

Pastor Matt Schuler from Faith Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, January 26, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

B. ROLL CALL:

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

Resolution #2026-01-011

Moved by Baker

Seconded by Gunn

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Chamberlain at the Special City Council Meeting and the Regular City Council Meeting of January 26, 2026 due to being out of the county.

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

No: None

Absent: Chamberlain

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. Troy Youth Assistance 2025 Annual Report (Presented by: Mike Caminidi, Troy Youth Assistance Caseworker)

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 - Board of Review, Global Troy Advisory Committee; b) City Council Appointments - None

a) Mayoral Appointments

Resolution #2026-01-012
Moved by Baker
Seconded by Gunn

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:

Board of Review
Appointed by Mayor
3 Regular Members
3-Year Term

Nominations to the Board of Review:

Term Expires: 1/31/2029	John Howard Adams
	Term currently held by: John Howard Adams

Global Troy Advisory Committee

Appointed by Mayor
 12 Regular Members
 3 Year Term

Nominations to the Global Troy Advisory Committee:

Term Expires: 7/31/2026	Lula Ljuljdjuraj	International Academy Student Rep.
	Term currently held by: Vacant	

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

MOTION CARRIED

b) City Council Appointments: None

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Southeastern Michigan Council of Governments (SEMCOG)

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2026-01-013
 Moved by Chanda
 Seconded by Brooks

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:

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	Council Member Hamilton	Delegate
	Term currently held by: Council Member Hamilton	

Term Expires: 11/8/2027	Mayor Pro Tem Chanda	Alternate
	Term currently held by: Council Member Chanda	

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

MOTION CARRIED

I.3. Request for Closed Session

Resolution #2026-01-014
 Moved by Baker
 Seconded by Bluhm

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – City of Troy v Troy Landmark Properties and City of Troy v. Glenn and Michelle Potts.

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

MOTION CARRIED

I.4. Bid Waiver – Software Services – Daupler Response Management System (Introduced by Kurt Bovensiep, Public Works Director)

Resolution #2026-01-015
 Moved by Chanda
 Seconded by Gunn

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the formal bid process and **AWARDS** a contract to purchase Daupler Response Management System from Daupler Inc. of Overland Park, Kansas, for software, support, and one-time implementation for a 12-month term of service for an estimated total cost of \$59,999.00 but not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** renewal of services as needed by the Information Technology Department, upon the expiration of the 12-month term of service, with annual renewal increases not to exceed 5% of the previous term.

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

No: None
Absent: Chamberlain

MOTION CARRIED

I.5. 2026 Poverty Exemption Guidelines (Introduced by: Kelly Timm, City Assessor)

Resolution #2026-01-016

Moved by Brooks

Seconded by Gunn

WHEREAS, the adoption of guidelines that establish income levels for poverty exemptions is required of the City Council; and,

WHEREAS, The principal residence of persons, who the Board of Review determines by reason of poverty are unable to contribute to the public charges, is eligible for exemption in whole or in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and,

WHEREAS, Pursuant to PA 253 of 2020, the City of Troy, Oakland County adopts the following guidelines for the Board of Review to follow. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

1. Own and occupy the property as a principal residence.
2. File Form 5737 Application and Affirmation for MCL 211.7u Poverty Exemption with the Board of Review, accompanied by federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons residing in the principal residence (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, Poverty Exemption Affidavit may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
3. Produce a valid driver's license or other form of identification, if requested.
4. Produce a deed, land contract, or other evidence of ownership of the property, if requested.
5. Meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services or alternative guidelines adopted by the local assessing unit. The Alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
6. Meet the asset level test adopted by the local assessing unit.

Local units are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels shall not be set lower by a city than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2026 assessments:

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,150
For each additional person	\$5,500

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit cannot be considered as income for purposes of the poverty exemption.

Asset Test Guidelines

Used in the Determination of Poverty Exemptions for 2026

As required by PA 253 of 2020, all guidelines for poverty exemptions established by the governing body of the local assessing unit must include an asset level test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar amount and the value of all assets cannot exceed the total dollar amount.

The purpose of an asset test is to determine the resources available: cash, fixed assets or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The local unit asset test cannot include the value of the principal residence.

The following asset test shall apply to all applications for poverty exemption:

- The applicant(s) shall not have assets exceeding the amount shown in the chart below based on the size of the family unit.
- The asset Guideline (test) shall exclude the value of the principal residence subject to the poverty exemption request and exclude the value of one automobile. If multiple automobiles are owned, then the least valuable automobile will be excluded from the asset guideline.
- The applicant(s) shall not have total assets (excluding the value of the principal residence subject to the exemption request and excluding the value of one automobile) more than the guidelines set below. Assets exceeding the amounts stated below will result in a denial of the poverty exemption.

Size of Family Unit	Asset Guidelines
1	\$5,000
2	\$8,000
3	\$11,000
4	\$14,000
5	\$17,000
6	\$20,000
7	\$20,000
8	\$20,000
For each additional person	N/A

All asset information, as requested in the Application for Poverty Exemption, must be completed in total. The Board of Review may request additional information and verification of assets, if the Board of Review determines it to be necessary and may deny an application if the assets are not properly identified.

The following is a list of assets that are included in the asset test:

- A second home, property, vacant land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV's
- Buildings other than the principal residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

NOW, THEREFORE, BE IT HEREBY RESOLVED, That the Board of Review **SHALL FOLLOW** the above stated policy, federal guidelines, and asset test in granting or denying an exemption. The

Board of Review is not permitted to deviate from the adopted policy and guidelines.

The foregoing resolution offered by City Council Member _____
and supported by City Council Member _____.

Upon roll call vote, the following voted:

“Aye”: _____

“Nay”: _____

The City Clerk declared the resolution _____.

XXX, Clerk Date

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

No: None

Absent: Chamberlain

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-01-017-J-1a

Moved by Hamilton

Seconded by Bluhm

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

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

No: None

Absent: Chamberlain

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-01-017-J-2

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

J.2.a. City Council Minutes-Draft - January 12, 2026

J.2.b. City Council Special Meeting Minutes-Draft - January 17, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing

Resolution #2026-01-017-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase Type ‘K’ Copper Tubing to the overall low bidder meeting specifications, *Core & Main LP of Shelby Twp., MI*, for an estimated total cost of \$184,104.00, at unit prices contained in the bid tabulation opened January 15, 2026; a copy of which is **ATTACHED** to the original Minutes of this meeting.

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

J.4.b. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – MML CapCon 2026

Resolution #2026-01-017-J-4b

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the MML CapCon 2026, in accordance with accounting procedures of the City of Troy.

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

Resolution #2026-01-017-J-4c

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

J.5. Traffic Signal Agreements – Troy Downtown Development Authority Big Beaver Enhancements

Resolution #2026-01-017-J-5

RESOLVED, That Troy City Council hereby **APPROVES**, the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Troy Downtown Development Authority Big Beaver Enhancements project at the following locations: Big Beaver Road (WB) & Talbot Ave., Signal No. 1637 and Big Beaver Road (EB) & X/o 490' w/o Charter Dr., Signal No. 1638, and the Mayor and City Clerk are **AUTHORIZED** to execute the agreements, copies of which shall be **ATTACHED** to the original Minutes of the meeting.

J.6. Private Agreement – Contract for Installation of Municipal Improvements - De Etta Utility Extension — Project No. 25.902.3

Resolution #2026-01-017-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tower Built, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.7. Private Agreement – Contract for Installation of Municipal Improvements - Northfield Enclave - Project No. 25.922.3

Resolution #2026-01-017-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Eureka Building Company for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Detention Pond & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. 2026 SMART Specialized Services Operating Assistance Program

Resolution #2026-01-017-J-8

RESOLVED, That Troy City Council **APPROVES** the agreement between SMART and the City of Troy for the Specialized Services Operating Assistance Program that includes \$54,181 in revenue, which will be used for the Troy R.Y.D.E transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

- K.1. **Announcement of Public Hearings: None Submitted**
- K.2. **Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Aaron Green	Commented on ICE and Homeland Security activities
Anthony Kapas	Commented on Eckford Dr and Tallman Dr

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. **Troy Historic Village Annual Report 2025**
- O.3. **Letters of Appreciation: None Submitted**
- O.4. **Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
- O.5. **Notice of Hearing for the Gas Customers of DTE Gas Company Case No. U-21889**

P. COUNCIL COMMENTS:

- P.1. **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):

The Meeting **RECESSED** at 8:00 pm.

The Meeting **RECONVENED** at 8:05 PM.

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 8:20 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk