increase in rates. Weather patterns can have a significant impact on consumption over the summer months.

Expenses

Water fund total expenses of \$7.9 million are up \$3.2 million. This increase is primarily due to the timing of billings from Great Lakes Water Authority (GLWA) as there were three bills paid this year compared to two in the prior year during this quarter. Additionally, there has been an increase in capital expenditures for water mains due to the timing of projects falling in this fiscal year versus last year when they were originally budgeted.

**Quarterly Financial Report
Capital Projects Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Projects Fund Revenues							
TAXES	7,633,542	7,612,500	7,631,752	100.25	7,763,000	7,595,379	97.84
LICENSES AND PERMITS	93,897	100,000	0	0.00	100,000	0	0.00
GRANTS	6,501,217	3,078,400	235,609	7.65	3,925,000	282,586	7.20
CONTRIBUTIONS FROM LOCAL UNITS	194,080	210,000	194,080	92.42	740,000	319,861	43.22
CHARGES FOR SERVICES	112,546	310,000	1,894	0.61	310,000	16,315	5.26
INTEREST & RENT	655,287	310,800	91,525	29.45	410,800	57,630	14.03
OTHER REVENUE	402,390	60,000	15,002	25.00	30,000	16,930	56.43
OTHER FINANCING SOURCES	8,415,089	8,555,000	2,032,497	23.76	4,000,000	1,000,000	25.00
	24,008,048	20,236,700	10,202,360	50.42	17,278,800	9,288,701	53.76
Capital Projects Fund Expenditures							
Capital Outlay	23,004,547	43,743,569	6,331,612	14.47	32,637,584	7,343,931	22.50
	23,004,547	43,743,569	6,331,612	14.47	32,637,584	7,343,931	22.50

**Quarterly Financial Report
General Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	44,155,827	43,492,450	43,006,472	98.88	45,544,140	45,160,821	99.16
LICENSES AND PERMITS	5,196,730	4,733,470	947,944	20.03	4,993,165	1,172,814	23.49
GRANTS	12,377,809	11,000,116	100,500	0.91	11,230,089	90,223	0.80
CONTRIBUTIONS FROM LOCAL UNITS	145,077	355,739	44,402	12.48	53,500	30,298	56.63
CHARGES FOR SERVICES	8,551,813	7,303,400	1,183,295	16.20	7,872,797	1,595,764	20.27
FINES AND FORFEITURES	1,104,425	665,800	146,729	22.04	690,800	140,338	20.32
INTEREST & RENT	4,866,991	1,978,554	625,782	31.63	2,858,476	612,778	21.44
OTHER REVENUE	2,068,199	1,705,522	483,304	28.34	1,781,702	433,433	24.33
OTHER FINANCING SOURCES	346,824	600,450	40,473	6.74	624,468	56,034	8.97
	78,813,696	71,835,501	46,578,901	64.84	75,649,137	49,292,503	65.16
General Fund Expenditures							
General government	11,094,910	12,215,715	2,309,147	18.90	12,749,370	2,451,948	19.23
Public Safety	39,291,135	42,645,725	7,770,513	18.22	45,657,708	8,151,678	17.85
Public Works	2,458,797	2,581,424	602,811	23.35	2,677,666	426,950	15.94
Community Development	5,197,720	5,281,506	980,248	18.56	5,401,381	766,117	14.18
Recreation and Culture	9,516,001	10,102,719	2,177,995	21.56	11,481,078	2,932,891	25.55
Transfers Out & Other Uses	625,000	635,700	0	0.00	11,128	0	0.00
	68,183,563	73,462,789	13,840,713	18.84	77,978,331	14,729,584	18.89

**Quarterly Financial Report
Library Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	7,057,224	6,960,540	7,060,403	101.43	7,360,500	7,372,616	100.16
GRANTS	178,577	120,000	45,739	38.12	120,000	57,945	48.29
CONTRIBUTIONS FROM LOCAL UNITS	130,104	115,300	0	0.00	115,300	0	0.00
CHARGES FOR SERVICES	24,218	9,200	3,904	42.44	21,200	5,605	26.44
FINES AND FORFEITURES	18,710	13,000	3,150	24.23	15,000	3,256	21.71
INTEREST & RENT	337,571	42,000	49,106	116.92	102,000	49,947	48.97
OTHER REVENUE	7,137	11,000	1,646	14.96	8,000	625	7.82
	7,753,540	7,271,040	7,163,947	98.53	7,742,000	7,489,995	96.74
Library Fund Expenditures							
Recreation and Culture	7,226,826	7,916,204	1,846,132	23.32	7,041,440	1,516,888	21.54
	7,226,826	7,916,204	1,846,132	23.32	7,041,440	1,516,888	21.54

**Quarterly Financial Report
Local Street Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	3,303,239	3,250,000	310,014	9.54	3,200,000	327,507	10.23
INTEREST & RENT	109,262	45,000	11,385	25.30	30,000	11,194	37.31
OTHER FINANCING SOURCES	1,500,000	1,500,000	375,000	25.00	1,500,000	375,000	25.00
	4,912,501	4,795,000	696,399	14.52	4,730,000	713,701	15.09
Local Street Fund Expenditures							
Public Works	2,032,337	3,011,809	414,391	13.76	3,158,356	381,431	12.08
Recreation and Culture	892,596	1,074,704	210,372	19.57	1,367,690	239,902	17.54
Transfers Out & Other Uses	2,000,000	2,000,000	500,000	25.00	1,000,000	250,000	25.00
	4,924,933	6,086,513	1,124,763	18.48	5,526,046	871,332	15.77

**Quarterly Financial Report
Major Street Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	8,401,426	8,150,000	788,481	9.67	8,100,000	832,327	10.28
CHARGES FOR SERVICES	341,316	0	0	0.00	340,000	0	0.00
INTEREST & RENT	76,958	75,000	7,278	9.70	30,000	16,594	55.31
	8,819,700	8,225,000	795,759	9.67	8,470,000	848,922	10.02
Major Street Fund Expenditures							
Public Works	2,658,213	3,679,439	281,177	7.64	3,607,680	252,751	7.01
Recreation and Culture	98,725	114,690	23,806	20.76	135,960	34,672	25.50
Transfers Out & Other Uses	5,500,000	5,500,000	1,375,000	25.00	4,500,000	1,125,000	25.00
	8,256,938	9,294,129	1,679,984	18.08	8,243,640	1,412,423	17.13

**Quarterly Financial Report
Refuse Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	6,942,644	6,810,700	6,941,418	101.92	7,111,130	7,292,951	102.56
GRANTS	86,852	92,082	0	0.00	90,000	6,676	7.42
CHARGES FOR SERVICES	909	800	326	40.79	1,080	228	21.08
INTEREST & RENT	259,920	45,000	38,415	85.37	70,000	42,248	60.35
	7,290,326	6,948,582	6,980,160	100.45	7,272,210	7,342,103	100.96
Refuse Fund Expenditures							
Sanitation	6,390,987	6,965,940	1,308,582	18.79	7,249,570	1,108,392	15.29
	6,390,987	6,965,940	1,308,582	18.79	7,249,570	1,108,392	15.29

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	2,991,472	2,220,150	1,320,664	59.49	2,418,340	1,371,521	56.71
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	2,781,455	2,220,150	1,320,664	59.49	2,418,340	1,371,521	56.71
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,674,356	3,343,848	821,214	24.56	3,274,801	904,214	27.61
	2,674,356	3,343,848	821,214	24.56	3,274,801	904,214	27.61

**Quarterly Financial Report
Sewer Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
CHARGES FOR SERVICES	14,841,137	16,438,254	3,957,454	24.07	16,739,350	4,238,308	25.32
INTEREST & RENT	434,099	247,128	43,674	17.67	150,000	45,797	30.53
OTHER REVENUE	314,337	0	0	0.00	0	0	0.00
	15,589,573	16,685,382	4,001,128	23.98	16,889,350	4,284,105	25.37
Sewer Fund Expenditures							
Sewer	15,638,118	18,810,701	2,222,644	11.82	21,991,779	4,130,951	18.78
	15,638,118	18,810,701	2,222,644	11.82	21,991,779	4,130,951	18.78

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	1,683,419	1,390,840	761,131	54.72	1,410,810	877,633	62.21
INTEREST & RENT	164,564	155,200	110,368	71.11	169,000	112,259	66.43
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	1,637,966	1,546,040	871,499	56.37	1,579,810	989,892	62.66
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,673,040	1,821,500	446,571	24.52	1,676,339	541,455	32.30
	1,673,040	1,821,500	446,571	24.52	1,676,339	541,455	32.30

**Quarterly Financial Report
Water Fund
For the Period Ending September 30, 2025**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CHARGES FOR SERVICES	22,820,317	24,692,638	5,933,306	24.03	26,032,731	6,617,421	25.42
INTEREST & RENT	8,200	43,667	-8,326	(19.07)	44,010	1,783	4.05
OTHER REVENUE	462,169	0	0	0.00	0	0	0.00
	23,290,686	24,736,305	5,924,981	23.95	26,076,741	6,619,203	25.38
Water Fund Expenditures							
Water	24,118,511	28,015,497	4,643,674	16.58	26,642,128	7,938,535	29.80
	24,118,511	28,015,497	4,643,674	16.58	26,642,128	7,938,535	29.80

City of Troy
Schedule of Cash and Investments
9/30/2025

Fund	Financial Institution	Type of Investment	Rate	G/L Account	Balance per Bank (cost)	Deposits in Transit	Outstanding Checks	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Comerica	Checking Account	-	751.001.001	\$ 1,033,708.56	\$ 124,193.51	\$ (540,570.72)	\$ (12,946.56)	\$ (2,973,409.44)	\$ (2,369,024.65)
Pooled Investment Fund	Comerica Jfund	Cash & Cash Equivalents	3.93	751.013	\$ 7,745,984.79					\$ 7,745,984.79
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	0.00	751.001.230	\$ 5.39					\$ 5.39
Pooled Investment Fund	Comerica	Government & Municipal Bonds	2.86	751.180	\$ 23,311,873.70					\$ 23,311,873.70
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	4.10	751.001.230	\$ 129,620.90					\$ 129,620.90
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	0.03	751.180	\$ 52,869,991.77					\$ 52,869,991.77
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	3.72	751.001.230	\$ 122,136.24					\$ 122,136.24
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.40	751.180	\$ 563,138.61					\$ 563,138.61
Pooled Investment Fund	Robinson Capital	Cash & Cash Equivalents	3.98	751.001.230	\$ 1,902,645.71					\$ 1,902,645.71
Pooled Investment Fund	Robinson Capital	Government & Municipal Bonds	3.39	751.180	\$ 31,142,922.13					\$ 31,142,922.13
Pooled Investment Fund	MBIA-Class	Money Market	4.28	751.180	\$ 49,948,111.17					\$ 49,948,111.17
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.100	\$ 844,106.44	\$ 37,770.99	\$ (18,084.33)		\$ (7,987.01)	\$ 855,806.09
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.130	\$ 7,836.56	\$ 12,215.87	\$ (3,930.74)			\$ 16,121.69
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.100	\$ 562,046.13	\$ 31,527.05	\$ (5,482.98)		\$ (2,926.34)	\$ 585,163.86
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.130	\$ 5,326.60	\$ -	\$ -			\$ 5,326.60
Trust & Agency Fund	Comerica	Checking Account	-	703.001.001	\$ 186,465.46	\$ 176,598.01	\$ (335,624.30)	\$ 12,946.56	\$ (500,000.00)	\$ (459,614.27)
Trust & Agency Fund	MBIA-Class	Money Market	4.28	703.180	\$ 1,154,463.39					\$ 1,154,463.39
Trust & Agency Fund	Comerica Jfund	Cash & Cash Equivalents	3.93	703.013	\$ 1,034,570.39					\$ 1,034,570.39
Total					\$ 172,564,953.94	\$ 382,305.43	\$ (903,693.07)	\$ -	\$ (3,484,322.79)	\$ 168,559,243.51



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.b.

Agenda Item:

O.2.b. Public Act 202 - Fiscal Year 2025 Pension & OPEB Report

ATTACHMENT(S):

Public Act 202 - Fiscal Year 2025 Pension & OPEB Report

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) & Public Act 530 of 2016 Pension Report

Enter Local Government Name	City of Troy	Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting .
Enter Six-Digit Municode	632230	
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2025	Questions: For questions, please email LocalRetirementReporting@michigan.gov . Return this original Excel file. Do not submit a scanned image or PDF.
Contact Name (Chief Administrative Officer)	Rob Maleszyk	
Title if not CAO	CFO	
CAO (or designee) Email Address	robert.maleszyk@troymi.gov	
Contact Telephone Number	586-649-8712	
Pension System Name (not division) 1	Troy Employee Retirement System	If your pension system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
Pension System Name (not division) 2		
Pension System Name (not division) 3		
Pension System Name (not division) 4		
Pension System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES	YES	YES	YES
2	Provide the name of your retirement pension system	Calculated from above	Troy Employee Retirement System				
3	Financial Information						
4	Enter retirement pension system's assets (system fiduciary net position ending)	Most Recent Audit Report	236,746,044				
5	Enter retirement pension system's liabilities (total pension liability ending)	Most Recent Audit Report	155,727,099				
6	Funded ratio	Calculated	152.0%				
7	Actuarially Determined Contribution (ADC)	Most Recent Audit Report	-				
8	Governmental Fund Revenues	Most Recent Audit Report	123,697,195				
9	All systems combined ADC/Governmental fund revenues	Calculated	0.0%				
10	Membership						
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	12				
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	3				
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	344				
14	Investment Performance						
15	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	13.18%				
16	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	10.16%				
17	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	8.55%				
18	Actuarial Assumptions						
19	Actuarial assumed rate of investment return	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Other				
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	0				
22	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes				
23	Uniform Assumptions						
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	231,363,432				
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	157,167,011				
26	Funded ratio using uniform assumptions	Calculated	147.2%				
27	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	-				
28	All systems combined ADC/Governmental fund revenues	Calculated	0.0%				
29	Pension Trigger Summary						
30	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 60% funded <u>AND</u> greater than 10% ADC/Governmental fund revenues. Non-Primary government triggers: Less than 60% funded	NO	NO	NO	NO	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)
Local governments must post the current year report on their website or in a public place.
The local government must electronically submit the form to its governing body.
Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.
Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) Health Care (OPEB) Report

Enter Local Government Name Enter Six-Digit Municode	City of Troy 632230	Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting .
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2025	Questions: For questions, please email LocalRetirementReporting@michigan.gov . Return this original Excel file. Do not submit a scanned image or PDF.
Contact Name (Chief Administrative Officer)	Rob Maleszyk	
Title if not CAO	CFO	
CAO (or designee) Email Address	robert.maleszyk@troymi.gov	
Contact Telephone Number	586-649-8712	
OPEB System Name (not division) 1	Troy Retiree Health Care Plan	If your OPEB system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
OPEB System Name (not division) 2		
OPEB System Name (not division) 3		
OPEB System Name (not division) 4		
OPEB System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES	YES	YES	YES
2	Provide the name of your retirement health care system	Calculated from above	Troy Retiree Health Care Plan				
3 Financial Information							
4	Enter retirement health care system's assets (system fiduciary net position ending)	Most Recent Audit Report	132,999,705				
5	Enter retirement health care system's liabilities (total OPEB liability)	Most Recent Audit Report	140,794,230				
6	Funded ratio	Calculated	94.5%				
7	Actuarially determined contribution (ADC)	Most Recent Audit Report	1,499,923				
7a	Do the financial statements include an ADC calculated in compliance with Numbered Letter 2018-3?	Most Recent Audit Report	YES				
8	Governmental Fund Revenues	Most Recent Audit Report	123,697,195				
9	All systems combined ADC/Governmental fund revenues	Calculated	1.2%				
10 Membership							
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	105				
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	-				
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	392				
14	Provide the amount of premiums paid on behalf of the retirees	Most Recent Audit Report or Accounting Records					
15 Investment Performance							
16	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	13.42%				
17	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	9.47%				
18	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	8.19%				
19 Actuarial Assumptions							
20	Assumed Rate of Investment Return	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
21	Enter discount rate	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
22	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar				
23	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	19				
24	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes				
25	Health care inflation assumption for the next year	Actuarial Funding Valuation used in Most Recent Audit Report	7.25%				
26	Health care inflation assumption - Long-Term Trend Rate	Actuarial Funding Valuation used in Most Recent Audit Report	3.50%				
27 Uniform Assumptions							
28	Enter retirement health care system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	125,804,643				
29	Enter retirement health care system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	140,781,685				
30	Funded ratio using uniform assumptions	Calculated	89.4%				
31	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	1,262,086				
32	All systems combined ADC/Governmental fund revenues	Calculated	1.0%				
33 Summary Report							
34	Did the local government pay the retiree insurance premiums for the year?	Accounting Records	YES				
35	Did the local government pay the normal cost for employees hired after June 30, 2018?	Accounting Records	N/A				
36	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 40% funded AND greater than 12% ARC/Governmental fund revenues. Non-Primary government triggers: Less than 40% funded	NO	NO	NO	NO	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)
 Local governments must post the current year report on their website or in a public place
 The local government must electronically submit the form to its governing body.
 Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years
 Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

O.2.c.

Date: December 11, 2025

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Emily Dumas, Library Director

Subject: Troy Public Library Annual Report

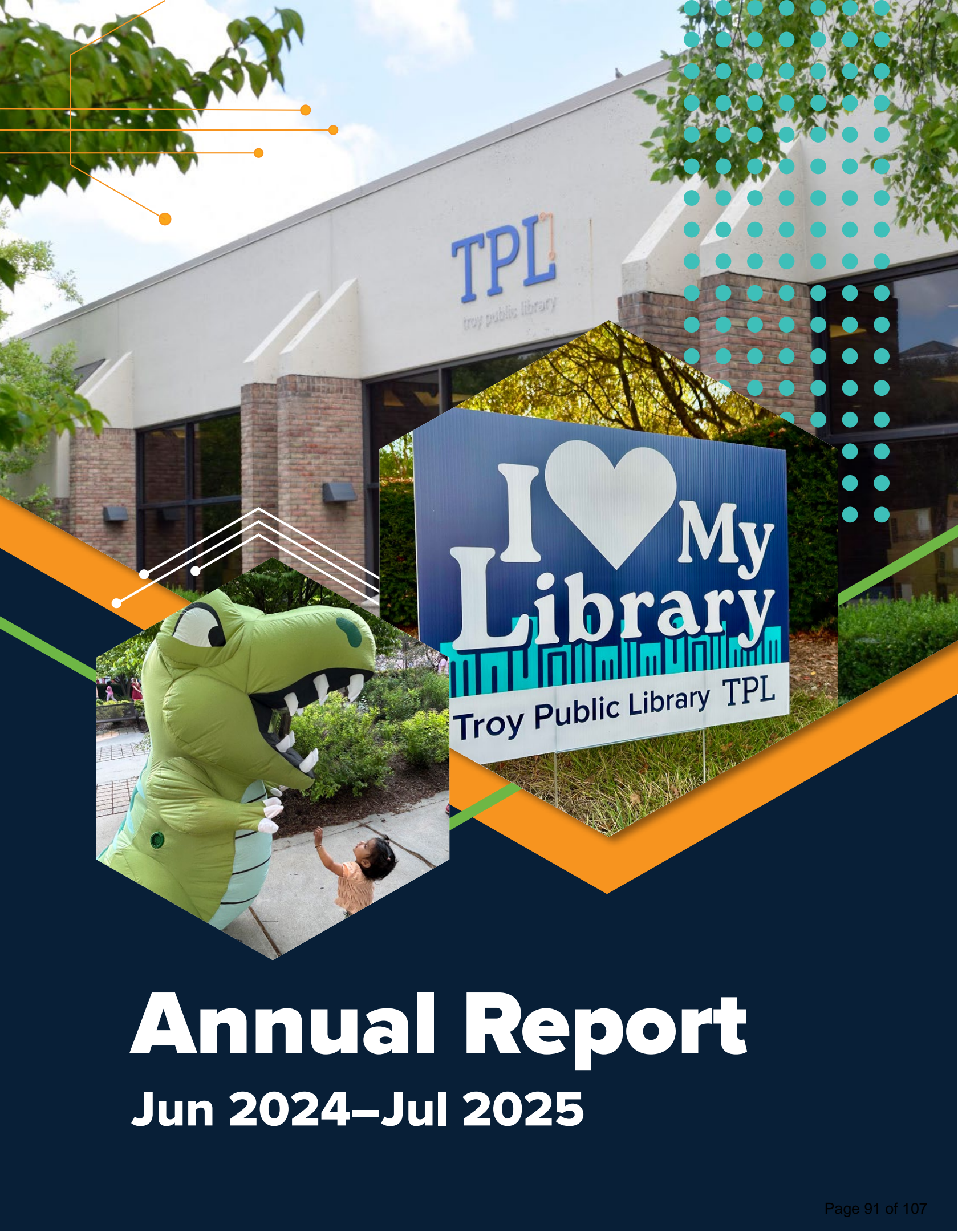
Each year, Michigan public libraries submit a report to the state that documents the data and statistics collected throughout the previous fiscal year. The compiled data includes performance indicators such as door count, circulation, program attendance, number of library cardholders, and more. It also records general budgetary data for the fiscal year, and demographic data for the area that the library services. This form provides a comprehensive overview of the library, and this information is collected and shared by the Library of Michigan.

This report is a requirement to receive state aid, funding that is allocated to public libraries each year under an appropriation of general funds from the Michigan legislature.

The reporting period for submittal of this data to the Library of Michigan runs from October 1st through February 1st. Libraries must submit their reports within this timeframe to be eligible to receive state aid.

The information collected for the 2024-25 state report, as well as additional items of interest, is compiled into the attached report in a form that is presentable to the Council and the public.

Suggested Resolution:



TPL
troy public library

I ♥ My
Library

Troy Public Library TPL



Annual Report

Jun 2024–Jul 2025



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Letter from the Director



Library Patrons and Supporters,

Greetings! 2025 was a fantastic year for Troy Public Library! We welcomed hundreds of thousands of visitors, introduced many new services and programs, and continued to grow a diverse and varied collection to suit all interests and needs.

Please take a moment to review the highlights of the past year as presented in this report. On behalf of the library, thank you for your continued support and for valuing literacy, learning, and community connection!

A handwritten signature in black ink that reads "Emily Dumas".

Emily Dumas
Library Director



TPL at a Glance



29,278

Program Attendance



352,891

Patron Visits



172,371

Items in Collection



1,049,177

Items Circulated



6,646

New Library Cards



3,378

Homebound Deliveries



170,307

Database Uses



59,388

Library Card Holders

Bookmobile at a Glance



12,854

Items Circulated



214

New Library Cards



366

Total Stops



2,446

Program Attendance



8,181

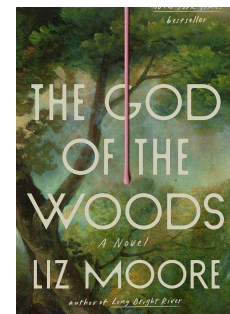
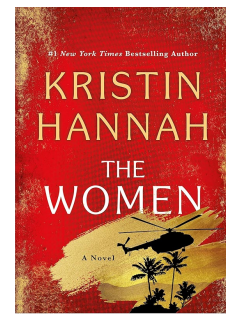
Patron Visits



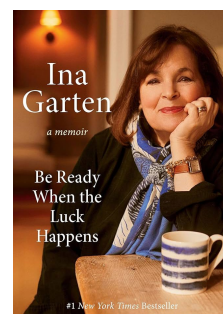
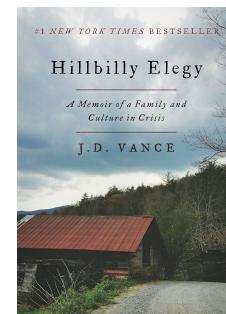
Top Circulated Materials

Books

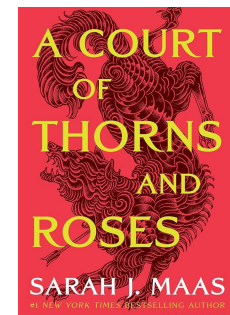
Adult Fiction



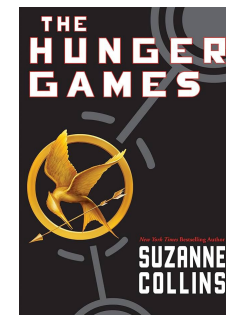
Biography



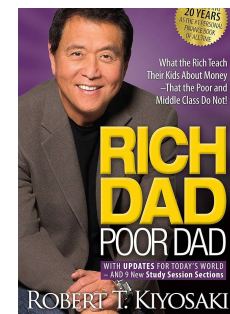
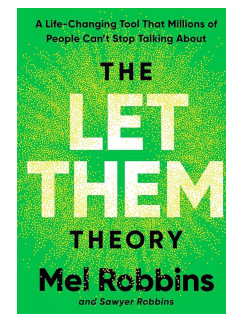
Adult Science Fiction



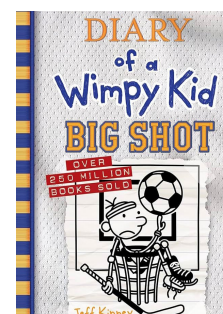
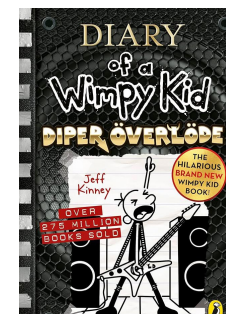
Teen Fiction



Adult Nonfiction

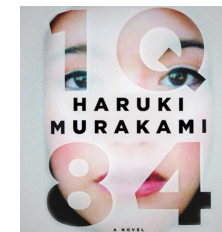


Youth Fiction



Audiobooks

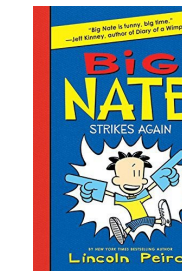
Adult



Youth

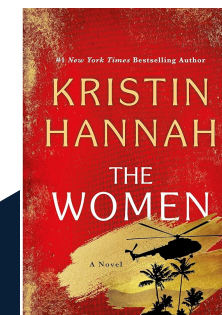


Youth Playaway

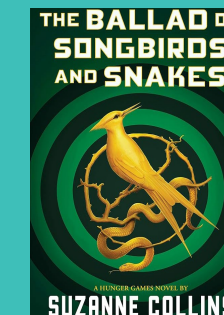


eBooks

Adult



Teen



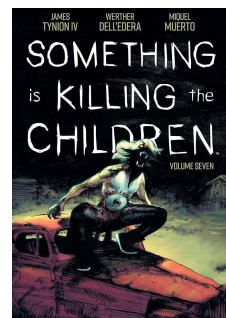
Youth



Top Circulated Materials

Graphic Novels & Anime

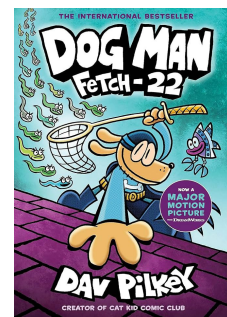
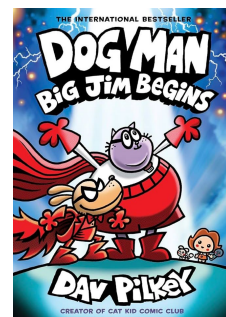
Adult



Teen



Youth



Anime

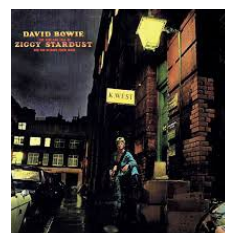


Music

CDs



Vinyl



DVDs

Adult



Adult TV Series



Youth



Video Games

Teen



Youth



New Services

Patron Perks

- Online Library Card Renewals
- Expanded Curbside Pickup Hours
- Extended Loan Periods for TV Series DVDs and Blu-rays
- Library Building Tours
- 500 Solar Eclipse Glasses Provided to Troy Community (April 2024)
- Graphic Collection Shifted to New Location

Community Outreach

- Graphic Novel Book Club
- Global Culture Series
- Bookmobile Anniversary Party
- Books, Blankets, and Buddies
- Bookmobile Photo Contest
- Library Card Design Contest
- First Robotics Demonstration Day

Digital Services

- Roku Devices
- Epson FastFoto Scanner added to Memory Lab



Adult Services

- Saturday Stitches (Monthly)
- BookTok Book Club (Bimonthly) and a Permanent BookTok Display
- Expanded Experience Kit and Book Discussion Kit Offerings
- Assistive Device Kits
- Games and puzzles for those with low vision and blindness
- Caregiver Corner
- Updated Agatha Christie Collection
- Adult Manga Collection
- Successful Adult Winter Reading BINGO program “Cozy Up & Read”

Teen Services

Literary Lounge (Monthly)

Youth Services

New Play Panels Replace Outdated Magnet Board in Youth Area

Listen Along Collection Launched

Paws to Read Expanded to Saturdays

Youth Services Volunteer Program Established

STEM Kits Added to Universal Access Collection

Universal Access Collection Relabeled for Better Discovery

Parent Professional Collection Established

Two Sessions for Each Morning Storytime Added to Calendar

Partnership with Troy School District Preschool Director
Erin Keyser and Oakland County Health Division to Provide
Dental Health Screenings to Families Prepping for Kindergarten

Holiday Picture Book/Board Book Collection Established



New Services

Library Super Users

In 2025, the Troy Public Library highlighted some of its top users! These patrons showed off not only how much money their TPL library card saved them, but also shared what the library means to them.

“The value of this institution cannot be explained”

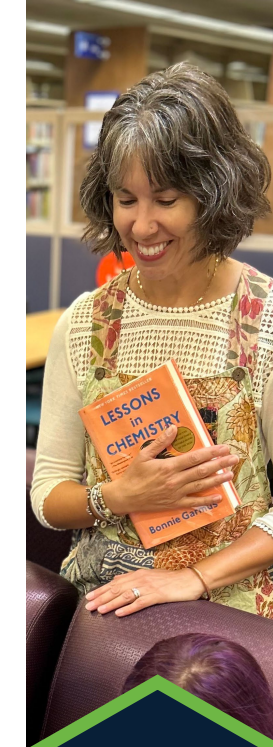
“The library has a large supply of lifelong learning”

“TPL is an integral part of our family life”

Read more testimonials at troypl.org/superusers.



Karen Saved \$95,416



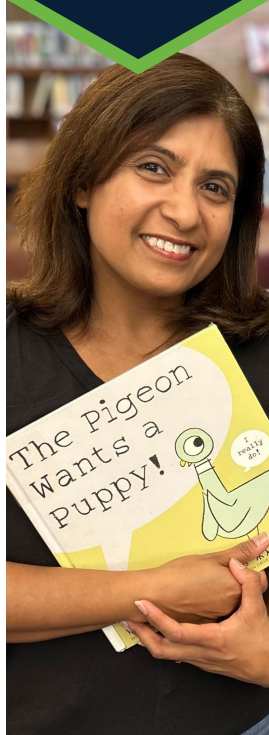
Kristin Saved \$109,207



Michael Saved \$52,179

COMMUNITY ENGAGEMENT

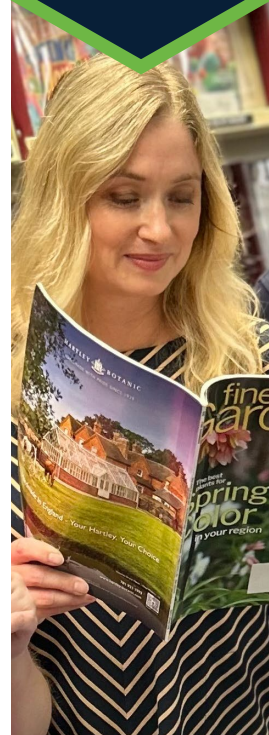
Anita Saved \$49,192



Babak Saved \$108,014



Barbara Saved \$40,071



Prashant Saved \$76,637



Tiffany Saved \$72,966



Urmil Saved \$23,534

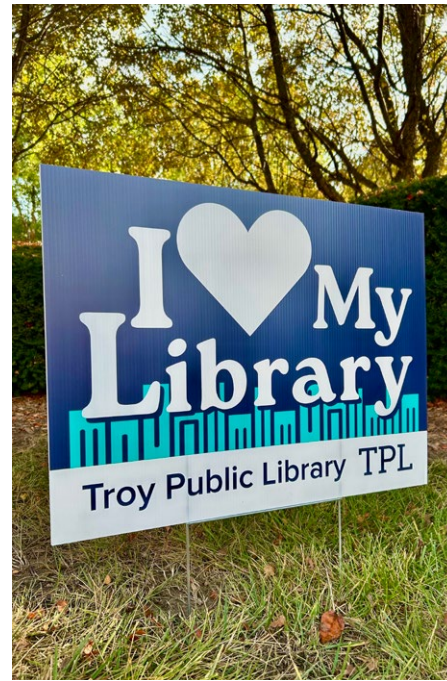


Vincent Saved \$244,239



I Heart My Library Lawn Signs

Hundreds of Library Lawn signs have been distributed and showing up on lawns throughout Troy. Residents show off their pride and passion for the Troy Public Library!



Summer Library Program

The Summer Library Program had 1,390 people attend the kick off party and 7,659 people attended various programs throughout the summer.

COMMUNITY ENGAGEMENT

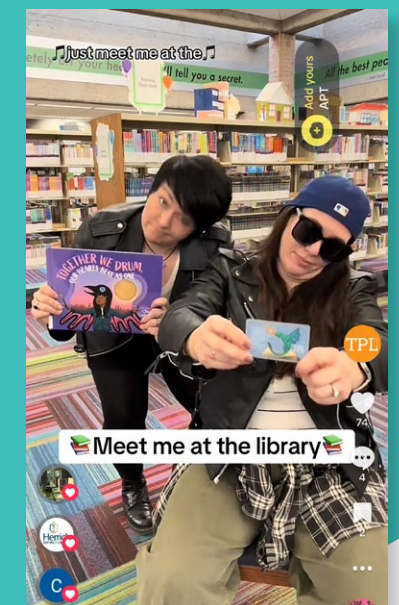
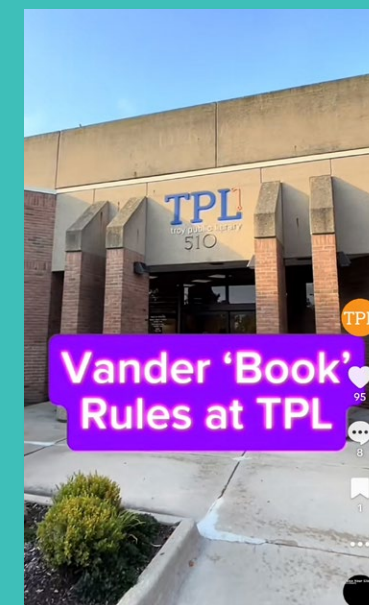
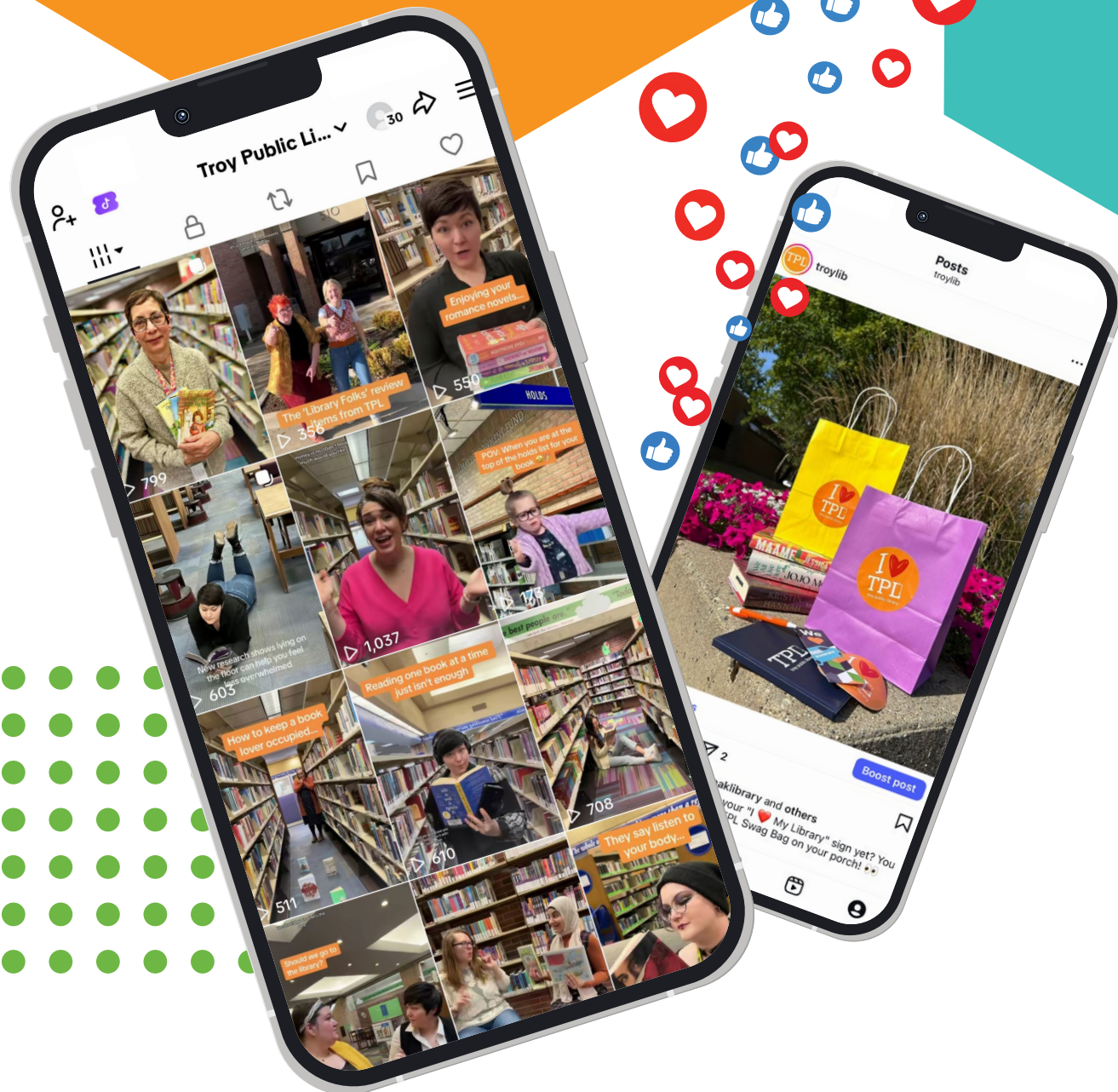
Global Cultural Series

Celebrating diversity and inclusion, the Troy Public Library hosted several programs highlighting cultural events and holidays from around the world including Mexico, Brazil, and Japan.



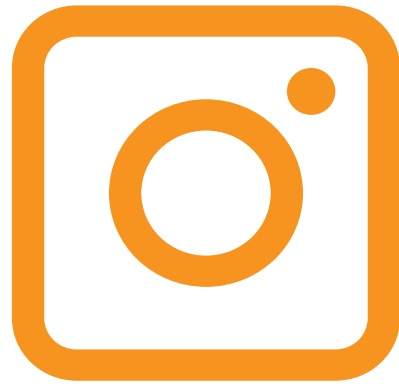
Social Media

Statistics are from the Jun. 2024–July 2025 fiscal year

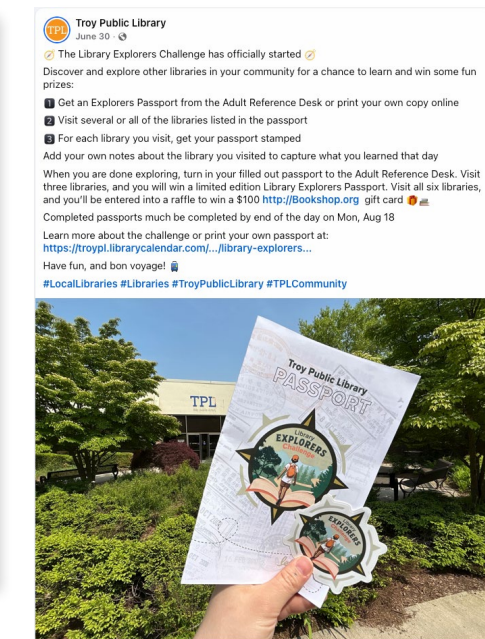
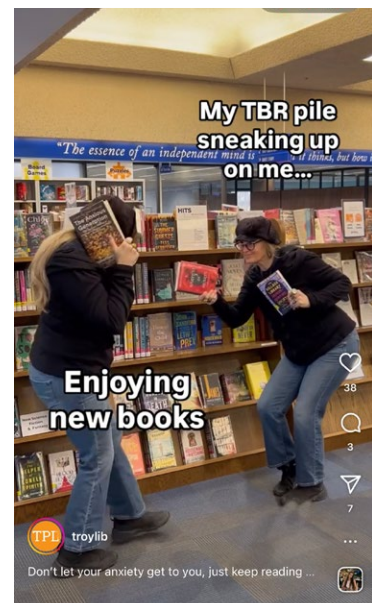
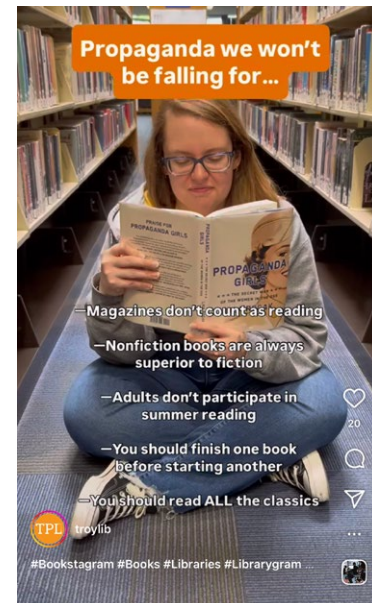
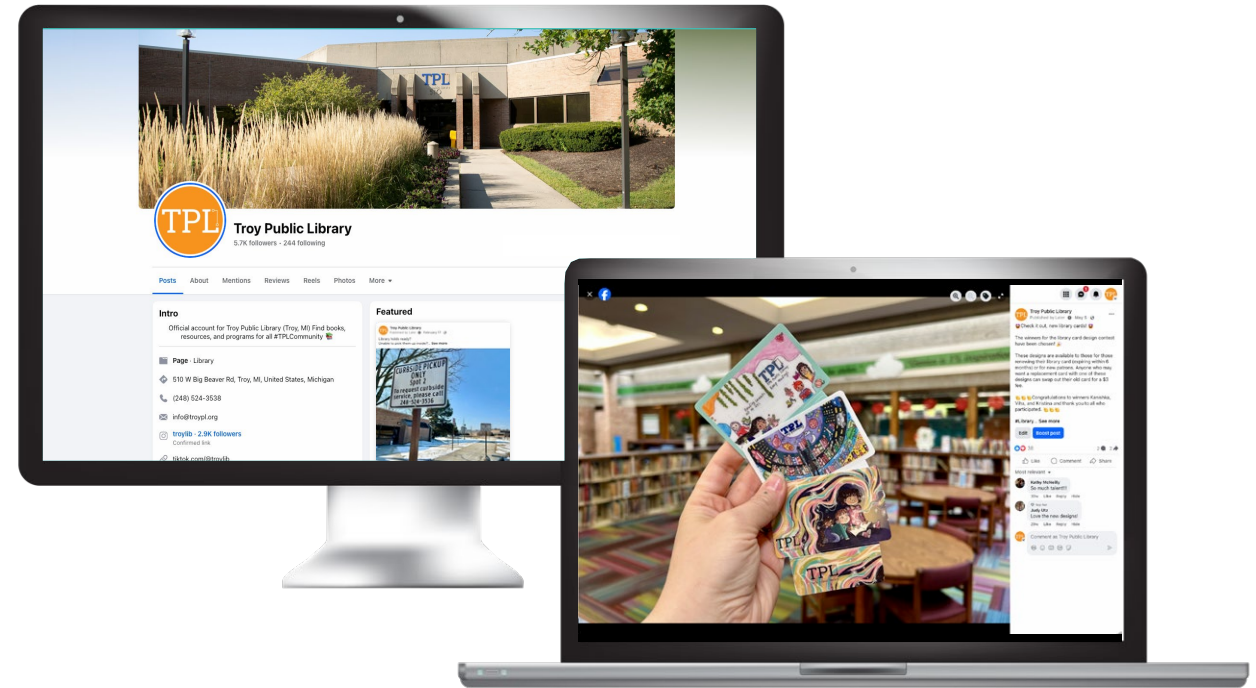


Total Followers: **2055**
New Followers: **234**
Total Views: **106,461**
Top Video Viewed: **6,932**





Total Followers: 2829
New Followers: 386
Total Reach: 57,106
Top Video Viewed: 3090



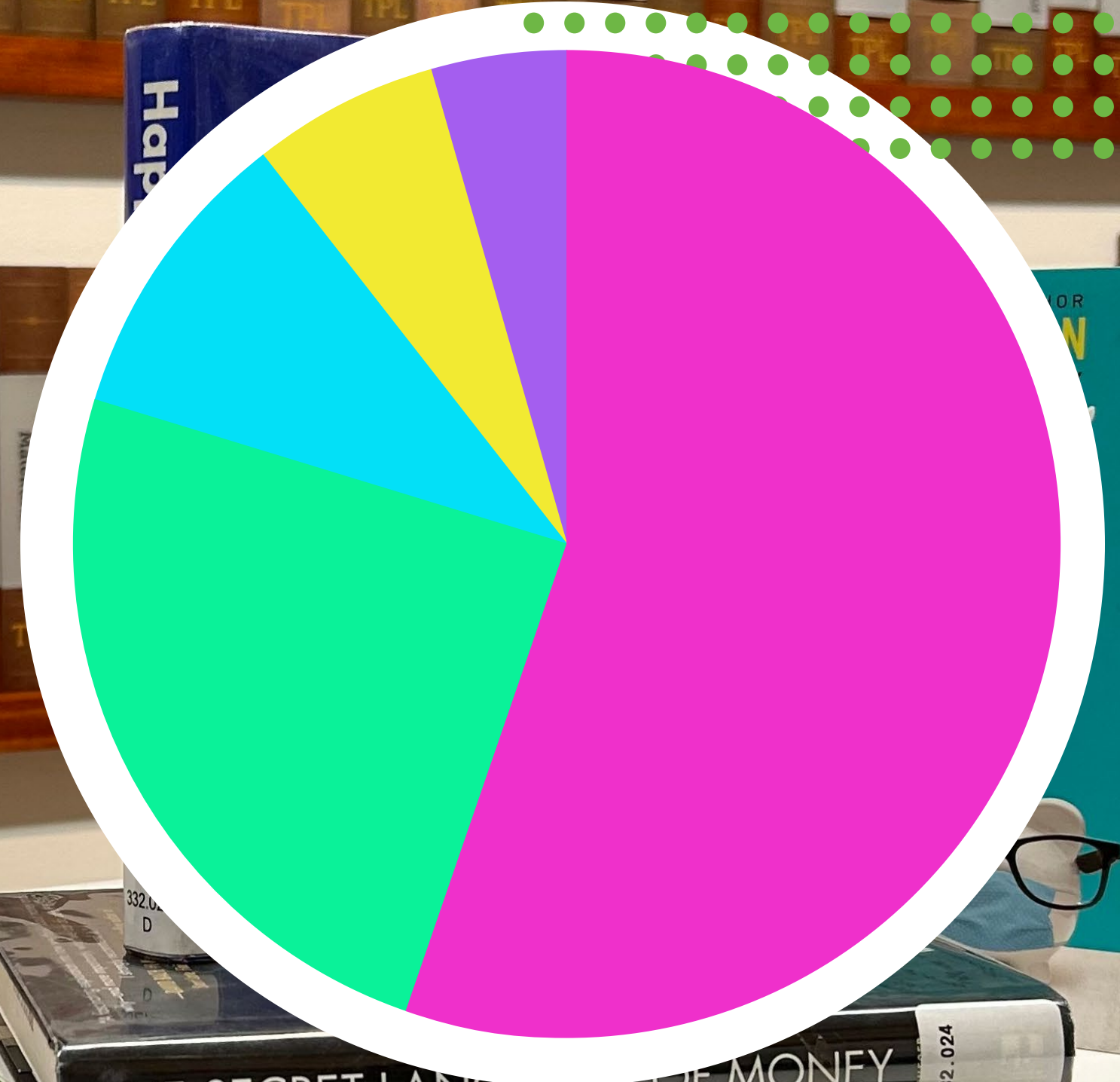
Total Page Followers: 5632
New Followers: 321
Total Reach: 117,657
Total Engagement: 12,416

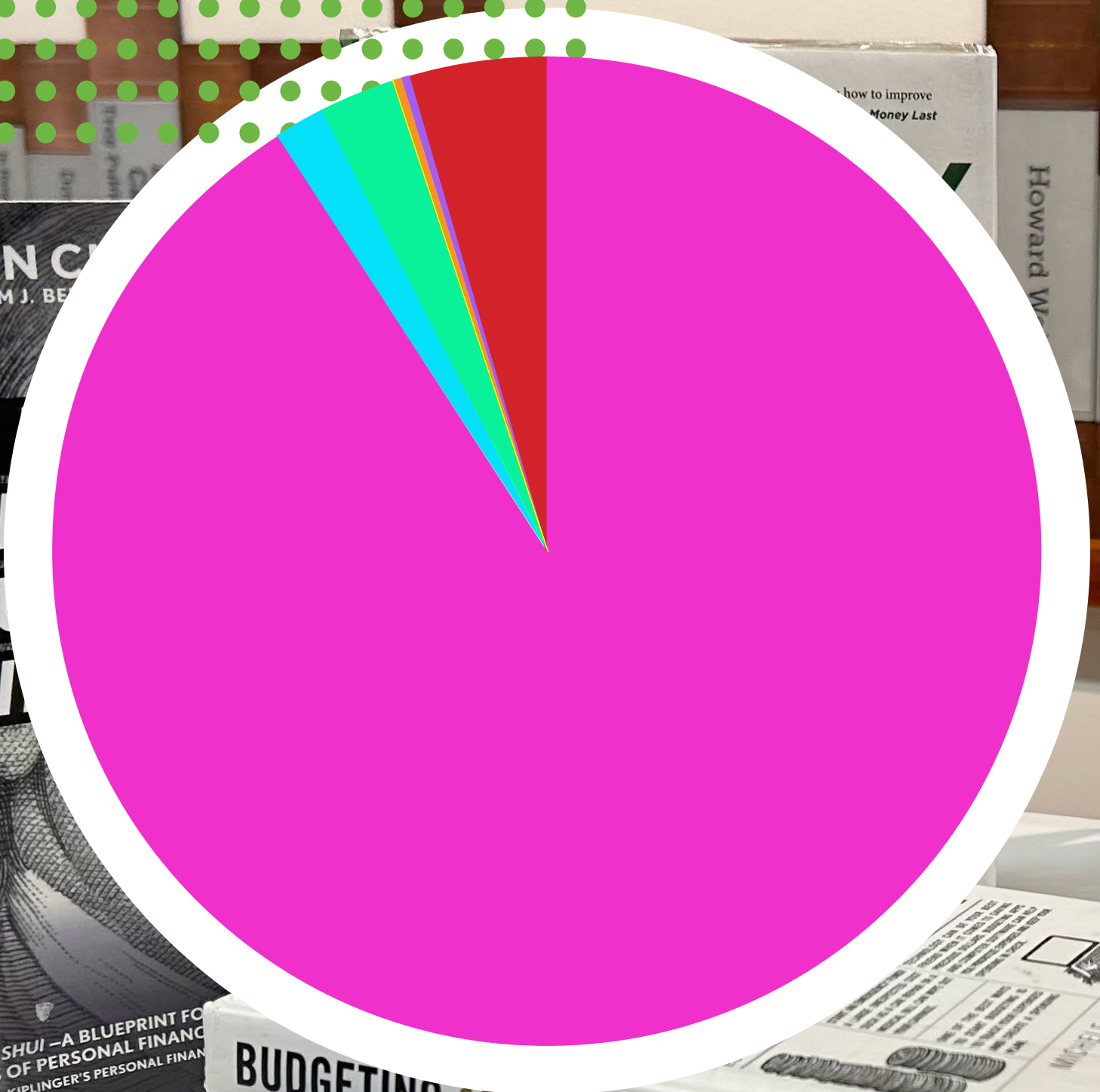
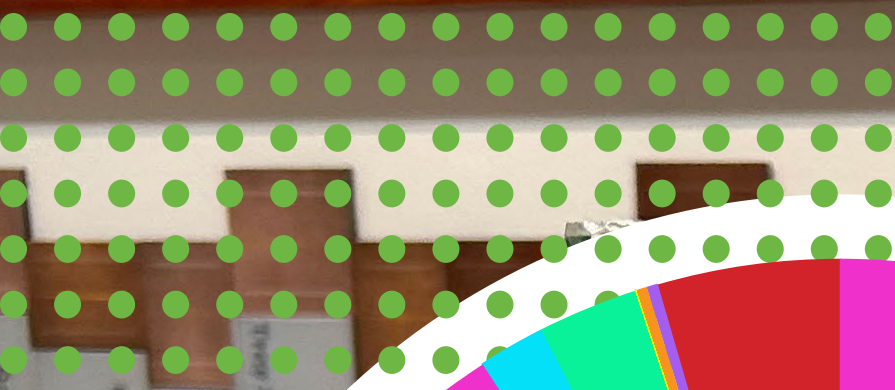


Expense Breakdown

TOTAL: \$7,208,751

- Personnel & Benefits **\$3,998,830**
- Operational Charges **\$1,757,511**
- Collections **\$695,218**
- Capital Projects **\$446,046**
- Supplies **\$311,146**





Revenue Breakdown

TOTAL: \$7,753,539

- Taxes **\$7,057,224**
- Penal Fines **\$130,103**
- State Sharing **\$178,576**
- Private Contributions **\$7,137**
- Materials, Fines, & Fees **\$18,710**
- Chargers for Services (photo copies, misc) **\$24,218**
- Interest & Rent **\$337,571**

HAN C
WILLIAM J. BE

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ASPECTS OF PERSONAL FINANC
NAR, EDITOR, KIPLINGER'S PERSONAL FINAN

how to improve
Money Last

Howard W

The Cable Family
Bill, Regina, Dana,
Laura, & Adam

Jean and Wyane
Pursell

The Kolakowski
Family

Craig Ch

BUDGETING 101
A CRASH COURSE IN
BUDGETING
MICHELE CASAN, CPA
332.024
C

PACO DE LEON
FINANCE FOR THE PEOPLE
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Friends of the Troy Public Library



The Friends of the Troy Public Library continue to support the activities and promotion of the library. Their donations, volunteerism, fundraising, and advocacy all help fund programs, activities, and collection items. Troy Public Library thanks everyone who volunteers and works in the Friends Bookshop and the Friends Shop (lobby shop).

The Friends are always looking for more volunteers. If you'd like to be a part of your library community please reach out to the Friends at: friendstpl.org/volunteer

F·R·I·E·N·D·S



of the TROY PUBLIC LIBRARY

Basement

Bookshop Hours

Saturday 10 am–1 pm

Sunday 1–4 pm

friendstpl.org

FRIENDS SHOP





Never Stop Learning

510 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3538 | troypl.org