

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