

TROY CITY COUNCIL

Regular Meeting Agenda

February 23, 2026

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,



Frank A. 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.

Mayor Ethan Baker

Council Member Annalisa Bluhm

Council Member Theresa Brooks

Council Member Rebecca Chamberlain

Mayor Pro Tem Hirak Chanda

Council Member Mark Gunn

Council Member David Hamilton

CITY COUNCIL AGENDA

February 23, 2026 - 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: Pastor Matt Schuler from Faith Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation Honoring Sienna Nguyen For Outstanding Leadership

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 - Global Troy Advisory Committee; b) City Council Appointments - Traffic Committee

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Election Commission, Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Historic District Commission, Liquor Advisory Committee

I.3. Request for Closed Session

I.4. Standard Purchasing Resolution 8: Best Value Award – Legal Services – Labor Attorney (Introduced By: Jennifer Sloan, Deputy Human Resources Director)

I.5. Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sanctuary Lake Golf Course (Introduced by: Brian Goul, Recreation Director)

I.6. Bid Waiver - Three (3) Year Extension of Contract - Community Planning and Related Services (Introduced by: Brent Savidant, Community Development Director)

I.7. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchase – Troy Police Department Community Services Vehicle; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Emergency Lights and Vehicle Graphics and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

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 - February 9, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. **Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – DPW Fleet Dump Truck with Snow and Ice Removal Equipment**

J.5. **Act 51 Mileage Certification for 2025**

J.6. **Request for Acceptance of a Permanent Easement, Golden Villas Site Condominium, Sidwell #88-20-12-200-031 & -035**

J.7. **PA 152 — Publicly Funded Health Care**

J.8. **Request for Acceptance of Two Permanent Easements, BMW Kar Wash, LLC, Sidwell #88-20-15-101-030**

J.9. **Request for Acceptance of Four Permanent Easements, Northland 5455 Corporate, LLC, Sidwell #88-20-08-451-015 & -016**

J.10. **Interlocal Agreement for the Oakland County P25 Simulcast System**

J.11. **Troy Landmark Properties v. City of Troy**

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

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

K.1.a. **Announcement of Public Hearing for March 2, 2026 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project**

K.1.b. **Announcement Public Hearing - March 2, 2026 - Conditional Rezoning – Proposed Troy Trail North, East side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District**

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

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

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:

O.1.a. Traffic Committee Minutes - November 19, 2025

O.2. Department Reports:

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

O.2.b. 2026 Advance - Final Report

O.3. Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P.1. Council Comments

P.1.a. Mayor Ethan Baker - State of the City 2026 Announcement

P.1.b. Mayor Ethan Baker - U.S. Conference of Mayors - AI Playbook for Cities

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. Closed Session

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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:

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
February 23, 2026 - 7:30 PM

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INVOCATION: Pastor Matt Schuler from Faith Troy

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

Excuse Absent Council Members:

Suggested Resolution
Resolution #2026-02-
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:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation Honoring Sienna Nguyen For Outstanding Leadership

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 - Global Troy Advisory Committee; b) City Council Appointments - Traffic Committee

a) Mayoral Appointments

Suggested Resolution
Resolution #2026-02-
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:

Global Troy Advisory Committee
Appointed by Mayor
12 Regular Members
3 Year Term

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2028	**Lisa Neal**
	Term currently held by: Vacancy - MiVida Burrus resigned

Yes:
No:

MOTION CARRIED / FAILED

b) City Council Appointments

Suggested Resolution
Resolution #2026-02-
Moved by
Seconded by

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

Traffic Committee
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2029	**Jasper Gill**
	Term currently held by: Dale Christiansen - No Reappointment
Term Expires: 1/31/2029	**Al Petrulis**
	Term currently held by: Al Petrulis
Term Expires: 1/31/2029	**Pete Ziegenfelder**
	Term currently held by: Pete Ziegenfelder

Yes:
No:

MOTION CARRIED / FAILED

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Election Commission, Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Historic District Commission, Liquor Advisory Committee

a) Mayoral Nominations:

Suggested Resolution
Resolution #2026-02-
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
Baker, Ethan		11/8/2027	Mayor	
Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah		7/31/2026	Troy High School Student Rep.	
Ljuljdjuraj, Lula		7/31/2026	International Academy Student Rep	
Marshall, Everett		7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	9/28/2023	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa (Nomination)		*10/30/2026*		
Sekhri, Suneel	11/5/2023	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	BRA exp 4/30/2026
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: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	12/22/2026	Liquor Adv. Comm. exp 1/31/2027

Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	
Gill, Jasper	1/13/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:
No:

MOTION CARRIED / FAILED

b) City Council Nominations:

Suggested Resolution
Resolution #2026-02-
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:

Election Commission
Appointed by Council
2 Regular Members and 1 Charter Member
1 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Dickson, M. Aileen		City Charter	City Clerk		
Sadlier, Stephen	1/22/2026	1/31/2026	Democratic Party Recommendation		Requests Reappointment
Watts, Ray	1/6/2027	1/31/2026	Republican Party Recommendation		

Nominations to the Election Commission:

Term Expires: 1/31/2027		**Democratic Party Recommendation**
	Term currently held by: Stephen Sadlier	
Term Expires: 1/31/2027		**Republican Party Recommendation**
	Term currently held by: Ray Watts	

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Abdullah, Neharunnessa	9/17/2026	Affidavit on File	
Sackrison, Anne	12/22/2026	Affidavit on File	

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council
7 Regular Members and 2 Ordinance Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Bovensiep, Kurt		12/31/2027		
Brooks, Theresa		11/8/2027	City Council Appointee	
Foster, John		12/31/2027		
Maleszyk, Robert		Chapter 10		
Mork, James		12/31/2028	Elected	
Nastasi, Frank		Chapter 10		
Owczarzak, Mark	12/15/2024	12/31/2025	City of Troy Retiree	

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2028		City of Troy Retiree
	Term currently held by: Mark Owczarzak	

Interested Applicants:

Name	Application Expiration	Notes 1
Batool, Syeda	3/5/2026	
Faiz, Iqbal	10/15/2026	
Mudaliar, Vinodoh Kumar	7/29/2027	P&R Bd exp 9/30/2028
Von Oeyen, Schuyler	3/12/2027	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Adams, John Howard	3/5/2026	5/15/2027	Bd of Review exp 1/31/2029	
Chambers, Barbara	1/18/2025	3/1/2026	ZBA exp 1/31/2027	
Emerson, Rosalyn	12/12/2027	3/1/2026		Requests Reappointment
Frisen, Sande	1/2/2027	3/1/2028	BCBA exp 1/1/2030	
Murrish, Dale	2/6/2027	5/15/2027		
Rahman, Sadek	10/15/2022	3/1/2026		
Swaminathan, Abi	9/2/2025	5/15/2027	Traffic Comm exp 1/31/2027	

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	
	Term currently held by: Barbara Chambers
Term Expires: 3/1/2029	
	Term currently held by: Rosalyn Emerson
Term expires: 3/1/2029	
	Term currently held by: Sadek Rahman

Interested Applicants:

Name	Application Expiration	Notes 1
Gill, Jasper	1/13/2028	

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 3
Amato, Karen	11/19/2027	1/31/2027	
Comiskey, Ann	1/20/2026	1/31/2027	
Giorgi, Lynn		Chapter 101	
Gorcyca, David	12/4/2021	1/31/2026	No Reappointment

Haight, David	4/11/2024	1/31/2028	
Jones, Kelly	12/20/2024	1/31/2026	Requests Reappointment
Kaltsounis, Andrew	6/30/2027	1/31/2027	
Martin, Matthew	5/11/2024	1/31/2028	

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	
	Term currently held by: David Gorcyca
Term Expires: 1/31/2029	
	Term currently held by: Kelly Jones

Interested Applicants:

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

Yes:
No:

MOTION CARRIED / FAILED

I.3. Request for Closed Session

Suggested Resolution
Resolution #2026-02-
Moved by
Seconded by

RESOLVED, That the Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v McDonalds Corporation*, Oakland County Circuit Court case number 2025-212739-CC.

Yes:
No:

MOTION CARRIED / FAILED

I.4. Standard Purchasing Resolution 8: Best Value Award – Legal Services – Labor Attorney (Introduced By: Jennifer Sloan, Deputy Human Resources Director)

Suggested Resolution

Resolution #2026-02-
Moved by
Seconded by

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract to provide Legal Services – Labor Attorney with an option to renew for two (2) additional 3-year terms to the highest rated proposer, *Giarmarco, Mullins & Horton, P. C. of Troy, MI* as a result of a best value process at the hourly rates as detailed in the Bid Tabulation dated January 15, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire February 28, 2035.

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

Yes:
No:

MOTION CARRIED / FAILED

I.5. Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sanctuary Lake Golf Course (Introduced by: Brian Goul, Recreation Director)

Suggested Resolution
Resolution #2026-02-
Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course maintenance equipment for Sanctuary Lake Golf Course for an estimated total cost of $134,149.76, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

MOTION CARRIED / FAILED

I.6. Bid Waiver - Three (3) Year Extension of Contract - Community Planning and Related Services (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution
Resolution #2026-02-
Moved by
Seconded by

WHEREAS, On February 22, 2021, Troy City Council awarded a three (3) year contract to provide Community Planning and Related Services for the City of Troy to the best value bidder, *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI*, with the option to renew for two (2) additional years;

contract expiring on March 31, 2024. (Resolution #2021-02-027); and

WHEREAS, On March 4, 2024, Troy City Council approved the option to exercise the two-year renewal of the contract for two (2) years under the same terms of the 2021 contract; so that the contract expires on March 31, 2026 (Resolution #2024-03-039-J-4c); and

WHEREAS The City of Troy has determined that *Carlisle, Wortman and Associates, Inc.* continues to successfully provide Community Planning and Related Services to the City as per all terms and conditions of the existing contract, and it is in the best interest of the City to extend the professional relationship.

THEREFORE BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached three (3) year Agreement Extension for Community Planning and Related Consulting Services with *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI,* which amends the proposed hourly rates as provided in the attached proposal and letter of agreement dated November 18, 2025; Agreement expiring March 31, 2029. This Agreement Extension also provides for up to two (2) additional one-year term extensions thereafter.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Agreement Extension with *Carlisle, Wortman and Associates, Inc*, for Community Planning and Consulting Services; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

MOTION CARRIED / FAILED

I.7. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchase – Troy Police Department Community Services Vehicle; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Emergency Lights and Vehicle Graphics and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

Suggested Resolution
Resolution #2026-02-
Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of a Ford Bronco from *Gorno Ford, Inc. of Woodhaven, MI* for the Troy Police Department for an estimated cost of $70,295.00 as detailed in the attached quote as per the MiDEAL Cooperative Contract #240000001193; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That in the best interest of the City, Troy City Council **GRANTS** the authority to expend capital budgeted funds to *Cruisers Police Equipment of Howell, MI* and *Majik Graphics of Clinton Twp, MI* for the emergency lights and vehicle graphics for an estimated amount of $16,465.64 and $3,065.76 respectively, as detailed in the attached quotes; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a 10% contingency in the amount of $9,000.00 for an estimated project total cost of $98,826.40.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Drug Forfeiture Fund in the amount of $19,000.00.

Yes:
No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2026-02-
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:

MOTION CARRIED / FAILED

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

J.2. Approval of City Council Minutes

Suggested Resolution
Resolution #2026-02-

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

J.2.a. City Council Minutes-Draft - February 9, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – DPW Fleet Dump Truck with Snow and Ice Removal Equipment

Suggested Resolution
Resolution #2026-02-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Freightliner 108SD truck chassis and (1) dump body with snow equipment from *Wolverine Freightliner-Eastside, Inc., of Mt. Clemens, MI* and *Truck and Trailer Specialties, Inc., of Howell, MI*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated grand total cost of $327,277.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J.5. Act 51 Mileage Certification for 2025

Suggested Resolution
Resolution #2026-02-

a) Street Addition

WHEREAS, It is necessary to furnish certain road information to the state of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center lines of said streets are described as:

(Capstan Court) Part of the Northeast ¼ of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northeast Corner of said Section 22; thence North 89 degrees 37 minutes 00 seconds West, along the North Line of said Section 22, 433.82 feet to the point of beginning of the centerline of Capstan; thence South 00 degrees 00 minutes 22 seconds East 180.65 feet; thence 69.43 feet along a curve to the right having a radius of 44.00 feet, a delta angle of 90 degrees 24 minutes 36 seconds, and a chord bearing and distance of South 45 degrees 11 minutes 19 seconds West 62.45 feet; thence North 89 degrees 37 minutes 00 seconds West 156.95 feet; thence 69.39 feet along a curve to the left having a radius of 44.00 feet, a delta angle of 90 degrees 21 minutes 29 seconds, and a chord bearing and distance of South 45 degrees 12 minutes 42 seconds West 62.42 feet; thence South 00 degrees 02 minutes 52 seconds West 392.36 feet; thence South 24 degrees 29 minutes 07 seconds East 133.29 feet to the point of ending of said road. Said centerline of road is 1,002.07 feet in length more or less.

(Catherine Lane) Part of the Northwest ¼ of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the North ¼ Corner of said Section 4; thence North 89 degrees 28 minutes 34 seconds West, along the North Line of said Section 4, 1430.00 feet and South 00 degrees 06 minutes 35 seconds West 812.12 feet and South 89 degrees 53 minutes 25 seconds East 177.00 feet to the point of beginning of the centerline of Catherine; thence North 00 degrees 06 minutes 35 seconds East 470.00 feet to the point of ending of said road. Said centerline of road is 470.00 feet in length more or less.

(Kirkton Avenue) Part of the Northwest ¼ of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the West 1/4 Corner of said Section 27; thence North 87 degrees 07 minutes 56

seconds East, along the East and West ¼ Line of said Section 27, 2203.58 feet and North 02 degrees 27 minutes 04 seconds West 698.01 feet to the point of beginning of the centerline of Kirkton; thence North 02 degrees 27 minutes 04 seconds West 170.00 feet to the point of ending of said road. Said centerline of road is 170.00 feet in length more or less.

WHEREAS, The above said streets are located within the City of Troy; right of way is under the control of the City of Troy; said streets are public streets and are for public street purposes and were open to the public prior to December 31, 2025;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby ACCEPTS the following non-platted streets: Capstan Court, Catherine Lane, and Kirkton Avenue into the City of Troy local street system.

b) <u>Street Deletion</u>

WHEREAS, The City of Troy does wish to decertify Deerfield Drive. The decertification of Deerfield Drive is located between Gatwick Drive and the end of Deerfield Drive for a total decertification length of 97.71 feet.

WHEREAS, The above said street has been disconnected from Gatwick Drive and is no longer open to direct traffic from Gatwick Drive;

WHEREAS, The City of Troy does wish to decertify a portion of Parkton Drive. The decertification of Parkton Drive is located between Hartland Avenue and the end of Parkton Drive for a total decertification length of 21.31 feet.

WHEREAS, The above said street has been disconnected from Hartland Avenue and is no longer open to direct traffic from Hartland Avenue;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DECERTIFIES** a portion of the following streets: Deerfield Drive between Gatwick Drive and the end of Deerfield Drive, Parkton Drive between Hartland Avenue and the end of Parkton Drive from the City of Troy local street system.

J.6. Request for Acceptance of a Permanent Easement, Golden Villas Site Condominium, Sidwell #88-20-12-200-031 & -035

<u>Suggested Resolution</u>
Resolution #2026-02-

RESOLVED, That Troy City Council **ACCEPT** the permanent easement for public utilities and public service facilities from Salvatore D. DiMercurio and Salvatore DiMercurio, owners of the properties having Sidwell #88-20-12-200-031 & -035.

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

J.7. PA 152 — Publicly Funded Health Care

Suggested Resolution
Resolution #2026-02-

WHEREAS, That Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, That choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2026/27.

J.8. Request for Acceptance of Two Permanent Easements, BMW Kar Wash, LLC, Sidwell #88-20-15-101-030

Suggested Resolution
Resolution #2026-02-

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and sidewalks from BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

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

J.9. Request for Acceptance of Four Permanent Easements, Northland 5455 Corporate, LLC, Sidwell #88-20-08-451-015 & -016

Suggested Resolution
Resolution #2026-02-

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for sanitary sewers, water mains, and ingress and egress for emergency services from Northland 5455 Corporate, LLC, owner of the properties having Sidwell #88-20-08-451-015 and -016.

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

J.10. Interlocal Agreement for the Oakland County P25 Simulcast System

Suggested Resolution
Resolution #2026-02-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached Oakland County P25

Simulcast System – Interlocal Agreement between Oakland County and City of Troy.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City of Troy Mayor, Ethan D Baker, to sign the Oakland County P25 Simulcast System – Interlocal Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting and also retained by the Troy City Clerk.

J.11. Troy Landmark Properties v. City of Troy

Suggested Resolution
Resolution #2026-02-

RESOLVED, That the City of Troy City Council **APPROVES** the proposed Consent Judgment in the City of Troy v Troy Landmark Properties, LLC, condemnation case, Oakland County Circuit Court case number 2025-213610 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.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. Announcement of Public Hearing for March 2, 2026 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project

K.1.b. Announcement Public Hearing - March 2, 2026 - Conditional Rezoning – Proposed Troy Trail North, East side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

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

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:

O.1.a. Traffic Committee Minutes - November 19, 2025

O.2. Department Reports:

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

O.2.b. 2026 Advance - Final Report

O.3. Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P.1. Council Comments

P.1.a. Mayor Ethan Baker - State of the City 2026 Announcement

P.1.b. Mayor Ethan Baker - U.S. Conference of Mayors - AI Playbook for Cities

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. Closed Session

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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:

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

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

C.1.

Agenda Item:

C.1. Proclamation Honoring Sienna Nguyen For Outstanding Leadership

ATTACHMENT(S):
Sienna Nguyen

PROCLAMATION TO RECOGNIZE
SIENNA NGUYEN
FOR OUTSTANDING LEADERSHIP

WHEREAS, Local high school junior **Sienna Nguyen** founded the non-profit Sienna's Project in April 2025 after realizing that access to clean water and basic sanitation is often taken for granted; and

WHEREAS, The mission of Sienna's Project is to improve access to clean water, sanitation, and hygiene through youth leadership, education, and community-driven initiatives that create measurable local and global impact; and

WHEREAS, As a Vietnamese American, **Sienna** was motivated to support a country geographically and culturally close to her mother's homeland, which led her to her first initiative to focus on supporting Cambodia through Sienna's Project; and

WHEREAS, Through a partnership with A Vision for Clean Water, Sienna's Project raised $6,200, funding the construction of 10 household toilets for families in Cambodia. This initiative established the organization as a youth-led effort capable of delivering tangible, infrastructure-based impact; and

WHEREAS, Building on this global work, Sienna's Project has expanded to address local needs in the metro Detroit community. From February 1 through March 24, the organization is leading a hygiene and clothing initiative supporting individuals experiencing homelessness. The goal is to assemble 500 gender-neutral hygiene kits, with each kit costing approximately $4, for a total fundraising goal of around $2,000. The initiative also includes a community clothing drive collecting essential adult clothing items, all of which will be distributed through local nonprofit partners; and

WHEREAS, In addition to overseeing her own non-profit, **Sienna** serves as the first youth board member of A Vision for Clean Water, an international nonprofit organization that has impacted more than 400,000 people worldwide. Through her leadership and service, **Sienna** works to engage young people in addressing essential water, sanitation, and hygiene challenges while creating meaningful impact at both the local and global levels; and

NOW THEREFORE, BE IT RESOLVED, That the Mayor and City Council congratulate **Sienna Nguyen** on her leadership and service, which allows her to engage young people in addressing essential water, sanitation, and hygiene challenges while creating meaningful impact at the local and global levels; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents congratulate **Sienna Nguyen** for being a shining example of dedication, leadership and commitment to helping others.

Presented this 23rd day of February 2026.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
Jeanette Menig, Human Resources Director
Jennifer Sloan, Deputy Human Resources Director

Subject: Standard Purchasing Resolution 8: Best Value Award – Legal Services – Labor Attorney (Introduced By: Jennifer Sloan, Deputy Human Resources Director)

History

For more than 40 years, the City has engaged professional legal services specializing in labor and employment law. The labor and employment law attorney, as an expert in the field, collaborates closely with the City Attorney and the Human Resources Director to provide guidance on labor relations matters involving our six bargaining units, municipal labor law, and general employment-related issues. These services are delivered on an as-needed basis, with demand varying from year to year. As the current agreement with our labor and employment law firm was approaching its expiration, the City sought proposals from qualified firms to continue these services.

Purchasing

On December 12, 2025 a Request for Proposal for Legal Services – Labor Attorney was issued and posted on Bidnet Direct/MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi. Five hundred fifty-eight (558) firms were notified of this bid opportunity. Below is a summary of potential firms for this bid opportunity:

Companies notified via MITN	558
Troy Companies notified via MITN	18
Troy Companies- Active email notification	18
Troy Companies- Active Free	0
Companies that viewed the bid	30
Troy Companies that viewed the bid	2

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 opprotunites 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.

On January 15, 2026, a bid opening was conducted and Proposals were received as required by City Charter and Code for Legal Services – Labor Attorney. Proposals were submitted

electronically on the MITN site and only the names of the firms were read. Seven (7) proposals were received as detailed:

- Clark Hill PLC — Detroit, MI
- Giarmarco, Mullins & Horton P.C. — Troy, MI
- Mavacy PLLC — Plymouth, MI
- McGraw Morris Masud — Troy, MI
- Miller, Johnson, Snell & Commiskey, PLC — Detroit, MI
- Shifman Fournier, PLC — Bingham Farms, MI
- The Kelly Firm, PLC — Royal Oak, MI

Four (4) Committee Members reviewed and evaluated the proposals. The Committee Members were as follows:

- Chris Wilson, Assistant City Manager
- Jeanette Menig, Human Resources Director
- Lori G. Bluhm, City Attorney
- Jennifer Sloan, Deputy Human Resources Director

Based on the Firm's proposal scores; the top four (4) ranked Firms were interviewed by the Committee on Tuesday, January 27, 2026 and Wednesday, January 28, 2026.

- Clark Hill
- Giarmarco, Mullins, Horton
- McGraw Morris Masud
- Shifman Fournier

Based on proposals, interviews and reference checks, the Committee unanimously recommended awarding a contract to the highest rated proposer *Giarmarco, Mullins & Horton, P.C. of Troy, MI*. The Law firm of Giarmarco, Mullins & Horton, P.C. has an extensive history in municipal law and the defense of municipalities. They provides counsel to many municipal clients in a multitude of employee relation's matters, including, but not limited to, providing assistance in negotiating, drafting and analyzing collective bargaining agreements, grievance arbitrations, Act 312 interest arbitration and unfair labor charges and other issues before the Michigan Employment Relations Commission.

A summary of hourly rates is attached.

Financial

Funds are budgeted annually in the Human Resources Consultants Services – Legal Consultants account number 101.270.816.040 but are expended only as services are needed and rendered.

Recommendation

City Management recommends awarding a contract to perform Legal Services – Labor Attorney for the City of Troy for three years with an option to renew for two additional 3-year terms to the highest rated proposer, *Giarmarco, Mullins & Horton, P.C. of Troy, MI* as a result of a best value evaluation process, at hourly rates contained in the bid tabulation opened

January 15, 2026. The award is contingent upon the Firm's submission of properly executed bid documents including insurance certificates and all specified requirements.

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 **AWARDS** a three (3) year contract to provide Legal Services – Labor Attorney with an option to renew for two (2) additional 3-year terms to the highest rated proposer, *Giarmarco, Mullins & Horton, P. C. of Troy, MI* as a result of a best value process at the hourly rates as detailed in the Bid Tabulation dated January 15, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire February 28, 2035.

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

COMPANY NAME:	Clark Hill PLC	Giarmarco, Mullins & Horton, P.C.	Mavacy PLLC	McGraw Morris Masud
CITY:	Detroit, MI	Troy, MI	Plymouth, MI	Troy, MI
PROPOSAL: Provide Legal Services to serve as labor and employment counsel.				
GENERAL HOURLY RATE PER CATEGORY				
STAFF CATEGORY	**UNIT PRICE/HR.**	**UNIT PRICE/HR.**	**UNIT PRICE/HR.**	**UNIT PRICE/HR.**
Principal/Lead Attorney:	$350	$185	$250	$250
Other Attorneys:	$325/$300	$175	$375/$450/$650	$250
Paralegals:	$250	$90	$250	$150
		NOTE: GMH will not bill for any telephone conference less than 15 minutes as we encourage our clients to contact us in the event there is a quick question that requires an immediate response.		
How travel time is handled/invoiced:	Travel time is billed at the hourly rate for the attorney and included in the monthly invoice, with this time clearly identified as travel.	Travel time will not be billed. However, given the close proximity between GMH offices and the City of Troy City Hall, GMH will not charge travel time or mileage for those trips.	Travel time is not billed. Mileage incurred for travel to court appearances or administrative hearings is billed at cost.	McGraw Morris Masud generally charges actual time plus mileage, but we are waiving these charges for purposes of this bid.
Reimbursable Expenses				
Overnight Mail charges	At Cost	Billed as incurred	At Cost	$0.00
Transportation Expenses	At Cost	Billed as incurred	At Cost	$0.00
Copies	Only bulk jobs charged, rate of $0.08 (B&W)	$0.20/page	At Cost	$0.00
	At Cost: Messenger/Special Delivery Services, Filing & Recording Fees, Deposition Cost, Process Servers, Computer Research, Court Recorders			
Vendor Questionnaire: Y or N	Y	Y	Y	Y
Pricing Signed: Y or N	Y	Y	Y	Y
References:	Y	Y	Y	Y
Terms: Y or N	See separate rate proposal	Not Specified	Not Specified	Not Applicable
Exceptions:	Clark Hill has reviewed the City's Specifications and accepts all terms with the exception of the attached requested modifications to the Hold Harmless Requirements. These changes are requested in order to maintain our professional liabiltiy coverage which does not apply to overly broad indemnifications. Deletions in the attached are marked in red and crossed out. Additions are indicated in blue.	None	None	None
Acknowledgement: Y or N	Y	Y	Y	Y
Forms: Y or N	Y	Y	Y	Y

Attest:
*(*Bid Opening conducted via Zoom)*
Jeanette Menig
Jennifer Lee
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

COMPANY NAME:	Miller, Johnson, Snell & Cummiskey, P.L.C.	Shifman Fournier, PLC	The Kelly Firm, PLC
CITY:	Detroit, MI	Bingham Farms, MI	Royal Oak, MI
PROPOSAL: Provide Legal Services to serve as labor and employment counsel.			
GENERAL HOURLY RATE PER CATEGORY			
STAFF CATEGORY	**UNIT PRICE/HR.**	**UNIT PRICE/HR.**	**UNIT PRICE/HR.**
Principal/Lead Attorney:	$475	$195	$195*
Other Attorneys:	$350-425	$195	$195*
Paralegals:	Not Specified	N/A	$0
			* Increase each contract year by the greater of CPI or 3%
How travel time is handled/invoiced:	Time billed in 0.1 -hour increments; itemized monthly invoices by timekeeper and task, consistent with the City's required detail.	Time is billed from Bingham Farms to location and return at the regular hourly rate.	Travel can be billed based on milage using the applicable IRS rate. Alternatively, travel may be billed in hourly increments. The City may elect its option.
Reimbursable Expenses			
Overnight Mail charges	Actual out-of-pocket expenses (e.g., reasonable copies, postage, courier) billed at cost; no overhead surcharges. Travel time invoiced at 50% of applicable hourly rates when outside the Metro Detroit region and only when necessary and pre-approved; no travel charges for ordinary participation.	Will be charged the amount of the mail charges.	For standard mail and copies, the firm does not charge the client. For excessive copying or expedited mailings, the Firm bills actual costs. For transportation, the City may pay actual costs or billable rate, at its discretion. Lodging would be billed at actual costs, up to a reasonable and customary amount, as agreed by the parties.
Transportation Expenses		Not Specified	
Copies		$0.08 per page black & white/ $0.13 per page for color copies	
Vendor Questionnaire: Y or N	Y	Y	Y
Pricing Signed: Y or N	Y	Y	Y
References:	Y	Y	Y
Payment Terms: Y or N	Not Specified	Not Specified	Not Specified
Exceptions:	None	None	None
Acknowledgement: Y or N	Y	Y	Y
Forms: Y or N	Y	Y	Y

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.5.

Date: February 19, 2026

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
Brian Goul, Recreation Director

Subject: Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sanctuary Lake Golf Course (Introduced by: Brian Goul, Recreation Director)

History

- The average age of the current golf maintenance equipment at the City of Troy Sanctuary Lake Golf Course is 15 - 20 years.
- The City is eligible to utilize the TROON National Account pricing or OMNIA Partners Cooperative Contract pricing in order to purchase replacement golf maintenance equipment for the golf course at the most advantageous prices for the City.
- TROON Golf has acquired pricing for two new pieces of machinery to replace the deteriorating equipment.
- This golf course equipment needs to be replaced as it has reached the end of its lifecycle and is necessary to maintain the course.

Purchasing

- The City has the ability to purchase the two pieces of golf course maintenance equipment cooperatively utilizing the TROON National Account pricing or OMNIA Partners Cooperative Contract #2023261.
- Upon analysis of the OMNIA Partners Cooperative contract and Troon National Account pricing, these purchases are recommended for award utilizing the Troon National Account pricing.
- The TORO Groundsmaster 4500 and TORO Workman HDX will be purchased using the TROON National Account Pricing for a total price of $134,149.76 compared to OMNIA Partners contract price of $137,152.10.
- Utilizing the TROON National Account is the least expensive way to purchase the two pieces of golf maintenance equipment, providing the City with a cost savings of $3,002.32.

Financial

Funds are budgeted and available in the Sylvan Glen Capital General Equipment Fund under Project Numbers 2026C0050, 2026C0051, and 2026C0052 for the 2026 fiscal year. Expenditures will be charged to account number 584.768.978.010.

Recommendation

City Management recommends, in the best interest of the City, that the bid process be waived and a contract be awarded to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf maintenance equipment for Sanctuary Lake Golf Course for an estimated total cost of $134,149.76 as detailed in the attached quote and as per the TROON National Account pricing.

Suggested Resolution:
BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course maintenance equipment for Sanctuary Lake Golf Course for an estimated total cost of $134,149.76, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Spartan Distributors | A Reinders Company

February 12, 2026

487 W Division Street
PO Box 246
Sparta, MI 49345
616.887.7301
Fax: 616.887.6288

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

City of Troy - Sanctuary Lake Golf Course
Attn: Cameron Abrahamsson & Nic Thommes
1450 E South Blvd
Troy, MI 48085

We are pleased to provide a quote on the following equipment:

(1) TORO Groundsmaster 4500 (#30885) **$ 95,258.02**

- (1) Universal Sunshade, White (#30669)
- (1) Universal Sunshade Switch Panel (#03248)
- (1) Sunshade Light Kit (#140-1554)

(1) TORO Workman HDX - 2WD (Kubota Gas) (#07384) **$ 38,891.74**

- (1) LED Worklight Kit for ROPS (#133-0554)
- (1) High Flow Hydraulics Kit (#07316)
- (1) Hand Throttle Kit (#07408)
- (1) Rear PTO Kit (#07419)
- (1) 2” Receiver Hitch Kit (#117-4831)

The above TORO pricing is based on
Troon Golf Corporation / TORO National Account pricing

Pricing is firm for 30 days from date of quotation.

DELIVERY: As Arranged
TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9356.

Sincerely,

Tom Gill

Tom Gill
Commercial Sales

TG/jgm

Spartan Distributors | A Reinders Company

February 12, 2026

487 W Division Street
PO Box 246
Sparta, MI 49345
616.887.7301
Fax: 616.887.6288

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

City of Troy - Sanctuary Lake Golf Course
Attn: Cameron Abrahamsson & Nic Thommes
1450 E South Blvd
Troy, MI 48085

We are pleased to provide a quote on the following equipment:

(1) TORO Groundsmaster 4500 (#30885) **$ 97,443.21**

- (1) Universal Sunshade, White (#30669)
- (1) Universal Sunshade Switch Panel (#03248)
- (1) Sunshade Light Kit (#140-1554)

(1) TORO Workman HDX - 2WD (Kubota Gas) (#07384) **$ 39,708.87**

- (1) LED Worklight Kit for ROPS (#133-0554)
- (1) High Flow Hydraulics Kit (#07316)
- (1) Hand Throttle Kit (#07408)
- (1) Rear PTO Kit (#07419)
- (1) 2” Receiver Hitch Kit (#117-4831)

The above TORO pricing is based on OMNIA Contract #2023261

Pricing is firm for 30 days from date of quotation.

DELIVERY: As Arranged
TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9356.

Sincerely,

Tom Gill

Tom Gill
Commercial Sales

TG/jgm

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.6.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager
R. Brent Savidant, Community Development Director

Subject: Bid Waiver – Three (3) Year Extension of Contract - Community Planning and Related Services (Introduced by: Brent Savidant, Community Development Director)

History

- Carlisle/Wortman Associates, Inc. (CWA) has been the Planning Consultant for the City of Troy since 2001 and has successfully provided a high level of Community Planning Services over that period of time.
- Planning services provided by CWA include maintaining regular office hours one day per week, assisting the Planning Department in application review and report writing, and attending Planning Commission meetings.
- On February 22, 2021 Troy City Council approved a three (3) year contract to provide Community Planning and Related Services for the City of Troy with the option to renew for two (2) additional years to Carlisle Wortman Associates, Inc. of Ann Arbor, MI as a result of a best value process in accordance with SOQ-COT 21-16 {Resolution #2021-02-027}.
- On March 4, 2024, Troy City Council approved the option to exercise the two-year renewal of the contract for two (2) years under the same terms of the 2021 contract; contract expiring on March 26, 2026 {Resolution #2024-03-039-J-4c}.
- CWA has continued to consistently provide quality Community Planning Services and is in mutual agreement to waive the bid process and extend the agreement for the additional three (3) year time period.

Purchasing

- CWA was selected following a competitive bid process, including consideration of a Statement of Qualifications, and a Detailed Pricing Proposal.
- The terms and conditions of the original Agreement between City and Consultant will continue in full force and effect.

Financial
Funds are available in the Planning Department Contractual Services Account.

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

Recommendation
City Management recommends waiving the bid process and extending the Agreement for three (3) years with the option to extend for two (2) additional one-year terms, per mutual consent of both parties and successful performance of the contract with *Carlisle Wortman Associates, Inc. of Ann Arbor MI* for Community Planning and Related Services under the same terms and conditions of SOQ-COT 21-16, the contract dated April 1, 2021, the Agreement renewal dated January 30, 2024 and revised Fee Schedule; as attached and listed below; agreement expiring March 31, 2029.

Attachments:

1. Agreement Extension
2. Letter of Agreement from Carlisle Wortman Associates, Inc. including revised fees, dated November 18, 2025.
3. Agreement for Planning and Consulting Services (2021)

Suggested Resolution:
WHEREAS, On February 22, 2021, Troy City Council awarded a three (3) year contract to provide Community Planning and Related Services for the City of Troy to the best value bidder, *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI*, with the option to renew for two (2) additional years; contract expiring on March 31, 2024. (Resolution #2021-02-027); and

WHEREAS, On March 4, 2024, Troy City Council approved the option to exercise the two-year renewal of the contract for two (2) years under the same terms of the 2021 contract; so that the contract expires on March 31, 2026 (Resolution #2024-03-039-J-4c); and

WHEREAS The City of Troy has determined that *Carlisle, Wortman and Associates, Inc.* continues to successfully provide Community Planning and Related Services to the City as per all terms and conditions of the existing contract, and it is in the best interest of the City to extend the professional relationship.

THEREFORE BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached three (3) year Agreement Extension for Community Planning and Related Consulting Services with *Carlisle, Wortman and Associates, Inc. of Ann Arbor, MI,* which amends the proposed hourly rates as provided in the attached proposal and letter of agreement dated November 18, 2025; Agreement expiring March 31, 2029. This Agreement Extension also provides for up to two (2) additional one-year term extensions thereafter.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Agreement Extension with *Carlisle, Wortman and Associates, Inc*, for Community Planning and Consulting Services; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

AGREEMENT EXTENSION

COMMUNITY PLANNING CONSULTING SERVICES

THIS AGREEMENT EXTENTION is entered into between the CITY OF TROY, 500 W. Big Beaver Road, Troy, Michigan 48084, hereinafter referred to as the CITY, and CARLISLE/WORTMAN ASSOCIATES, INC, 605 S Main, Suite 1 Ann Arbor, Michigan 48104, hereinafter referred to as CONSULTANT.

The CITY and CONSULTANT agree to extend the Agreement – Consulting Services to provide planning services and consultation as needed for a period of three (3) year as follows:

WITNESSETH:

The Agreement – for Consulting Services - dated April 1, 2021 entered into between the City of Troy, 500 W Big Beaver Road Troy, Michigan describe the terms and conditions of the Agreement and are incorporated as though fully set out herein.

Consultant shall carry general liability insurance, automobile liability insurance, professional liability insurance and workers compensation for any actions, claims, liability or damages caused to others arising out of the performance of this Agreement in the amounts approved by City. The insurance shall name the City of Troy, its elected and appointed officials, employees and volunteers, as additional insured and shall contain the following cancellation notice:

> "Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will mail 30 days written notice to the certificate holder."

A certificate of insurance demonstrating the required insurance coverage shall be provided to City's Risk Management Department immediately upon execution of

this Agreement. Cancellation or lapse of the insurance shall be considered a material breach of this Contract, and the Agreement shall become null and void unless Consultant immediately provides proof of renewal of continuous coverage to City's Risk Management Department. All of Consultant's insurance carriers shall be licensed and admitted to do business in the State of Michigan and acceptable to City. An updated certificate of insurance shall be provided to the City Risk Management Department each year at the time of policy renewal.

Both parties hereby mutually agree to extend the entire contract for an additional three (3) years to provide Planning Consulting Services as described in the detailed pricing proposal dated November 18, 2025 through March 31, 2029, unless canceled in whole or in part, by either party upon provision of thirty (30) days written notice. In the event of cancellation, City agrees to pay the Consultant monies due under this contract prior to the date of cancellation.

IN WITNESS WHEREOF, the City and Consultant have executed this Agreement on this 1st day of April 2026.

WITNESSES:

_____

_____

CONTRACTOR:

_____
Benjamin R Carlisle, Principle

_____

CITY OF TROY

_____
Frank Nastasi, City Manager

By: _____
Mayor Ethan Baker

RESOLUTION NUMBER: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
Lori Grigg Bluhm, City Attorney

ATTEST: _____
Aileen Dickson, City Clerk

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Brent Savidant, AICP |Community Development Director
Emily Frontera | Purchasing Manager
City of Troy
500 W. Big Beaver Rd
Troy, MI 48084

From: Carlisle | Wortman Associates, Inc. ("CWA")

Date: November 18, 2025

RE: Planning Services Letter of Agreement

1) Purpose

CWA is pleased to submit this Letter of Agreement ("LOA") to extend our existing professional services (planning) contract with the City of Troy.

2) Term

The renewal term will commence **April 1, 2026** and continue through **April 1, 2029**. Upon mutual written agreement, the contract may be extended for up to **two (2) additional one-year terms**.

3) Scope of Services

Planning Services. Ongoing planning consultation; development review (site plans, rezonings, special land uses, PUDs); office hours; ordinance and policy support; graphics/GIS assistance; and related planning tasks as requested by the City.

4) Compensation

A. Planning (Hourly, 2026 Base Rates)

Personnel	2026 Hourly Rate
Principal	$150
Senior Planner	$135
Planner / Landscape Architect	$90
Graphics (GIS) Technician	$60

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Personnel	2026 Hourly Rate
Support Staff	$60

Annual Adjustment: The hourly rates set forth above shall be adjusted annually on April 1 of each contract year by a percentage equal to the change in the Consumer Price Index (CPI) as published by the U.S. Bureau of Labor Statistics, for the most recent twelve-month period available preceding the adjustment date.

5) Acceptance

Please sign below to indicate acceptance of this LOA. Upon execution by the City, this renewal shall be **effective April 1, 2026** and shall be incorporated into the existing professional services agreement between the City and CWA.

City of Troy
By: _____
Name/Title: _____
Date: _____

Carlisle | Wortman Associates, Inc.
By: _____
Name/Title: _____
Date: _____

CITY OF TROY
AGREEMENT FOR PLANNING AND CONSULTING SERVICES

THIS AGREEMENT entered into on **April 1, 2021**, between the CITY OF TROY, 500 W. Big Beaver, Troy, Michigan, hereinafter referred to as the City, and Carlisle/Wortman Associates, Inc 117 N First Street, Suite 70, Ann Arbor, MI 48104, hereinafter referred to as a the "Consultant" or "Consultant".

WHEREAS, The City desires to engage the "Consultant" to provide planning services as set forth herein.

NOW, THEREFORE, In consideration of the foregoing, and of the mutual agreement hereinafter set forth, the parties hereto legally intending to be bound hereby do agree for themselves and their respective successors and assigns as follows:

SECTION 1.0 PLANNING SERVICES

The "Consultant" for his part agrees to provide planning assistance at the request of the City. Such assistance may include zoning and planning investigations and reports, review of development projects and /or consultation with City staff regarding planning and development programs and policies.

SECTION 2.0 COLLECTION OF DATA

It is understood that the "Consultant" will have the cooperation of the "City" in the collection of basic data and other information for the above work.

SECTION 3.0 PAYMENT FOR SERVICES

3.1 Planning Consultant – At the request of the "City", the "Consultant" shall perform periodic investigations relative to community planning, zoning, economic development, community development, and other matters.

Such periodic investigations shall be performed at the rates provided in the Request for Proposal and outlined in Exhibit A.

3.2 Meeting Attendance – The "Consultant" shall attend regularly scheduled meetings of the Planning Commission and City Council, as requested by the "City".

Such meeting attendance shall be performed at the hourly rates set forth in Exhibit A.

3.3 Development Review – The "Consultant" shall coordinate and review land development proposals such as site plans, site condominiums, and special land use as requested by the "City" in accordance with the hourly rates as set forth in Exhibit A.

3.4 Special Projects – Periodically the "Consultant" may be requested by the "City" to perform a project which is beyond the scope of a minor investigation anticipated in Exhibit A. The "City" may request the "Consultant" to provide the "City" with an estimate cost of services which may be provided on a cost not-to-exceed or lump sum basis.

3.5 Terms of Payment – The "Consultant" shall present the "City" an invoice at the end of each month based on work performed. Invoices shall be paid within thirty (30) days after receipt by the "City".

3.6 Negligence – The "Consultant" will be held responsible for additional costs resulting from negligence, mismanagement, delays or improper guidance. When it can be established that the "Consultant" is clearly at fault, these additional costs will be borne by the "Consultant".

CITY OF TROY
AGREEMENT FOR PLANNING AND CONSULTING SERVICES

SECTION 4.0 — OWNERSHIP OF MATERIALS

All documents or other materials prepared by the "Consultant" under this Agreement shall be considered the property of the "City".

SECTION 5.0 — INSURANCE

The "Consultant" shall not commence work under this agreement until it has obtained the following required insurance. All coverage shall be with insurance carriers acceptable to the City. All insurance carriers shall be licensed and admitted to do business in the State of Michigan. The "Consultant" shall require each of its subconsultants, if any, to maintain the following required insurance. If any insurance is written with a deductible or self-insured retention, the "Consultant" shall be solely responsible for said deductible or self-insured retention. The purchase of insurance and the furnishing of a certificate of insurance shall not constitute satisfaction of the "Planning Consultant's" indemnification of the City.

The "Consultant" and its subcontractors, if any, shall procure and maintain during the life of the agreement the following coverage and produce valid certificates of insurance upon request by the City:

1. Workers compensation insurance in accordance with all applicable statutes of the State of Michigan. Coverage shall include a minimum $500,000 employers liability coverage.

2. Commercial general liability insurance on an "occurrence" basis with limits of liability not less than $1,000,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury and property damage. Coverage shall include the following extensions:

   a. Per Contract Aggregate (Annual Aggregate Contract Limit)
   b. Contractual liability
   c. Products and completed operations
   d. Independent contractors coverage
   e. Broad form general liability extensions or equivalent

3. Motor vehicle liability coverage, including Michigan no-fault coverage for all vehicles used in the performance of the contract. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles. Limits of liability shall not be less than $1,000,000 per occurrence combined single limit bodily injury and property damage.

4. Professional liability coverage, issued on an "occurrence basis" or "claims made basis", with limits of liability of not less than $1,000,000 per occurrence/aggregate, or per claim/aggregate if on a "claims made basis". If written on a "claims made basis", the policy must continue for a period of two (2) years following the termination or end date of the contract with the City. Whether on an "occurrence basis" or a "claims made basis", the policy shall include:

   a. per contract aggregate and
   b. deletion of all contractual liability exclusions and/or provisions.

5. Additional insured endorsements on both the commercial general liability insurance and motor vehicle liability coverage, as described above, shall include an endorsement stating the following shall be additional insured's:

   "The City of Troy, including architects and engineers, all elected and appointed officials, all employees and volunteers, boards, commissions and/or authorities and their board members, employees and volunteers are additional insured." (On an ISO form B or broader.).

6. Cancellation notice. Worker' compensation insurance, commercial general liability insurance, motor vehicle liability insurance and professional liability insurance, as described above, shall include an endorsement stating that thirty (30) days' advance written notice of cancellation, non-renewal, reduction and/or material change shall be sent to:

Purchasing Department
City of Troy
500 W. Big Beaver
Troy, MI 48084

SECTION 6.0 INDEMNIFICATION AND HOLD HARMLESS

To the fullest extent permitted by law, the Consultant shall indemnify the City, its officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of Consultant or Consultant's officers, directors, members, partners, agents, employees, or subconsultants in the performance of services under this Agreement. The indemnification shall inure to the City, and does not relieve any insurer of its coverage obligations.

1. Professional liability. The Consultant agrees to procure and maintain professional liability insurance in an amount of at least $1,000,000 during the entire term of the contract.

2. The Consultant agrees that it will not settle or resolve any claim or action against the Consultant based upon its acts which includes, or may include, a claim or count against the City or its employees without obtaining a full and complete release in favor of the City with respect to any and all claims or counts against the City except those based upon the gross negligence or willful or wanton misconduct of the City or its employees.

3. The Consultant and the City may agree to arbitrate any disputes with respect to the application of this indemnification clause.

SECTION 7.0 CONFLICT OF INTEREST

The "Consultant" will not perform any services for the City in which there is a conflict of interest, or the appearance of a conflict of interest, with any builder, developer, contractor or private client who is or might be expected to be active in the City.

SECTION 8.0 TERMINATION

The City reserves the right to terminate the contract at any time with the assurance that the "Consultant" shall be entitled to reimbursement for any services rendered prior to the date of termination.

CITY OF TROY
AGREEMENT FOR PLANNING AND CONSULTING SERVICES

THIS AGREEMENT is executed and made effective as provided above.

CONTRACTOR:

By: Benj R. Carl

Print Name: Benjamin R. Carlisle

Title/Position: Principal

CITY OF TROY

Mark F. Miller
Mark F. Miller, City Manager

BY: Ethan D. Baker
Ethan Baker

RESOLUTION NUMBER: #2021-02-027

APPROVED AS TO FORM AND LEGALITY:

BY: _____
Lori Grigg Bluhm, City Attorney

ATTEST: M. Aileen Dickson
Aileen Dickson, City Clerk

FEES & BILLING RATES

SECTION 7

FEES

Bill at an performed hourly based on the fees provided below:

Project Team	2021 Rate	2022 Rate	2023 Rate
Principal (R. Carlisle) Special Projects	$130.00	$135.00	$140.00
Principal (B.Carlisle)	$110.00	$115.00	$120.00
Landscape Architect (C. Nordstrom)	$90.00	$95.00	$100..00
Graphics (GIS) Technician	$80.00	$85.00	$90.00
Support Staff	$65.00	$70.00	$75.00

Major Studies and Amendments

From time to time, the City may request more in-depth studies, amendments, etc. In this case, we will bill our time based on current hourly rates or provide City Staff with a written not-to-exceed cost proposal, if requested.

Billing

Detailed invoices are mailed monthly.

DETAILED PROPOSAL

FEE COMPUTATIONS: COMMUNITY PLANNING AND RELATED SERVICES

PROPOSAL A: Hourly Rates for various job classifications

Hourly rates (to include pay rate, overhead, profit and all other costs) for each of the following classified services:

SERVICES	HOURLY RATES		
Community Planning Services:	**2021**	**2022**	**2023**
Principal Planner (R. Carlisle)	$130	$135	$140
Principal Planner (B. Carlisle)	$110	$115	$120
Senior Planner	$90	$95	$100
Landscape Architect	$90	$95	$100

PROPOSAL B: Project Team and Reimbursables

Provide a list identifying the key personnel proposed to be assigned to the City's account including name, certification(s), years of experience and resumes where applicable for the following services:

CLASSIFICATION	INDIVIDUALS NAME	YEARS OF EXPERIENCE	CERTIFICATION			
			ACIP (Y/N)	PCP (Y/N)	RLA (Y/N)	LEED ND (Y/N)
Community Planning Services						
Principal Planner	R. Carlisle	40	Yes (Fellow)			
Principal Planner	B. Carlisle	20	Yes			Yes
Landscape Architect	C. Nordstrom	15			Yes	

Schedule Effective 4-1-2021 through 3-31-2023

PURCHASE/SERVICE CONTRACT

Ship To
City of Troy
Planning
500 W BIG BEAVER RD
TROY, MI 48084

Bill To
City of Troy
Planning
500 W BIG BEAVER RD
TROY, MI 48084

No: 2021-90000022
Date: 04/05/2024

FOB DESTINATION

Entered By: Emily Frontera

Vendor
VENDOR NO. 121017
CARLISLE/WORTMAN ASSOCIATES
117 N FIRST STREET STE 70

ANN ARBOR, MI 48104

CONTRACT DESCRIPTION

Commence Date	Expiration Date	Renewal	Resolution #	Contract #	Amount
04/01/2021	03/31/2026	0 Times Annually	2021-02-027 / 2024-03-039-j-4c	2021-90000022	See Below

Community Planning and Related Services

Troy City Council hereby AWARDS a contract to provide three-year requirements of Community Planning and Related Services for the City of Troy with the option to renew for two (2) additional years to Carlisle / Wortman Associates, Inc of Ann Arbor, MI, as a result of a best value process, which the Troy City Council determines to be in the public interest, in accordance with the Agreement and fees as listed in Exhibit A, contained herein for SOQ-COT 21-16 opened January 14, 2021 contingent upon contractor submission of properly executed proposal and contract documents, including insurance certificates and all other specified requirements, expiring March 31, 2024 CC Resolution #2021-02-027

RENEWAL**********
Contract Renewed for an additional two (2) years under the same terms and conditions of the original contract and as per the revised Fee Schedule Dated January 30, 2024. 2025 rates to carry thru to March 31, 2026.
City Council Award Date 03/04/2024
Resolution #2024-03-039-J-4c
Contract Expiring 03/31/206

TERMS & CONDITIONS
1. Purchases of Municipalities are exempt from State Sales and Federal Excise Taxes.
2. Prior to acceptance, vendor agrees to provide City with information under the Right-to-Know Law, P.A. 1986, No. 80, and fully comply with all terms and conditions of the Michigan Occupational Safety and Health Act, MCL 408.1001, et seq. including vendor shall provide City with an "MSDS". Vendor also agrees to be responsible for all required labeling.
3. In cases of emergency/disaster, the City can purchase up to six(6) times the order amount for a period of six(6) months at the price contained in the contract.
4. Purchase Orders are signed electronically based upon computer generated "on-line" authorized approvals. Authentic signatures are on file in the City of Troy Purchasing Department.
NOTICE: The City could put the vendor on notice that vendors will be held financially responsible for any claims or awards made against the City as a result of the vendor's action. If the City has to defend the initial lawsuit, the City will bring in the vendor as a co-defendant or sue the vendor, either as the result of settling a claim or the conclusion of the lawsuit.

I HEREBY CERTIFY THAT THIS ORDER IS PROPERLY AUTHORIZED AND APPROVED.

Emily Frontera
Emily Forntera
Purchasing Manager

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

January 30, 2024

Emily Frontera
Purchasing Manager
500 W. Big Beaver
Road, Troy, MI 48084

Re: Planning and Consulting Services – Contract Renewal

Dear Ms. Frontera,

Carlisle|Wortman Associates, Inc. (CWA) has a long history with the City of Troy having provided planning services for over the past 25 years. In that time, I have personally served 15 years directly with the city. In the 25-year relationship, as partners with the City and staff, we have provided weekly office hours, completed development reviews, assisted in drafting a comprehensive zoning ordinance rewrite, assisted in numerous zoning ordinance updates, assisted in drafting a comprehensive Master Plan rewrite, and assisted in drafting multiple Plan update. Lastly, we are currently assisting the city with an update to the Master Plan, and a future zoning ordinance revision.

As set forth in our contract, we would appreciate if the City would execute a two-year renewal. Please see our attached 2024-2025 fee schedule. All contractual matters and project management will be handled by myself.

If you have any questions, please contact us at (734) 662-2200.

Benja R. Carlisle

CARLISLE/WORTMAN ASSOC.,INC
Benjamin R. Carlisle, AICP, LEED AP
President

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal,* Megan Masson-Minock, *Principal,* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Attachment 1: Fee Schedule

Personnel	**2024**	**2025**
Past President / Senior Advisor (D. Carlisle)	$150	$160
Principal / President (B. Carlisle)	$140.00	$150.00
Senior Associate	$125.00	$135.00
Associate	$115.00	$125.00
Community Planner/Landscape Architect	$110.00	$120.00
Graphics (GIS) technician	$100	$110
Support Staff	$85	$95

PURCHASE/SERVICE CONTRACT

Ship To
City of Troy
Planning
500 W BIG BEAVER RD
TROY, MI 48084

Bill To
City of Troy
Planning
500 W BIG BEAVER RD
TROY, MI 48084

No: 2021-90000022
Date: 04/01/2021

FOB DESTINATION

Entered By: Emily Frontera

Vendor
VENDOR NO. 121017
CARLISLE/WORTMAN ASSOCIATES
117 N FIRST STREET STE 70

ANN ARBOR, MI 48104

CONTRACT DESCRIPTION

Commence Date	Expiration Date	Renewal	Resolution #	Contract #	Amount
04/01/2021	03/31/2024	2 Times Annually	2021-02-027	2021-90000022	0.00

Community Planning and Related Services

Troy City Council hereby AWARDS a contract to provide three-year requirements of Community Planning and Related Services for the City of Troy with the option to renew for two (2) additional years to Carlisle / Wortman Associates, Inc of Ann Arbor, MI, as a result of a best value process, which the Troy City Council determines to be in the public interest, in accordance with the Agreement and fees as listed in Exhibit A, contained herein for SOQ-COT 21-16 opened January 14, 2021 contingent upon contractor submission of properly executed proposal and contract documents, including insurance certificates and all other specified requirements, expiring March 31, 2024 CC Resolution #2021-02-027

TERMS & CONDITIONS
1. Purchases of Municipalities are exempt from State Sales and Federal Excise Taxes.
2. Prior to acceptance, vendor agrees to provide City with information under the Right-to-Know Law, P.A.1986, No. 80, and fully comply with all terms and conditions of the Michigan Occupational Safety and Health Act, MCL 408.1001, et seq. including vendor shall provide City with an "MSDS". Vendor also agrees to be responsible for all required labeling.
3. In cases of emergency/disaster, the City can purchase up to six(6) times the order amount for a period of six(6) months at the price contained in the contract.
4. Purchase Orders are signed electronically based upon computer generated "on-line" authorized approvals. Authentic signatures are on file in the City of Troy Purchasing Department.
NOTICE: The City could put the vendor on notice that vendors will be held financially responsible for any claims or awards made against the City as a result of the vendor's action. If the City has to defend the initial lawsuit, the City will bring in the vendor as a co-defendant or sue the vendor, either as the result of settling a claim or the conclusion of the lawsuit.

I HEREBY CERTIFY THAT THIS ORDER IS PROPERLY AUTHORIZED AND APPROVED.

Emily Frontera
Emily Frontera
Purchasing Manager

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/12/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Cyndi Armstrong	
Moore Insurance Services, Inc. 67 N. Howell P.O. Box 207 Hillsdale MI 49242	PHONE (A/C, No, Ext): (517) 439-9345	FAX (A/C, No): (517) 439-5536
	E-MAIL ADDRESS: carmstrong@mooreinsuranceservices.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : RLI Insurance Company	13056
INSURED Carlisle/Wortman Associates, Inc. 117 N. First Street Suite 70 Ann Arbor MI 48104	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2061202914 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		PSB0001584	06/14/2020	06/14/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		PSA0002555	06/14/2020	06/14/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			PSE0001375	06/14/2020	06/14/2021	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		PSW0001473	06/14/2020	06/14/2021	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Professional Liability w/ Pollution Incident			RDP0040139	06/14/2020	06/14/2021	Per Claim Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Troy is added as an additional insured with respects to general liability and hired and non-owned auto liability.

CERTIFICATE HOLDER

City of Troy
500 West Big Beaver
Troy MI 48084

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Eric J Moore

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The ACORD name and logo are registered marks of ACORD

Policy Number: PSB0001584
Named Insured: Carlisle/Wortman Associates

RLI Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® NOTICE OF CANCELLATION OR NONRENEWAL – DESIGNATED PERSON OR ORGANIZATION

Schedule

Designated Person or Organization:

City of Troy

Email Address:

US Mail Address:

500 West Big Beaver Troy, MI 48084

If we cancel or chose to nonrenew this policy for any reason other than nonpayment of premium we will provide written notice at least (30) days before the effective date of the cancellation or nonrenewal to the designated person or organization in the above schedule.

Such notice will be sent via the US mail address or E-mail address listed above. Proof of mailing or e-mailing will be sufficient proof of notice.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® FOR PROFESSIONALS BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM - SECTION II – LIABILITY

1. **C. WHO IS AN INSURED** is amended to include as an additional insured any person or organization that you agree in a contract or agreement requiring insurance to include as an additional insured on this policy, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by you or those acting on your behalf:
   a. In the performance of your ongoing operations;
   b. In connection with premises owned by or rented to you; or
   c. In connection with "your work" and included within the "product-completed operations hazard".
2. The insurance provided to the additional insured by this endorsement is limited as follows:
   a. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this policy.
   b. This insurance does not apply to the rendering of or failure to render any "professional services".
   c. This endorsement does not increase any of the limits of insurance stated in **D. Liability And Medical Expenses Limits of Insurance**.
3. The following is added to **SECTION III H.2. Other Insurance – COMMON POLICY CONDITIONS (BUT APPLICABLE ONLY TO SECTION II – LIABILITY)**

   However, if you specifically agree in a contract or agreement that the insurance provided to an additional insured under this policy must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with that other insurance, provided that:
   a. The "bodily injury" or "property damage" for which coverage is sought occurs after you have entered into that contract or agreement; or
   b. The "personal and advertising injury" for which coverage is sought arises out of an offense committed after you have entered into that contract or agreement.
4. The following is added to **SECTION III K. 2. Transfer of Rights of Recovery Against Others to Us – COMMON POLICY CONDITIONS (BUT APPLICABLE TO ONLY TO SECTION II – LIABILITY)**

   We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal and advertising injury" arising out of "your work" performed by you, or on your behalf, under a contract or agreement with that person or organization. We waive these rights only where you have agreed to do so as part of a contract or agreement with such person or organization entered into by you before the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® BUSINESS AUTO ENHANCEMENT

SCHEDULE OF COVERAGES ADDRESSED BY THIS ENDORSEMENT

A. Broad Form Named Insured
B. Employees As Insureds
C. Blanket Additional Insured
D. Blanket Waiver Of Subrogation
E. Employee Hired Autos
F. Fellow Employee Coverage
G. Auto Loan Lease Gap Coverage
H. Glass Repair – Waiver Of Deductible
I. Personal Effects Coverage
J. Hired Auto Physical Damage Coverage
K. Hired Auto Physical Damage – Loss Of Use
L. Hired Car – Worldwide Coverage
M. Temporary Transportation Expenses
N. Amended Bodily Injury Definition – Mental Anguish
O. Airbag Coverage
P. Amended Insured Contract Definition – Railroad Easement
Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound
R. Notice Of And Knowledge Of Occurrence
S. Unintentional Errors Or Omissions
T. Towing Coverage

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

A. Broad Form Named Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any business entity newly acquired or formed by you during the policy period, provided you own fifty percent (50%) or more of the business entity and the business entity is not separately insured for Bus-iness Auto Coverage. Coverage is extended up to a maximum of one hundred eighty (180) days following the acquisition or formation of the business entity.

This provision does not apply to any person or organization for which coverage is excluded by endorsement.

B. Employees As Insureds

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

C. Blanket Additional Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any person or organization that you are required to include as an additional insured on this coverage form in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs is an "insured" for liability coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in **SECTION II – COVERED AUTOS LIABILITY COVERAGE**.

The insurance provided to the additional insured will be on a primary and non-contributory basis to the additional insured's own business auto coverage if you are required to do so in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs.

D. Blanket Waiver Of Subrogation

The following is added to the **SECTION IV – BUSI-NESS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us**:

We waive any right of recovery we may have against any person or organization to the extent required of you by a contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

E. Employee Hired Autos

1. The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

   An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. Changes In General Conditions:

   Paragraph **5.b.** of the **Other Insurance** Condition in the **BUSINESS AUTO CONDITIONS** is deleted and replaced with the following:

   b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

   (1) Any covered "auto" you lease, hire, rent or borrow; and

   (2) Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

F. Fellow Employee Coverage

SECTION II – COVERED AUTOS LIABILITY COVERAGE, Exclusion B.5. does not apply if you have workers compensation insurance in-force covering all of your employees.

G. Auto Loan Lease Gap Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, C. Limit Of Insurance, is amended by the addition of the following:

In the event of a total "loss" to a covered "auto" shown in the Schedule of Declarations, we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

1. The amount paid under the **PHYSICAL DAMAGE COVERAGE** section of the policy; and
2. Any:
   a. Overdue lease/loan payments at the time of the "loss";

b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage.

c. Security deposits not returned by the lessor;

d. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

e. Carry-over balances from previous loans or leases.

H. Glass Repair – Waiver Of Deductible

SECTION III – PHYSICAL DAMAGE COVERAGE, D. Deductible is amended by adding the following:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

I. Personal Effects Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

c. Personal Effects Coverage

In the event of a total theft loss of your covered "auto" we will pay up to $400 for "loss" to wearing apparel and other personal effects which are:

(1) Owned by an "insured"; and

(2) In or on your covered "auto";

No deductible applies to Personal Effects Coverage.

J. Hired Auto Physical Damage Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

d. Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Liability Coverage and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

(1) The most we will pay for "loss" in any one "accident" to a hired, rented or borrowed "auto" is the lesser of:

(a) $60,000

(b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in the event of a total "loss".

(3) If a repair or replacement results in better than like kind or quality, we will not pay for the betterment.

(4) A deductible equal to the highest Physical Damage deductible applicable to any owned auto will apply.

(5) This Coverage Extension will not apply to:

(a) Any "auto" that is hired, rented or borrowed with a driver; or

(b) Any "auto" that is hired, rented or borrowed from your "employee".

K. Hired Auto Physical Damage – Loss Of Use

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

e. We will pay sums which you legally must pay to the lessor of a covered "auto" which you have leased without a driver for thirty (30) days or less for the lessor's loss of use of the covered "auto", provided:

(1) This insurance provides comprehensive, specified causes of loss or collision covered on the covered "auto";

(2) The loss of use results from the covered "auto" being damaged in an "accident" while you are leasing it.

We will pay up to a maximum limit of $1,500 for this covered extension.

L. Hired Car – Worldwide Coverage

The following is added to **SECTION II – COVERED AUTOS LIABILITY COVERAGE, A.2. Coverage Extensions**:

f. Hired Car – Worldwide Coverage

(1) We will pay all sums an "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, caused by an "accident" which occurs outside of the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada resulting from the maintenance, or use of any covered "auto" of the private passenger type you lease, hire, rent or borrow without a driver for thirty (30) days or less.

(2) With respect to any claim made or "suit" instituted outside the United States of America, the territories and possessions of the United States of America, Puerto Rico, and Canada:

(a) You shall undertake the investigation, settlement and defense of such claims and "suits" and keep us advised of all proceedings and actions.

(b) You will not make any settlement without our consent.

(c) We will reimburse you:

(i) For the amount of damages because of liability imposed upon you by law on account of "bodily injury" or "property damage" to which this insurance applies, and

(ii) For all reasonable expenses incurred with our consent in connection with the investigation, settlement or defense of such claims or "suits". Reimbursement for expenses will be part of the Limit of Insurance for liability coverage shown in the Business Auto Coverage Declarations, and not in addition to such limits.

(3) The limit of Insurance for Liability Coverage shown in the Business Auto Coverage Declarations is the most we will reimburse you for the sum of all damages imposed on you, as set forth in paragraph **2.c.** above, and all expenses incurred by you arising out of any single "accident" or "loss".

(4) You must maintain the greater of the following primary auto liability insurance limits:

(a) Compulsory admitted insurance with limits required to be in force to satisfy the legal requirements of the jurisdiction where the accident occurs; or

(b) Insurance limits required by law and issued by a government entity or by an insurer licensed or permitted by law to do business in the jurisdiction where the "accident" occurs; or

(c) Auto liability insurance limits of at least $300,000 combined single limit or $100,000 per person/$300,000 per accident Bodily Injury, $100,000 Property Damage.

If you fail to comply with the above, this insurance is not invalidated. However, in the event of a "loss", we will pay only to the extent that we would have been liable had you so complied.

(5) The insurance provided by this coverage extension is excess over any other collectible insurance available to you whether on a primary, excess contingent or any other basis.

M. Temporary Transportation Expenses

SECTION III – PHYSICAL DAMAGE COVERAGE, A.4. Coverage Extensions, subparagraph **a. Transportation Expenses** is deleted and replaced by the following:

a. Transportation Expenses

(1) We will pay up to a maximum of $1,500 for temporary transportation expense incurred by you because of Physical Damage to a covered "auto".

(2) We will pay only for those covered "autos" for which you carry Comprehensive, Colli-sion or Specified Case of Loss Coverage.

(3) We will pay only for those expenses incurred by you during the period of time that begins twenty-four (24) hours after the covered "loss" and ends at the time when the covered "auto" can be reasonable repaired or replaced.

(4) This coverage does not apply while there are spare or reserve "autos" available to you for your operations.

N. Amended Bodily Injury Definition – Mental Anguish

The following is added to **SECTION V – DEFINITIONS, Definition C.**:

"Bodily injury" also includes mental anguish, but only when the mental anguish arises from other bodily injury, sickness or disease.

O. Airbag Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE B. Exclusions 3.a.**:

However, this exclusion will not apply to accidental discharge of an airbag due to mechanical or electrical breakdown.

P. Amended Insured Contract Definition – Railroad Easement

SECTION V – DEFINITIONS paragraph **H.** "Insured contact" is modified as follows:

1. Paragraph **H.3.** is replaced by the following:

3. Any easement or license agreement.

2. Paragraph **H.6.a.** is deleted.

Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound

SECTION III – PHYSICAL DAMAGE COVERAGE B. Exclusions, exception paragraph **a.** to exclusion **4.c.** and **4.d.** is deleted and replaced with the following:

a. Equipment and accessories used with such equipment, except for tapes, records, discs or other electronic media device, provided such equipment is permanently installed in the covered "auto" at the time of the "loss" or is removable from the housing unit which is permanently installed in the covered "auto" at the time of the "loss", and such equipment is designed to be solely operated by use of the power from the "autos" electrical system, in or upon the covered "autos"; or

R. Notice Of And Knowledge Of Occurrence

SECTION IV – BUSINESS AUTO CONDITIONS, A.2. Duties In The Event Of Accident, Claim Suit Or Loss, subparagraph **a.** is deleted and replaced with the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident" or "loss" including:

(1) How, when and where the "accident" or "loss" occurred;

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured person and witnesses.

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner if you are a partnership; or

(3) An executive officer or insurance manager, if you are a corporation.

S. Unintentional Errors Or Omissions

SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions; 2. Concealment Misrepresentation Or Fraud is amended by adding the following:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or nonrenewal.

T. Towing Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, A.2. Towing, is deleted and replaced by the following:

2. We will pay up to $750 for towing and labor costs incurred each time a covered "auto" is disabled due to a covered cause of loss. However:

a. All labor must be performed at the place of disablement; and

b. If the covered auto is a private passenger type no deductible applies; and

c. If the covered auto is not of the private passenger type our obligation to pay will be reduced by a $250 deductible per disablement.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/12/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Cyndi Armstrong	
Moore Insurance Services, Inc. 67 N. Howell P.O. Box 207 Hillsdale MI 49242	PHONE (A/C, No, Ext): (517) 439-9345	FAX (A/C, No): (517) 439-5536
	E-MAIL ADDRESS: carmstrong@mooreinsuranceservices.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : RLI Insurance Company	13056
INSURED Carlisle/Wortman Associates, Inc. 117 N. First Street Suite 70 Ann Arbor MI 48104	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2061202914 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		PSB0001584	06/14/2020	06/14/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		PSA0002555	06/14/2020	06/14/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			PSE0001375	06/14/2020	06/14/2021	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			PSW0001473	06/14/2020	06/14/2021	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Professional Liability w/ Pollution Incident			RDP0040139	06/14/2020	06/14/2021	Per Claim Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Troy is added as an additional insured with respects to general liability and hired and non-owned auto liability.

CERTIFICATE HOLDER

City of Troy
500 West Big Beaver
Troy MI 48084

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Eric A Moore

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® FOR PROFESSIONALS BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM - SECTION II – LIABILITY

1. **C. WHO IS AN INSURED** is amended to include as an additional insured any person or organization that you agree in a contract or agreement requiring insurance to include as an additional insured on this policy, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by you or those acting on your behalf:
   a. In the performance of your ongoing operations;
   b. In connection with premises owned by or rented to you; or
   c. In connection with "your work" and included within the "product-completed operations hazard".
2. The insurance provided to the additional insured by this endorsement is limited as follows:
   a. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this policy.
   b. This insurance does not apply to the rendering of or failure to render any "professional services".
   c. This endorsement does not increase any of the limits of insurance stated in **D. Liability And Medical Expenses Limits of Insurance**.
3. The following is added to **SECTION III H.2. Other Insurance – COMMON POLICY CONDITIONS (BUT APPLICABLE ONLY TO SECTION II – LIABILITY)**

   However, if you specifically agree in a contract or agreement that the insurance provided to an additional insured under this policy must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with that other insurance, provided that:
   a. The "bodily injury" or "property damage" for which coverage is sought occurs after you have entered into that contract or agreement; or
   b. The "personal and advertising injury" for which coverage is sought arises out of an offense committed after you have entered into that contract or agreement.
4. The following is added to **SECTION III K. 2. Transfer of Rights of Recovery Against Others to Us – COMMON POLICY CONDITIONS (BUT APPLICABLE TO ONLY TO SECTION II – LIABILITY)**

   We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal and advertising injury" arising out of "your work" performed by you, or on your behalf, under a contract or agreement with that person or organization. We waive these rights only where you have agreed to do so as part of a contract or agreement with such person or organization entered into by you before the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® BUSINESS AUTO ENHANCEMENT

SCHEDULE OF COVERAGES ADDRESSED BY THIS ENDORSEMENT

A. Broad Form Named Insured
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C. Blanket Additional Insured
D. Blanket Waiver Of Subrogation
E. Employee Hired Autos
F. Fellow Employee Coverage
G. Auto Loan Lease Gap Coverage
H. Glass Repair – Waiver Of Deductible
I. Personal Effects Coverage
J. Hired Auto Physical Damage Coverage
K. Hired Auto Physical Damage – Loss Of Use
L. Hired Car – Worldwide Coverage
M. Temporary Transportation Expenses
N. Amended Bodily Injury Definition – Mental Anguish
O. Airbag Coverage
P. Amended Insured Contract Definition – Railroad Easement
Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound
R. Notice Of And Knowledge Of Occurrence
S. Unintentional Errors Or Omissions
T. Towing Coverage

This endorsement modifies insurance provided under the following:

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A. Broad Form Named Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any business entity newly acquired or formed by you during the policy period, provided you own fifty percent (50%) or more of the business entity and the business entity is not separately insured for Bus-iness Auto Coverage. Coverage is extended up to a maximum of one hundred eighty (180) days following the acquisition or formation of the business entity.

This provision does not apply to any person or organization for which coverage is excluded by endorsement.

B. Employees As Insureds

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

C. Blanket Additional Insured

The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

Any person or organization that you are required to include as an additional insured on this coverage form in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs is an "insured" for liability coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in **SECTION II – COVERED AUTOS LIABILITY COVERAGE**.

The insurance provided to the additional insured will be on a primary and non-contributory basis to the additional insured's own business auto coverage if you are required to do so in a contract or agreement that is executed by you before the "bodily injury" or "property damage" occurs.

D. Blanket Waiver Of Subrogation

The following is added to the **SECTION IV – BUSI-NESS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us**:

We waive any right of recovery we may have against any person or organization to the extent required of you by a contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

E. Employee Hired Autos

1. The following is added to the **SECTION II – COVERED AUTOS LIABILITY COVERAGE,** Paragraph **A.1. Who Is An Insured** Provision:

   An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. Changes In General Conditions:

   Paragraph **5.b.** of the **Other Insurance** Condition in the **BUSINESS AUTO CONDITIONS** is deleted and replaced with the following:

   b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

   (1) Any covered "auto" you lease, hire, rent or borrow; and

   (2) Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

F. Fellow Employee Coverage

SECTION II – COVERED AUTOS LIABILITY COVERAGE, Exclusion B.5. does not apply if you have workers compensation insurance in-force covering all of your employees.

G. Auto Loan Lease Gap Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, C. Limit Of Insurance, is amended by the addition of the following:

In the event of a total "loss" to a covered "auto" shown in the Schedule of Declarations, we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

1. The amount paid under the **PHYSICAL DAMAGE COVERAGE** section of the policy; and
2. Any:
   a. Overdue lease/loan payments at the time of the "loss";

b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage.

c. Security deposits not returned by the lessor;

d. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

e. Carry-over balances from previous loans or leases.

H. Glass Repair – Waiver Of Deductible

SECTION III – PHYSICAL DAMAGE COVERAGE, D. Deductible is amended by adding the following:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

I. Personal Effects Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

c. Personal Effects Coverage

In the event of a total theft loss of your covered "auto" we will pay up to $400 for "loss" to wearing apparel and other personal effects which are:

(1) Owned by an "insured"; and

(2) In or on your covered "auto";

No deductible applies to Personal Effects Coverage.

J. Hired Auto Physical Damage Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

d. Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Liability Coverage and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

(1) The most we will pay for "loss" in any one "accident" to a hired, rented or borrowed "auto" is the lesser of:

(a) $60,000

(b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in the event of a total "loss".

(3) If a repair or replacement results in better than like kind or quality, we will not pay for the betterment.

(4) A deductible equal to the highest Physical Damage deductible applicable to any owned auto will apply.

(5) This Coverage Extension will not apply to:

(a) Any "auto" that is hired, rented or borrowed with a driver; or

(b) Any "auto" that is hired, rented or borrowed from your "employee".

K. Hired Auto Physical Damage – Loss Of Use

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions**:

e. We will pay sums which you legally must pay to the lessor of a covered "auto" which you have leased without a driver for thirty (30) days or less for the lessor's loss of use of the covered "auto", provided:

(1) This insurance provides comprehensive, specified causes of loss or collision covered on the covered "auto";

(2) The loss of use results from the covered "auto" being damaged in an "accident" while you are leasing it.

We will pay up to a maximum limit of $1,500 for this covered extension.

L. Hired Car – Worldwide Coverage

The following is added to **SECTION II – COVERED AUTOS LIABILITY COVERAGE, A.2. Coverage Extensions**:

f. Hired Car – Worldwide Coverage

(1) We will pay all sums an "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, caused by an "accident" which occurs outside of the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada resulting from the maintenance, or use of any covered "auto" of the private passenger type you lease, hire, rent or borrow without a driver for thirty (30) days or less.

(2) With respect to any claim made or "suit" instituted outside the United States of America, the territories and possessions of the United States of America, Puerto Rico, and Canada:

(a) You shall undertake the investigation, settlement and defense of such claims and "suits" and keep us advised of all proceedings and actions.

(b) You will not make any settlement without our consent.

(c) We will reimburse you:

(i) For the amount of damages because of liability imposed upon you by law on account of "bodily injury" or "property damage" to which this insurance applies, and

(ii) For all reasonable expenses incurred with our consent in connection with the investigation, settlement or defense of such claims or "suits". Reimbursement for expenses will be part of the Limit of Insurance for liability coverage shown in the Business Auto Coverage Declarations, and not in addition to such limits.

(3) The limit of Insurance for Liability Coverage shown in the Business Auto Coverage Declarations is the most we will reimburse you for the sum of all damages imposed on you, as set forth in paragraph **2.c.** above, and all expenses incurred by you arising out of any single "accident" or "loss".

(4) You must maintain the greater of the following primary auto liability insurance limits:

(a) Compulsory admitted insurance with limits required to be in force to satisfy the legal requirements of the jurisdiction where the accident occurs; or

(b) Insurance limits required by law and issued by a government entity or by an insurer licensed or permitted by law to do business in the jurisdiction where the "accident" occurs; or

(c) Auto liability insurance limits of at least $300,000 combined single limit or $100,000 per person/$300,000 per accident Bodily Injury, $100,000 Property Damage.

If you fail to comply with the above, this insurance is not invalidated. However, in the event of a "loss", we will pay only to the extent that we would have been liable had you so complied.

(5) The insurance provided by this coverage extension is excess over any other collectible insurance available to you whether on a primary, excess contingent or any other basis.

M. Temporary Transportation Expenses

SECTION III – PHYSICAL DAMAGE COVERAGE, A.4. Coverage Extensions, subparagraph **a. Transportation Expenses** is deleted and replaced by the following:

a. Transportation Expenses

(1) We will pay up to a maximum of $1,500 for temporary transportation expense incurred by you because of Physical Damage to a covered "auto".

(2) We will pay only for those covered "autos" for which you carry Comprehensive, Colli-sion or Specified Case of Loss Coverage.

(3) We will pay only for those expenses incurred by you during the period of time that begins twenty-four (24) hours after the covered "loss" and ends at the time when the covered "auto" can be reasonable repaired or replaced.

(4) This coverage does not apply while there are spare or reserve "autos" available to you for your operations.

N. Amended Bodily Injury Definition – Mental Anguish

The following is added to **SECTION V – DEFINITIONS, Definition C.**:

"Bodily injury" also includes mental anguish, but only when the mental anguish arises from other bodily injury, sickness or disease.

O. Airbag Coverage

The following is added to **SECTION III – PHYSICAL DAMAGE COVERAGE B. Exclusions 3.a.**:

However, this exclusion will not apply to accidental discharge of an airbag due to mechanical or electrical breakdown.

P. Amended Insured Contract Definition – Railroad Easement

SECTION V – DEFINITIONS paragraph **H.** "Insured contact" is modified as follows:

1. Paragraph **H.3.** is replaced by the following:

3. Any easement or license agreement.

2. Paragraph **H.6.a.** is deleted.

Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound

SECTION III – PHYSICAL DAMAGE COVERAGE B. Exclusions, exception paragraph **a.** to exclusion **4.c.** and **4.d.** is deleted and replaced with the following:

a. Equipment and accessories used with such equipment, except for tapes, records, discs or other electronic media device, provided such equipment is permanently installed in the covered "auto" at the time of the "loss" or is removable from the housing unit which is permanently installed in the covered "auto" at the time of the "loss", and such equipment is designed to be solely operated by use of the power from the "autos" electrical system, in or upon the covered "autos"; or

R. Notice Of And Knowledge Of Occurrence

SECTION IV – BUSINESS AUTO CONDITIONS, A.2. Duties In The Event Of Accident, Claim Suit Or Loss, subparagraph **a.** is deleted and replaced with the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident" or "loss" including:

(1) How, when and where the "accident" or "loss" occurred;

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured person and witnesses.

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner if you are a partnership; or

(3) An executive officer or insurance manager, if you are a corporation.

S. Unintentional Errors Or Omissions

SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions; 2. Concealment Misrepresentation Or Fraud is amended by adding the following:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or nonrenewal.

T. Towing Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, A.2. Towing, is deleted and replaced by the following:

2. We will pay up to $750 for towing and labor costs incurred each time a covered "auto" is disabled due to a covered cause of loss. However:

a. All labor must be performed at the place of disablement; and

b. If the covered auto is a private passenger type no deductible applies; and

c. If the covered auto is not of the private passenger type our obligation to pay will be reduced by a $250 deductible per disablement.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® NOTICE OF CANCELLATION OR NONRENEWAL – DESIGNATED PERSON OR ORGANIZATION

Schedule

Designated Person or Organization:

City of Troy

Email Address:

US Mail Address:

500 West Big Beaver Troy, MI 48084

If we cancel or chose to nonrenew this policy for any reason other than nonpayment of premium we will provide written notice at least (30) days before the effective date of the cancellation or nonrenewal to the designated person or organization in the above schedule.

Such notice will be sent via the US mail address or E-mail address listed above. Proof of mailing or e-mailing will be sufficient proof of notice.

SECTION 6: TERMS AND CONDITIONS - continued

SIGNATURE PAGE

CONTRACT:

The contract will remain firm until contract expiration.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Benj R. Carlis

ORGANIZATION Carlisle | Wortman Associates

ADDRESS 117 N. first St CITY A2 STATE M ZIP _____

PHONE (_____) _____ FAX (_____) _____

ORGANIZATION'S REPRESENTATIVE NAME Benjamin Carlisle
(Print)

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

E-MAIL: bCarlisle@cwaplan.com

EXCEPTIONS:
Any exceptions, substitutions, deviations, etc. from the City's specifications and this SOQ must be stated below. The reasons for the exception, substitution, deviation, etc. are an integral part of this SOQ process.

_____

_____

_____

ACKNOWLEDGEMENT: I, Benjamin Carlisle, certify that I have read the *Instructions to Organizations* (3 Pages) and that the Statement of Qualification documents contained herein were obtained directly from the City's Purchasing Department or MITN website, www.mitn.info and is an official copy of the Authorized Version.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Benj R. Ca

NOTE:
The City of Troy, at their discretion, may require the organization to supply a Financial Report from an impartial Financial Credit Reporting Service before award of contract.

IMPORTANT:
All City of Troy purchases require a MATERIAL SAFETY DATA SHEET, where applicable, in compliance with the MIOSHA "Right to Know" Law.

CURRENCY:
Contract prices will be in U. S. Funds.

G:\\Purchasing\QBS Documents\ SOQ-COT 21-16 Planning and Consulting Services.doc

Planning and Consulting Services

SECTION 8: ORGANIZATIONAL QUESTIONNAIRE

DATE: 01/07/21
Month/Date/Year

ORGANIZATION NAME: Carlisle Wortman Associates

ESTABLISHED: _____ 19__ / 20__ STATE: MI

TYPE OF ORGANIZATION: (Circle One)

a. Individual
b. Partnership
(c.) Corporation
d. Joint Venture
e. Other _____

If applicable:

FORMER ORGANIZATIONAL NAME(S) YEARS IN BUSINESS

NOTE: If additional space is needed throughout the questionnaire, please attach additional sheets numbered appropriately for identification.

1. **How many years has your organization been providing planning consulting services? (10 years minimum)**

35+ YEARS Explain (if in a related field): _____

2. **Describe your organization's background and its business structure. Describe capabilities specific to the scope of work within this SOQ.**

Provide similar planning services as requested in the SOQ.to over 50 communities in the state.

3. **Provide any unique qualifications, prior experience or similar projects that demonstrate your organizations approach and understanding of this project.**

Same as #2.

4. **Provide a listing of personnel from the organization who would be assigned to this account.**

   Please provide resumes, copies of certifications, registrations, qualifications, degrees, and/or list any additional training classes taken to increase expertise in this field for the people listed in this section.

TITLE	NAME	DEGREE/ CERTIFICATION	EXPERIENCE/ YEARS
President	Richard Carlisle	Masters in Planning	40 years
Principal	Ben Carlisle	Masters in Planning	20 years
Landscape Arch.	Chris Nordstrom	Masters in Landscape Architecture	10 years

5. **What is your organization's experience relative to planning and zoning investigations and report writing along with the development of planning programs and policies?**

   Same as #2.

6. **Please explain your firm's approach to meeting project timetables and include your normal turnaround time for the activities specified.**

   We work at the request of the Twp. Our turnaround time for work is always completed in a timely manner.

7. **References – please list at least three (3) local government jurisdictions where your organization currently provides planning consultant services that are similar in scope to the type of work described in this SOQ. Include any appropriate information your organization feels substantiates your qualifications, track record and commitment to providing these services. A contact name and listed information is required.**

Entity Name	Address	Business/Agency Affiliation	Contact Name	Phone Number
City of Ann Arbor		Derek Delacourt, Community Services Admin.		(734) 794-6000
Ypsilanti Township		Brenda Stumbo, Supervisor		(734) 484-4700
Independence Township		Pat Kittle, Supervisor		(248) 625-5111

ORGANIZATION NAME: CWA

8. **List all contract commitments your organization has been engaged to perform for 2021/2022. Give organization name, name of contract and value of contract.**

ORGANIZATION	CONTRACT	VALUE
We have contracts with over 50 communities. We can provide their contracts upon request.		

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Organization Representative: _____

Representative's Name: Ben Carlisle
(print)

Organization Name: Carlisle Wortman Associates

Address: 117 N. First St. #70 Ann Arbor MI 48104

Phone Number: (734) 662-2200

Fax Number: (734) 662-1935

E-mail: bcarlisle@cwaplan.com

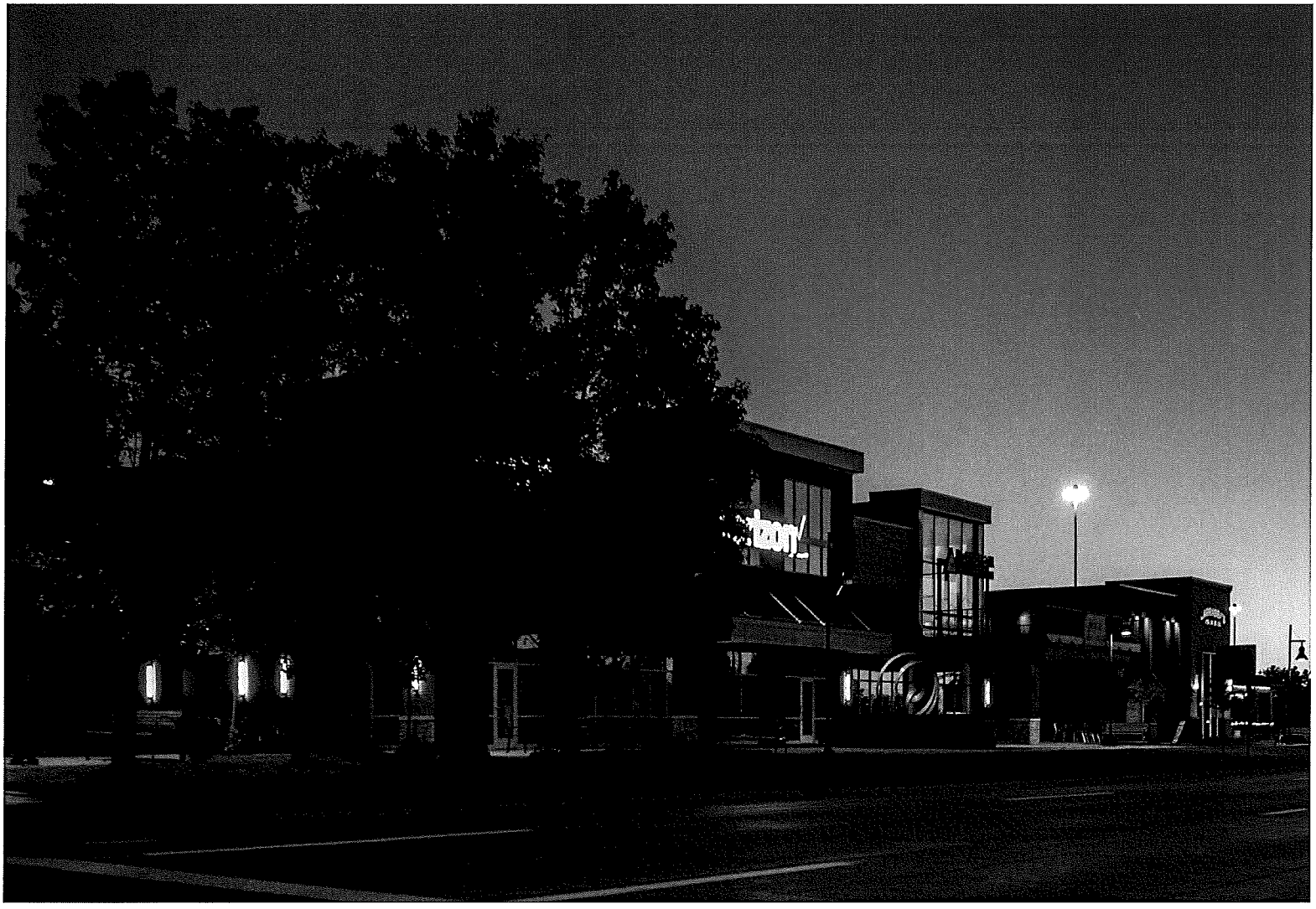
Date: January 7, 2021

REQUEST FOR PROPOSALS FOR

CITY OF TROY PLANNING AND CONSULTING SERVICES

Submitted to City of Troy

JANUARY 2021



Carlisle | Wortman
ASSOCIATES, INC.

Submitted by Carlisle | Wortman Associates, Inc.

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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

January 7, 2021

Aileen Dickson
City Clerk,
500 W. Big Beaver
Road, Troy, MI 48084

Re: Planning and Consulting Services

Dear Ms. Dickson,

Carlisle | Wortman Associates, Inc. (CWA) is pleased to have the opportunity to submit a proposal to provide Planning and Consulting Services for the City of Troy. Our multidisciplinary team of professional planners and landscape architects is among the most experienced in the State. Our core service is to act as an expert and extension of the client with the goal of building strong, attractive, and more livable communities. The firm actively serves 50 municipal clients, the majority of which is centered on continuing planning services.

Our team was specifically assembled to provide the precise expertise as it relates to the needs and understanding of the City of Troy. The firm also provides those services listed in the RFP to other similar communities such as Independence Township, City of Berkley, City of Ann Arbor, City of Plymouth, and Northville Township.

Furthermore, we have a long history with the City of Troy having provided planning services for over the past 20 years. In that time, with great partnership with the City staff, we have provided weekly office hours, completed development reviews, assisted in drafting a comprehensive zoning ordinance rewrite, assisted in drafting a comprehensive Master Plan rewrite, and assisted in drafting a Master Plan update. Lastly, we are currently assisting the City with an update to the Master Plan.

Our team has a reputation of service, innovation and reliability that is a known quantity. The Proposal that follows is structured to briefly introduce our approach and set forth a detailed Scope of Services. We look forward to discussing this in more detail. If you have any questions, please contact us at (734) 662-2200.

Benjamin R. Carlisle

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Senior Associate* Paul Montagno, *Associate*

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COVER SHEET

This proposal was prepared by Ben Carlisle, Principal.

Bidder:
Carlisle | Wortman Associates
117 N. First Street
Suite 70
Ann Arbor, Mi 48104

Contact:
Ben Carlisle
(734) 662-2200
BCarlisle@cwaplan.com

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APPENDIX .::23


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CORPORATE BACKGROUND

SECTION 1

A PHILOSOPHY OF SERVICE AND COMMITMENT TO MICHIGAN

Carlisle | Wortman Associates, Inc. is well prepared and equally enthused to conduct the scope of services and service specifications described in the Planning and Consultant Services Proposal. Since 1988 Carlisle | Wortman Associates Inc. has been providing public sector clients with professional planning services. Our highly experienced professionals are forward thinking, both experienced and accomplished at finding sound and creative strategies to fit our clients' needs. Our core service is to act as an expert and extension of the City with the goal of building strong, attractive, and more livable communities. Our continuing success is a direct result of the philosophy to which we adhere: responsiveness, commitment, trust, and success.

We have been exclusively servicing Michigan for over thirty-five years. With a commitment to public service, we only provide services for governmental and non-profit entities ranging from townships, cities, and counties to community development organizations and public transit agencies. We take pride in the fact that Carlisle | Wortman Associates does not represent private developers, as we believe this creates a conflict of interest. The firm currently serves 50 clients, the majority of which are centered on continuing planning services. Each client is personally represented by a principal of the firm.

City of Troy can rely on CWA for:

Responsiveness

We believe in constant contact with our clients via telephone, in person meetings, email, and mobile communication and at hours beyond standards business practice.

Commitment

We have been working with client communities for over 30 years.

Trust

We cherish long-term client-consultant relationships built by listening intently to client needs, maintaining clear and frequent contact, providing timely and responsive service, and exceeding expectations.

Success

We equip our clients for success by sharing our expertise, leadership, and creativity while educating communities to ensure successful solutions.



Carlisle | Wortman
ASSOCIATES, INC.

Corporate Information:

a. Carlisle | Wortman Associates. Nineteen (19) professional planners with offices located in Ann Arbor, and Troy Michigan. CWA was founded in 1988.

b. Office Location. Office work would be performed out of the Ann Arbor office.

Points of Contact
Ben Carlisle, AICP
Principal-in-Charge

117 N. First Street
Suite 70
Ann Arbor, MI 48104
(734) 662-2200
BCarlisle@cwaplan.com

c. CWA Services include:
- Continuing planning services
- Zoning studies and ordinance preparation
- Development Review
- Master planning
- Code enforcement
- Building Department Services
- Corridor studies
- Community energy plans
- Greenway and open space planning
- Environmental/watershed planning
- Park and recreation plans
- Litigation assistance
- Economic development plans and studies

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CITY OF TROY
PLANNING SERVICES

SECTION 2

We have continued to enjoy our over 20 year relationship with the City. During that time, the City has accomplished a great deal and should be proud of the numerous successes. We look at our role as an extension and partnership with City staff including City Manager Miller and Community Development Director Savidant.

Principal Ben Carlisle will be the principal-in-charge and project manager. Ben has worked directly with Mr. Miller, Mr. Savidant, the Planning Commission and the City Council for the past 10 years. Founder and President Dick Carlisle will support Ben. Dick is arguably the dean of Michigan's planners. He serves as a trusted advisor, expert witness, speaker, author and advocate for professional planning's best practices.

- We maintain an office in Ann Arbor less than a sixty (60) minute drive to City Hall.
- We represent over 50 communities in Southeast Michigan, including:
  - o City of Ann Arbor
  - o Independence Township
  - o Pittsfield Township
  - o Village of Clarkston
  - o Ypsilanti Township
  - o City of Northville
  - o City of Plymouth
- Chosen staff for those community planning services are very familiar with the City of Troy and the surrounding areas. Ben Carlisle represents numerous Southeast Michigan communities.

Planning Services

CWA is well equipped to assist the City of Troy with day-to-day continuing services. We provide such services to over 50 communities in the southeast Michigan. We can tailor our services based upon the desires and needs of the City. We are currenlty providing planning services to the City.

Office Hours

Based on needs of the City, we will provide office hours for one full day per week. We can tailor the work completed in office but typically our in office work includes returning emails and phonecalls, assisting at the counter, meeting with applicants, and coordinating with staff.

Planning/General Consultation

We will provide day-to-day consultation to municipal staff regarding issues relating to Zoning Ordinance regulations, future land use, site issues, state regulations and other legislative responsibilities.

Development Review

We will review all development proposals such as site plans, rezoning, special land use requests, PUDs and other matters related to zoning compliance.

Meeting Attendance

We can attend all Planning Commission, Zoning Board of Appeals, and City Council meetings, as requested.

Variance Reviews

When requested, we provide reviews of variance requests and attend Zoning Board of Appeals meetings.

Ordinance Amendments

From time to time, the Zoning Ordinance needs to be revised. In most cases, our office prepares the draft language, working closely with the City Attorney, staff, and the Planning Commission.

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CITY UNDERSTANDING

SECTION 3

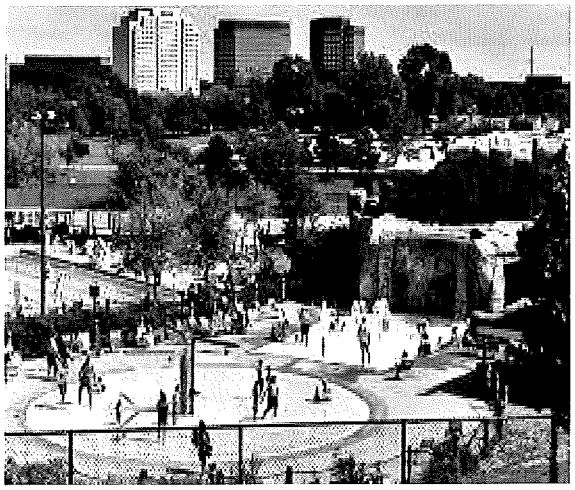
Carlisle|Wortman has a deep understanding and extensive experience working with the City of Troy. Over the past twenty (20) years, we have provided planning and other municipal services to the City.

In that time, with great partnership with the City staff, we have

- Provided weekly office hours;
- Completed hundreds of development reviews;
- Assisted in drafting a comprehensive zoning ordinance rewrite;
- Assisted in drafting a comprehensive Master Plan rewrite, and
- Assisted in drafting the Master Plan update.

We are currently assisting the City with an update to the Master Plan.





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WORK APPROACH

SECTION 4

Carlisle | Wortman Associates, Inc. business philosophy is to establish ongoing and long-term relationships with our public sector clients. However, just like our clients, we are constantly growing and evolving to address modern day challenges. Always aware of the issues that face our individual communities we can customize our wide range of services to meet their personal goals. As a result, we pride ourselves on serving numerous communities for periods of over 30 years.

The core of our business has been providing the types of services needed by communities on a day-to-day basis. As such, we understand from our experience that the City seeks a firm that is capable of serving many roles. We have the full in-house capability to provide the services requested by the City of Troy as set forth in the Request for Proposals.

More specifically, our staff is well-versed in each of the requested services required, which include, but are not limited to:

Planning/General Consultation: We will provide day-to-day consultation to municipal staff regarding issues relating to Zoning Ordinance regulations, future land use, site issues, state regulations and other legislative responsibilities. In partnership with the City's Planning Department, we currently providing planning consultation to the City.



Development Review: We will review all development proposals upon request such as site plans, rezoning, special land use requests, PUDs and other matters related to zoning compliance. We provide comprehensive reviews to assist the Planning Commission and Township Board in making a decision on planning issues. In partnership with the City's Planning Department, we currently provide reviews of most developments in the City.

Master Plan: We have prepared and updated over 100 Master Plans over the past twenty-five years, ranging in size of communities from with a population of 350 to over 80,000. We are currently in the process of assisting the City of Troy in their most recent update.

Ordinance Amendments: From time to time, the Zoning Ordinance needs to be revised. In most cases, our office prepares the draft language, working closely with the City Attorney office, staff, and Planning Commission. We've assisted the City in numerous ordinance amendments.

Education and Training: We view this as a continuous process. Our website posts planning articles on topics of interest to our clients. Please see our blog at http://www. cwaplan.com. We make our clients aware of changes in legislation and new planning techniques. Included in our retainer, we provide an annual training session either to the Planning Commission, Zoning Board of Appeals, Township Board, or any combination thereof on basic planning and zoning. The topic can be customized based on client interest. Though we host annual training sessions, we view education and training as part of our ongoing responsibility.





Additional Planning and Other Services:

Additional services that are available within the Carlisle | Wortman Team include the following:

Community Input and Visioning: Coordination and facilitation of public input workshops, including visioning, goal setting and prioritization, data collection, and community buy-in.

Recreation Planning: Preparation of community recreation master plans, park master plans, greenway plans, and recreational facility design. All plans are written to meet MDNR grant requirements.

Historic Preservation: Preparation of historic district ordinances, historic district surveys and preservation strategies.

Environmental/Watershed Planning: Preparation of site surveys and analysis of natural resources. Drafting of preservation plans. Development of water quality planning tools, including watershed group facilitation, watershed management plan development, and water resource planning.

Expert Testimony: Research and testimony in land use and zoning disputes and condemnation.

Geographic Information: Land use analysis, mapping, presentation development, and computer-aided design services using GIS and CAD technology.

Grant Writing: Research for and preparation of grant applications for a wide array of activities, including transportation, recreation, brownfield redevelopment, environmental preservation, and downtown development projects.

Capital Improvements: Development of various capital planning tools, such as capital improvement plans and building feasibility studies. Facilitation of group meetings involving different municipal departments, elected officials and public leaders.

Code Consultation: Field inspection and follow-up to resolve zoning code infractions. Review of construction documents for compliance with the construction codes related to building, plumbing, electrical, mechanical, and fire suppression. Resolution of non-compliance issues to create plans acceptable for permit issuance.

PROFESSIONAL STAFF

SECTION 5

PROFESSIONAL STAFF: A FULL-SERVICE CLIENT TEAM METHODOLOGY

We believe in a full-service client team approach. Each Client Team is represented by a Principal-in-Charge, and a project manager, and the team is assembled on the basis of client needs. We have designated a Client Team that includes experience, creativity, and solid professional credentials as well as familiarity with the CIty of Troy and the surrounding area.

Ben Carlisle, AICP, Principal, will be the Principal-in-Charge. Richard Carlisle will be available for special assignments. Chris Nordstrom, PLA, ASLA, will assist Mr. Carlisle as necessary with landscaping issues.

PROJECT TEAM



Richard K. Carlisle, AICP, President has been practicing community planning for more than thirty-five years. During this time, he has been instrumental in guiding development of diverse communities throughout southeast Michigan, drafting planning and zoning enabling legislation, establishing state-wide community planning policy, and guiding education and growth in both state and national planning associations. His involvement demonstrates his commitment to the deliberate and sustainable growth of Michigan communities. He has also served as an expert witness in over one hundred zoning cases.



Benjamin R. Carlisle, AICP, Principal, has over twenty years of experience working as a professional planner, including experience in zoning, land use and comprehensive planning, site planning, Tax Increment Financing, and economic development. With Carlisle/Wortman Associates, Mr. Carlisle serves as consulting Planner to the Cities of Troy, Berkley, Huntington Woods, and Clarkston, and the Townships of Independence, Pittsfield, Superior, and Ypsilanti. Mr. Carlisle previously served as the Interim Planning Manager for the City of Ann Arbor.

Mr. Carlisle also serves as a planning and zoning trainer for the Michigan Municipal League, and is the former Region IV representative to the American Institute of Certified Planners Board of Commissioners.



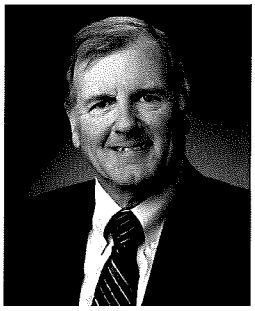
Chris Nordstrom, PLA, ASLA, is a landscape architect with experience in both public and private sector projects. Chris has a strong interest in resiliency, green infrastructure, and sustainable design and development. He has lead recreation planning efforts for a diverse set of communities, from large, established urban systems to rural communities looking to establish their first recreation properties. Chris' strong graphic skills translate well into plan and landscape designs, giving clients a tool that can be utilized for both marketing and planning efforts. In addition to recreation planning, his experience includes park plans and designs, trail and linear park plans and designs, feasibility studies, municipal infrastructure, large scale property development and marketing, housing designs, and parking studies. Chris' abilities span the areas of graphic communications, public engagement, report writing, and Geographic Information Systems.



MELISSA KALNASY is a planner and Geographic Information Systems (GIS) technician who received both her Bachelor's and Master's Degree in Urban and Regional Planning from Eastern Michigan University. Regarding her GIS experience, she is versed in completing data analysis, and updating and creating a variety of maps, including those to help shape Master Plans to those involved in more specialized projects. She has also conducted existing land use surveys in order to accurately reflect client communities in the maps she prepares. Prior to her employment at CWA, she completed her internship with the Van Buren Township Downtown Development Authority.

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RICHARD K. CARLISLE, AICP, PRESIDENT has been practicing community planning for more than thirty-five years. During this time, he has been instrumental in guiding development of diverse communities throughout southeast Michigan, drafting planning and zoning enabling legislation, establishing state-wide community planning policy, and guiding education and growth in both state and national planning associations. His involvement demonstrates his commitment to the deliberate and sustainable growth of Michigan communities. He has also served as an expert witness in over one hundred zoning cases.



EDUCATION

MS, School of Natural Resources | Ohio State University

Graduate Study, City and Regional Planning Program | Georgia Institute of Technology

BS, Social Studies | Miami University

EXPERIENCE

President, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 1991-Present

President, Code Enforcement Services, Inc.
Ann Arbor, MI, 1999-2008

Owner, Carlisle Associates, Inc.
Ann Arbor, MI, 1988-1991

Independent Contractor, Richard K. Carlisle, PCP
Ann Arbor, MI, 1985-1988

Vice President, Community Planning & Management, P.C.
Ann Arbor, MI, 1982-1985

Associate, Ayres, Lewis, Norris & May, Inc.
Ann Arbor, MI, 1977-1982

County Drain Commissioner, Washtenaw County
Ann Arbor, MI, 1976-1977

Planner, Great Lakes Basin Commission
Ann Arbor, MI, 1975-1976

Planner, Ohio Department of Natural Resources
Columbus, OH, 1973-1974

CREDENTIALS

Registered Professional Community Planner,
State of Michigan | License No. 552

American Institute of Certified Planners |
Membership No. 15344

PROFESSIONAL ACTIVITIES

Michigan Municipal League,
Municipal Official Trainer, 2007-present

Governor's Land Use Council,
Resource Team Technical Advisor, 2003

Michigan Society of Planning,
President, 2000-2001
Board of Directors, 2000-2002

American Planning Association,
Chapter President's Council, 2000-2001

HONORS

Michigan Association of Planning, Presidents Award: 2011

Oakland County Heritage Partner Award, 2003

Michigan Society of Planning Officials, Honor Award: 1981, 1988, 1995, 1998, 2000, 2009

American Society of Landscape Architects, Michigan Chapter Merit Award, 1988

*FULL CV AVAILABLE UPON REQUEST

BENJAMIN R. CARLISLE, AICP, PRINCIPAL, has twenty years of experience working as a professional planner, including experience in zoning, land use and comprehensive planning, site planning, Tax Increment Financing, and economic development. With Carlisle/Wortman Associates, Mr. Carlisle serves as principal-in-charge to the Cities of Troy, Berkley, and Huntington Woods, and the Townships of Pittsfield, Superior, and Ypsilanti. Mr. Carlisle previously served as the Interim Planning Manager for the City of Ann Arbor.

Mr. Carlisle also serves as a planning and zoning trainer for the Michigan Muncipal League, and is the former Region IV representative to the American Institute of Certified Planners Board of Commissioners.

EDUCATION

BA, Urban Planning and Geography | Miami University

MUPP, Urban and Regional Planning | University of Illinois - Chicago

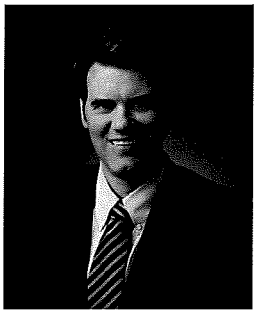
EXPERIENCE

Principal, Carlisle|Wortman Associates, Inc.
Ann Arbor, MI, 2011 - Present

Senior Planner, Teska Associates, Inc.
Evanston, IL, 2007 - 2011

Planner II, City of Highland Park
Highland Park, IL, 2003 - 2007

Economic Development Consultant, City of Chicago
Chicago, IL, 2001-2003



PROFESSIONAL CERTIFICATIONS

American Institute of Certified Planners | Reg. # 136134

LEED Accredited Professional Leadership in Energy & Environmental Design

Form Based Code Institute Certified

PROFESSIONAL AFFILIATIONS

AICP Board of Commissioners, Region IV (2016-2020)

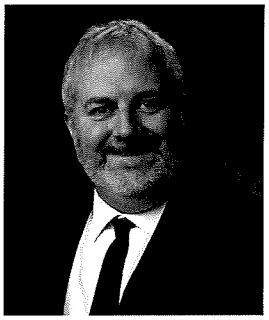
American Planning Association

U.S. Council on Green Building

American Planning Association-IL Chapter Executive Board, Treasurer 2006-2011

Chaddick Institute Development Control Awards Winner, Highland Park Pedestrian Shopping Overlay District.

CHRIS NORDSTROM, PLA, ASLA, is a landscape architect with experience in both public and private sector projects. His experience includes park plans and designs, trail and linear park plans and designs, feasibility studies, municipal infrastructure, large scale property development and marketing, housing designs, and parking studies. In addition to recreation planning, Chris has successfully prepared grant applications for trail and recreation projects in several southeast Michigan communities. Chris' abilities span the areas of graphic communications, public engagement, report writing, and Geographic Information Systems.



EDUCATION

MLA, Landscape Architecture | University of Michigan

BGS, Bachelor of General Studies | University of Michigan

EXPERIENCE

Landscape Architect, Carlisle/Wortman Associates, Inc.
Ann Arbor, MI, 2015-Present

Landscape Designer, Johnson Hill Land Ethics Studio
Ann Arbor, MI, 2014 - 2015

Landscape Designer, Tegn_3
Trondheim, Norway, 2010 – 2013

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

Practicing Landscape Architect,
License No. 3901001632

Michigan Chapter, ASLA

HONORS

Landscape Architecture Faculty Award

Michigan Garden Clubs Fellowship

Frank Caleb & Margaret Thompson Gates
Student Endowment

Honor Society of Sigma Lambda Alpha



MELISSA KALNASY is a planner and Geographic Information Systems (GIS) technician who received both her Bachelor's and Master's Degree in Urban and Regional Planning from Eastern Michigan University. From a planning perspective, she has been involved in conducting public engagement sessions and has experience dealing with zoning, variances, site plan review, and updating ordinance language. Additionally, she has worked with the Grosse Pointe Public School System in the coordination of the District-Wide Walkability Program.

Regarding her GIS experience, she is versed in completing data analysis, and updating and creating a variety of maps, including those to help shape Master Plans to those involved in more specialized projects. She has also conducted existing land use surveys in order to accurately reflect client communities in the maps she prepares. Prior to her employment at CWA, she completed her internship with the Van Buren Township Downtown Development Authority.

EDUCATION

MURP, Master Urban and Regional Planning | Eastern Michigan University

BS, Urban and Regional Planning | Eastern Michigan University

EXPERIENCE

Planner, Carlisle | Wortman Associates, Inc.
Ann Arbor, MI, 2019-Present

Intern, Van Buren Township DDA
Van Buren Township, MI, 2018-2019

Graduate Assistant, Eastern Michigan University URP Department
Ypsilanti, MI, 2015-2016

EXPERIENCES & REFERENCES

SECTION 6

RELEVANT EXPERIENCE WITH CLIENT COMMUNITIES:

For over thirty-five years, CWA has been a partner in planning with several communities. In a number of these communities, CWA has maintained regularly scheduled office hours. During these hours, CWA is available to client staff, Officials and residents for development meetings, reviews, interaction with the public, zoning administration and other daily tasks. On unscheduled days, CWA is available to staff via telephone and/or email and can accommodate special appointments as necessary.

The following people are some of the clients with whom we have worked with in southeast Michigan. We encourage you to call them to discuss our professional performance and skills.

DEREK DELACOURT, Community Services Administrator
City of Ann Arbor
301 E. Huron St.
Ann Arbor, Michigan 48104
DDelacourt@a2gov.org
734-794-6000, ext 4390

PAT KITTLE, Supervisor
Independence Township
6483 Waldon Center Dr.
Clarkston, MI 48346
(248) 625-5111

BRENDA STUMBO, Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, Mi 48197
bstumbo@ytown.org
(734) 484 - 4700

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FEES & BILLING RATES

SECTION 7

FEES

For budgeting purposes, we have provided two (2) billing options. Please note that for any option, our costs for development review and private initiated actions can be costs borne by the applicant. If desired, we can work with the City to establish a development review fee schedule to pass along our costs to the applicant. Our current development review fee schedule will be provided upon request.

A. Typical Monthly Retainer-Planning Services

Carlisle|Wortman Associates, Inc. (CWA) will be represented by Ben Carlisle, Principal, for office hours.

Option 1. Monthly retainer shall be $6,000 and would include assistance at City offices one (1) full day per week and the following:

- Attendance at two (2) Planning Commission meeting a month.
- Attendance at up to two (2) Council meetings a month.
- Attendance at one (1) ZBA meeting a month.
- Unlimited telephone/e-mail consultation with staff.
- Keep City officials current on changes in State planning and zoning enabling legislation, grant programs, and latest planning issues.

We will be happy to revise our estimate based on a negotiated number of meetings.

Option 2. Bill at an performed hourly based on the fees provided below:

Project Team	2021 Rate	2022 Rate	2023 Rate
Principal (R. Carlisle) Special Projects	$130.00	$135.00	$140.00
Principal (B.Carlisle)	$110.00	$115.00	$120.00
Landscape Architect (C. Nordstrom)	$90.00	$95.00	$100..00
Graphics (GIS) Technician	$80.00	$85.00	$90.00
Support Staff	$65.00	$70.00	$75.00

C. Major Studies and Amendments

From time to time, the City may request more in-depth studies, amendments, etc. In this case, we will bill our time based on current hourly rates or provide City Staff with a written not-to-exceed cost proposal, if requested.

D. Billing

Detailed invoices are mailed monthly.

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INSURANCE

SECTION 8

INSURANCE

Carlisle | Wortman Associates, Inc. maintains General Liability, Automotive Liability, and Professional Liability insurance. Workers Compensation Insurance and statutory coverage is also maintained. Evidence or proof of insurance shall be provided if requested by the community.

DISCLOSURES

Availability

Carlisle|Wortman Associates is available to start work immediately.

Financial Capability

Carlisle | Wortman Associates, Inc. is a Michigan corporation established in May of 1991. Prior to May of 1991, Carlisle Associates was organized as a sole proprietorship. There exists no conflicting financial or professional interest in the community which would not allow us to perform services.

We are a municipal consulting firm and, as a result, our business is financially stable. We invite you to consult our banking reference:

Mary Hays, Bank of Ann Arbor, (734) 761-9828

Ethics

All planners employed by Carlisle | Wortman Associates, Inc. follow and are bound by the Michigan Association of Planning and American Planning Association Code of Ethics that require full disclosure of any potential or real conflicts of interest.

An Equal Opportunity Employer

Carlisle | Wortman Associates, Inc. interviews interested applicants and maintains a file of resumes and applications for employment. Race, color, age, sex, creed, or national origin shall not be considered in evaluating any person for employment, merit increases, promotion, termination for cause, or reduction in force, or any other such action affecting employees.

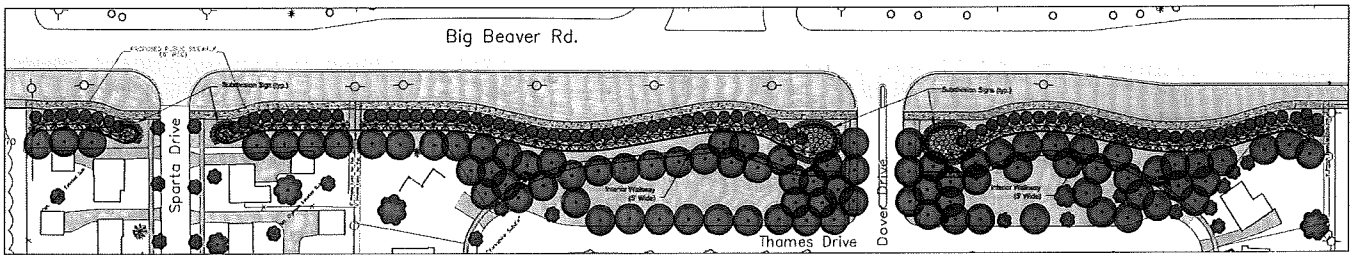
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APPENDIX

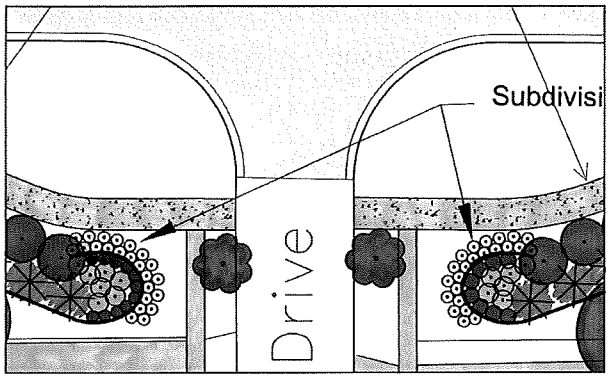
- Signature Page (originals included in mailed packet)
- Project Sheets

BIG BEAVER ROADWAY BUFFER
City of Troy

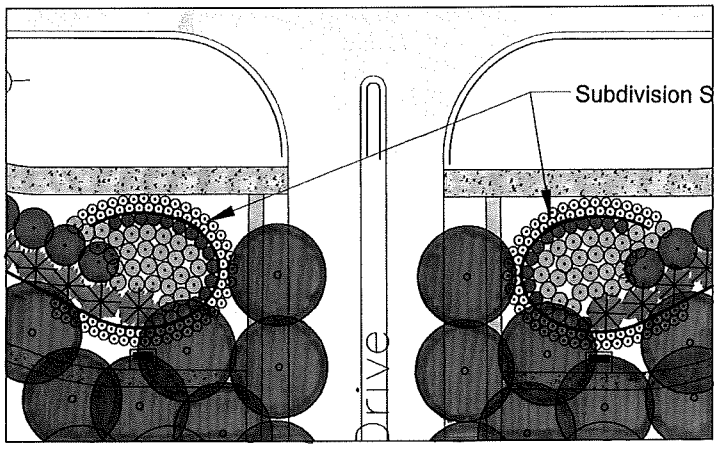
Over the past several decades, the Big Beaver corridor in Troy has grown to an eight-lane boulevard carrying tens of thousands of cars daily. As a result, a well-established residential community along Big Beaver was experiencing ever increasing levels of traffic noise and lights from the roadway. When a recent road widening project was proposed, it provided the City with the opportunity to purchase open space along the corridor and build a buffer consisting of a large berm along Big Beaver and a retaining wall along the internal residential street. Carlisle/Wortman was retained to design an attractive landscaping scheme for the berm to screen the road from the homes, and buffer the street noise and lights. An added benefit of this project was the creation of a neighborhood park on the residential side of the berm.



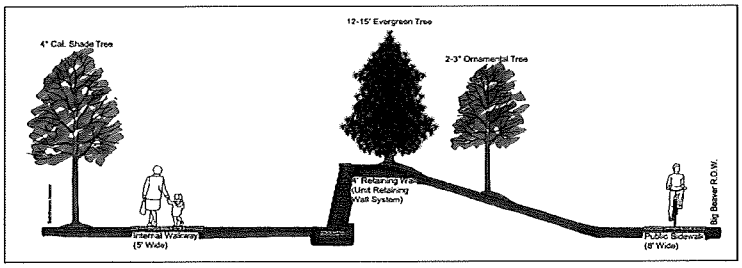
Overall Site Plan (Scale 1" = 30')



Sparta Drive Entrance (1" = 20')



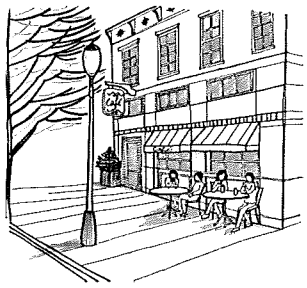
Dover Drive Entrance (Scale 1"=20')



Typical Wall Elevation (Scale 1/4" = 1')

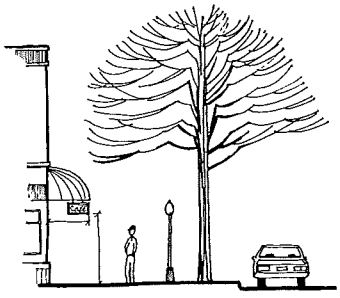
CENTRAL MIXED DEVELOPMENT REGULATIONS
City of Clawson

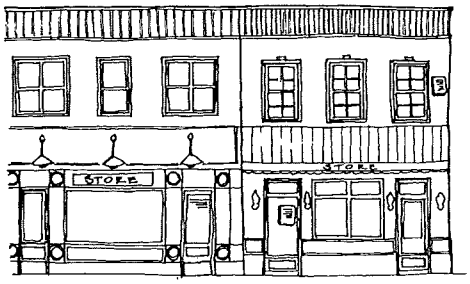
The intent of the Central Mixed Development (CMD) District is to implement the Downtown Clawson Urban Framework Design Plan. It preserves and enhances the commercial "main street" character of downtown Clawson and ensures that new development is compatible with the desired character. The CMD district also:



- Serves as a downtown neighborhood and community shopping center which is functionally and architecturally integrated with other uses in the area
- Encourages a mixed use environment
- Promotes pedestrian oriented buildings and uses
- Encourages vehicular access to parking lots from alleys rather than streets
- Fosters multiple story buildings
- Furthers shared parking and access
- Encourages buildings to be located at the edge of the public right-of-way
- Recognizes and affirms the function of the traditional urban downtown center

Development standards were developed to regulate land uses, building placement, building size and height, access, façade design, and parking. The regulations also addressed signs and other design features.





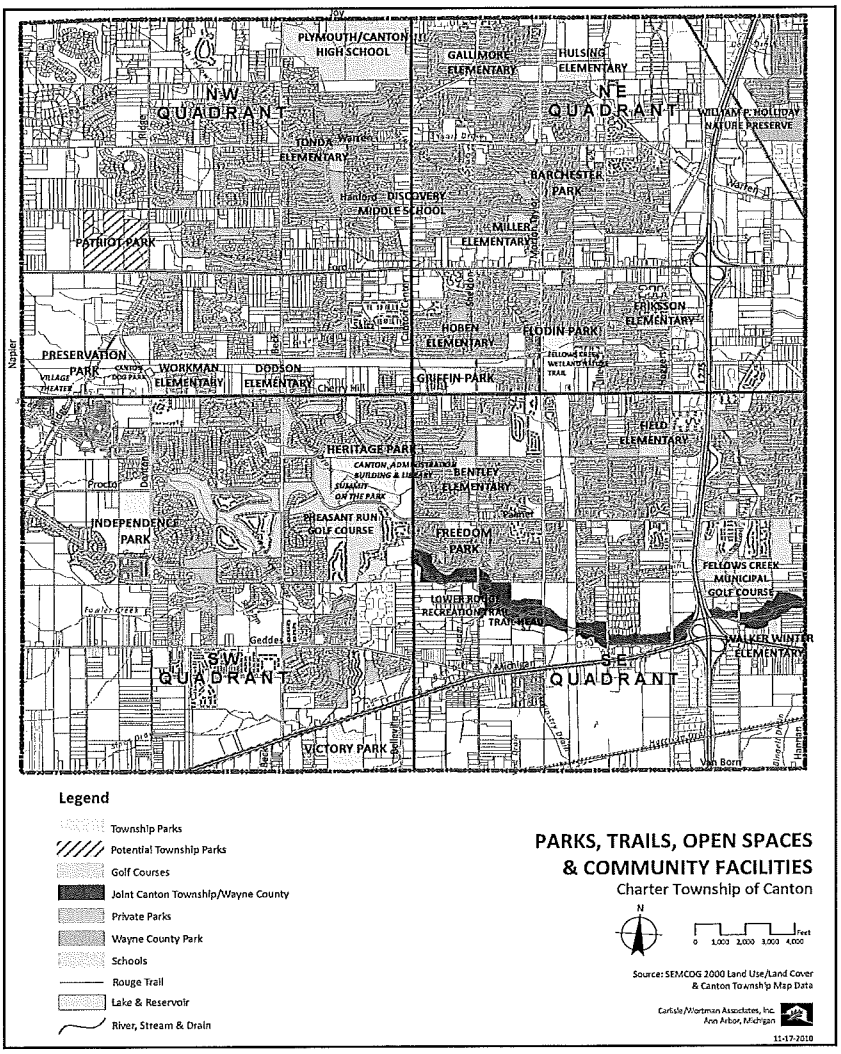


Leisure and recreation services have played a big role in the development of Canton Township. Canton's nationally-acclaimed recreation system gives residents a high quality of life, and has grown over the years through careful planning and innovation. The 2011 Parks and Recreation Master Plan continues this trend of innovation by developing a plan that addresses the traditional topics of community character, inventories, and goal setting, but in a strategic way.

Strategic planning is defined in many ways, but the basic premise is to envision where you want to be, and use your available resources to their greatest potential to get there. The goals of this plan, and Leisure Services' future direction, were determined by talking with residents, public officials, Leisure Services staff, volunteers, and partners. This input was melded with careful analysis of the Township's population characteristics, its current programming and facilities, and Leisure Service's organizational structure and resources to come up with a plan of action to meet the goals set out by the community. This plan's greatest assets are the clear direction it provides the Leisure Services department, and the ways in which they can use the resources they currently have available to meet their goals. In the difficult economic times in which this plan was developed, doing more with what they have was essential to plan's adoption.

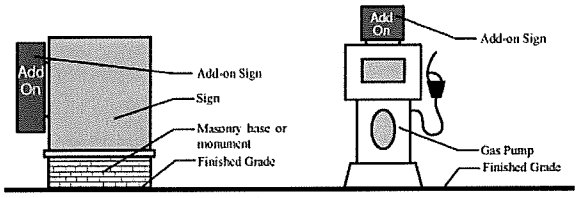




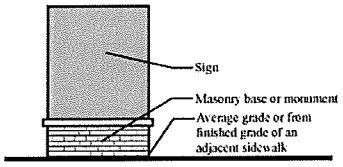


www.cwaplan.com

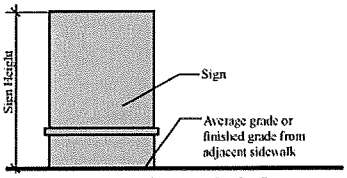
In 2006, CWA (in association with Hamilton Anderson Associates) updated Canton Charter Township's Sign Ordinance. These wholesale upgrades featured updated definitions, modernized graphics, and reader-friendly organization/formatting.



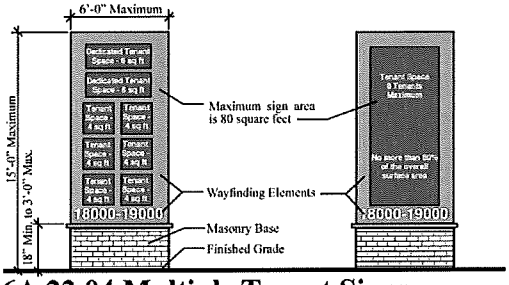
6A.01.02 Add-On Sign



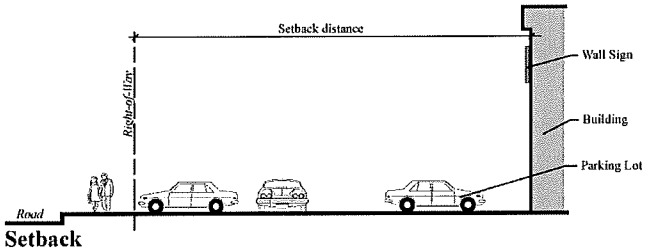
6A.01.17 Ground Sign



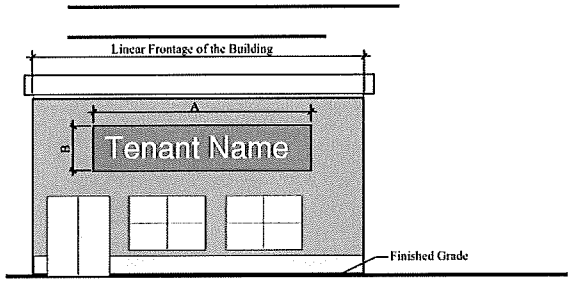
6A.01.36 Sign Height



6A.22.04 Multiple Tenant Signs



Setback

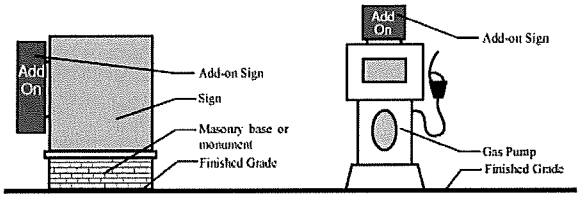


6A.17 Sign Area

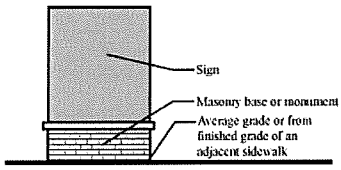
- Sign Area Calculation:
  Linear Frontage of Building or Tentant Space X one square foot = Total square foot of Wall Sign (A x B)

www.cwaplan.com

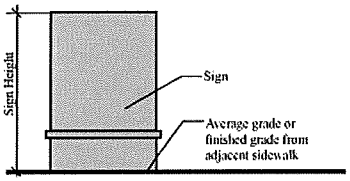
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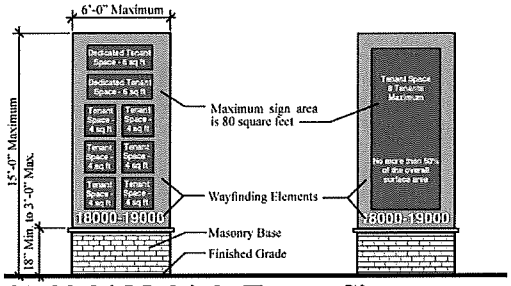
6A.01.02 Add-On Sign



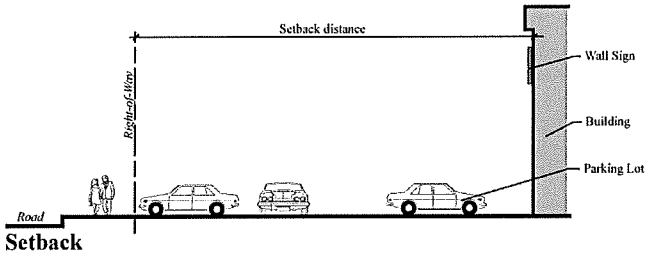
6A.01.17 Ground Sign



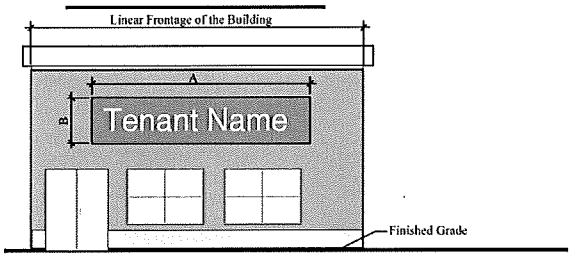
6A.01.36 Sign Height



6A.22.04 Multiple Tenant Signs



Setback



6A.17 Sign Area

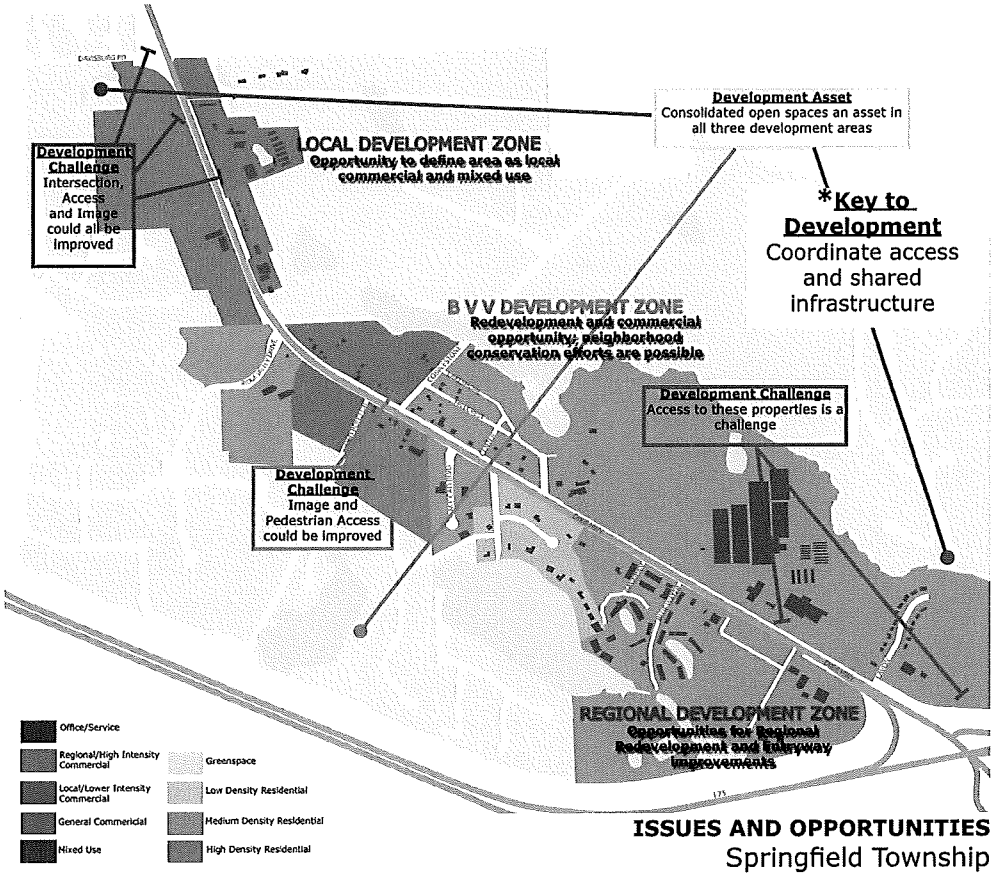
- Sign Area Calculation:
  Linear Frontage of Building or Tenant Space X one square foot = Total square foot of Wall Sign (A x B)

DIXIE HIGHWAY CORRIDOR PLAN
Springfield Township

Dixie Highway in Springfield Township contains the community's largest concentration of commercial businesses. This five-lane roadway acts as Springfield's "main street," providing residents with a broad range of shopping and service opportunities. However, due to a number of factors such as the limited available utilities and the shallow depth of some parcels, this corridor has not developed to its full potential.

With the assistance of Carlisle/Wortman Associates, the Township created the Dixie Highway Corridor plan in 2000, and updated this plan in 2009. The plan update began by forming a steering committee of corridor business and property owners. This group identified opportunities to advance investment on Dixie Highway and priority steps that should be taken to address the most important impediments to development. The Township Board and Planning Commission members were then engaged to identify and build consensus on design elements for corridor improvements.

The plan addresses the most important issues facing the corridor, including roadway infrastructure, access management, corridor visual image, pedestrian / non-motorized improvements, and economic development. The document also provides conceptual land use districts and arrangements.

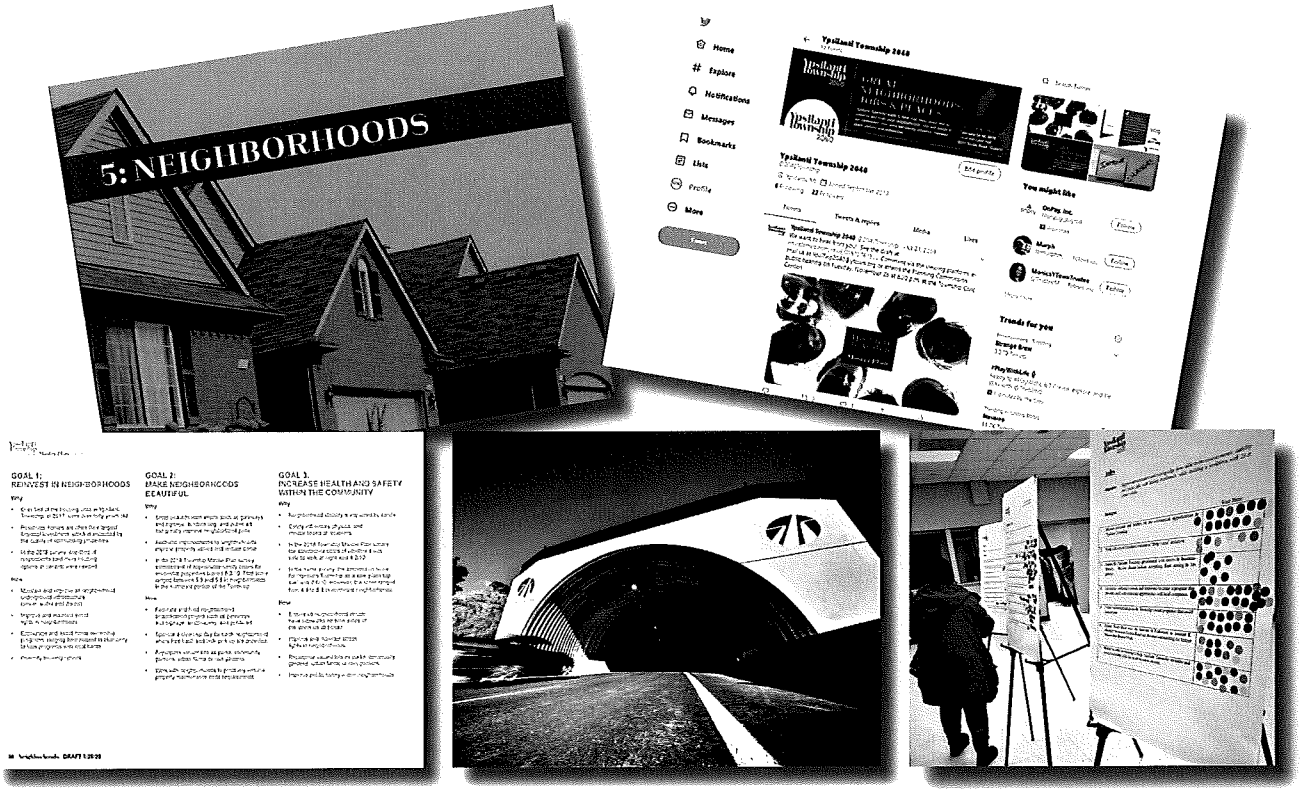


ISSUES AND OPPORTUNITIES
Springfield Township

MASTER PLAN 2040
Ypsilanti Township, Michigan

Ypsilanti Township, while the most populous township in Washtenaw County, is home to historic neighborhoods, a diverse economic base, agricultural lands, and quality recreational and open space areas. In the last decade, the Township, along with the region, persevered through a global recession that resulted in demographic shifts, community desires, and land use challenges in their community. Recognizing these changes, Ypsilanti Township launched a community-based, master plan process called Ypsilanti Township 2040, in the fall of 2018. Based on a shared community vision and analysis of current demographic and market data, the resulting Master Plan, adopted in the beginning of 2020, became a policy road map for land use, development, reinvestment, transportation, and housing.

The master plan process was based on community engagement and current data. The process reached hundreds of Ypsilanti Township residents, workers and business owners through a project website, social media, a statistically valid survey, two multiday workshops, community meetings, presentations to appointed and elected officials and attendance at dozens of neighborhood meetings. Every part of the Master Plan's vision, mission, goals and strategies were influenced or directly attributed by community participants. The final product was a highly graphic, easily read document, with each chapter written to be read on its own or as a part of the larger whole. The Plan was awarded the 2020 Daniel Burnham Award for a Comprehensive Plan from the Michigan Association of Planning.



www.cwaplan.com

FORM BASED ZONING REGULATIONS
Troy, Michigan

Project Highlights:

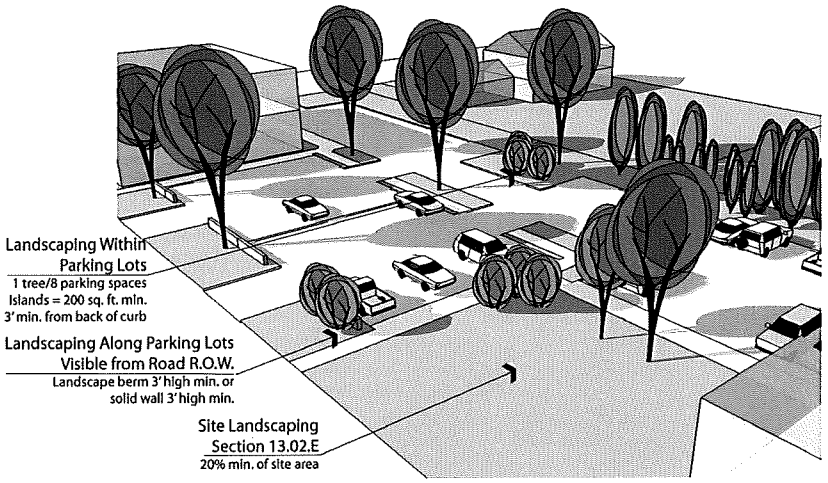
Troy's form based regulations:

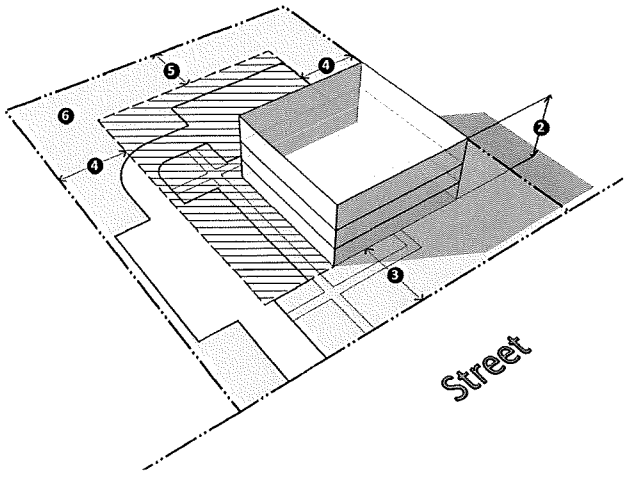
- *Ensure that development is of human scale, primarily pedestrian-oriented and designed to create attractive streetscapes and pedestrian spaces*
- *Promote infill development and redevelopment to expand the employment and economic base*
- *Promote mixed-use development horizontally and vertically*
- *Ensure reasonable transition between higher intensity development and adjacent neighborhoods*
- *Improve mobility options and reduce the need for on-site parking by encouraging alternative transportation*

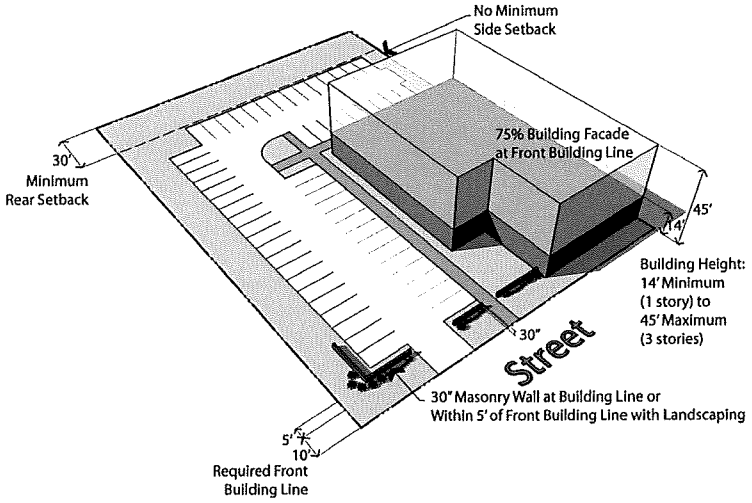
The City of Troy zoning ordinance uses both conventional and form based zoning regulations. Troy has opted to emphasize regulating urban form over land use for those areas of the City where more compact mixed-use development was desired.

Troy's form based zoning regulations are based on site context and building form. Site context is derived from existing and desired characteristics of the area and distinguishes areas of the City by lot size and configuration, street patterns, location, and intensity of use. Building form addresses the manner in which buildings and structures relate to their lots, to other buildings, and to the street. It governs building height, placement, configuration, parking location, and other design factors. By regulating form, allowable land uses in these areas are less restrictive than in conventional districts, permitting a wide variety of uses by right.

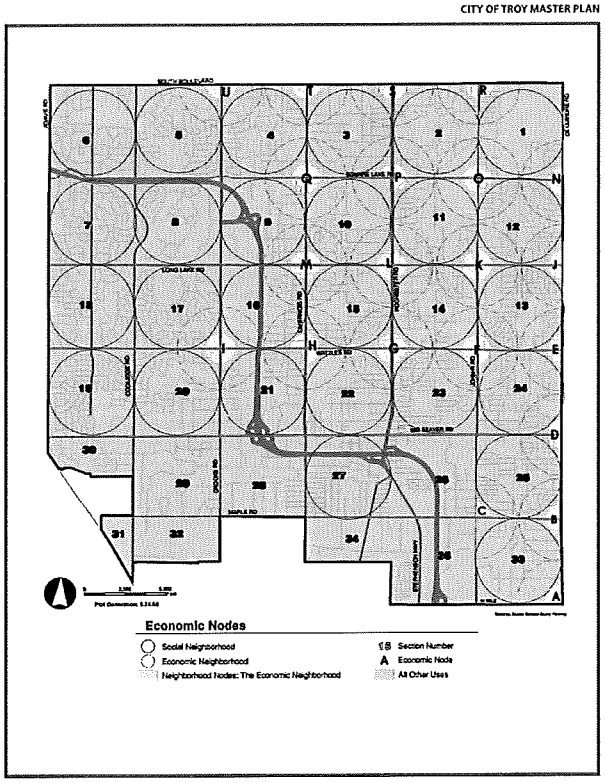
Troy's zoning ordinance was designed as an interactive online document with numerous graphics and links.





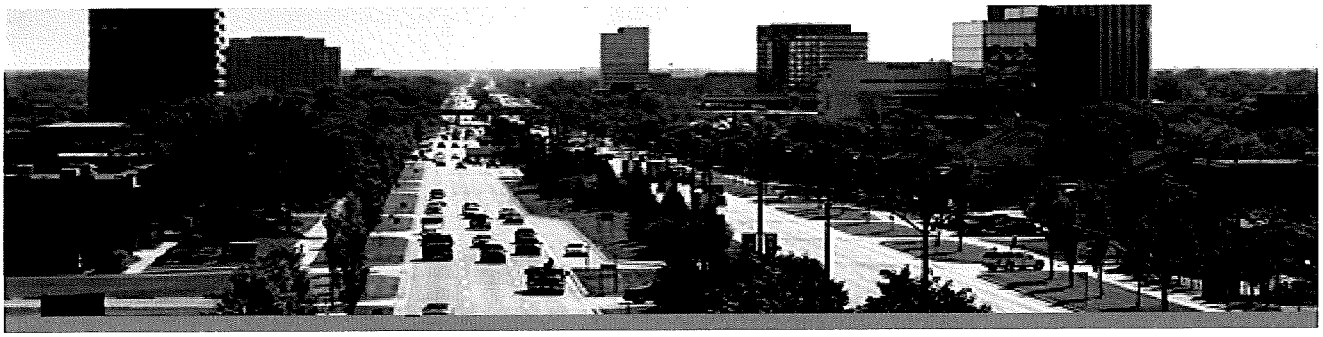


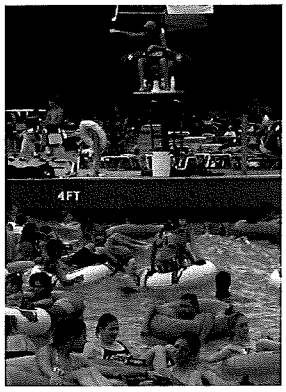
The City of Troy is a regional center for employment, world class shopping, sports and entertainment, and a high quality of life. Troy is a community of strong residential neighborhoods and exemplary schools. Second only to Detroit in the State of Michigan in terms of total property value, and one of the largest cities in the State in terms of population, Troy's complexity demanded that the development of the Master Plan explore a very wide variety of topics based around an all new approach.



Troy competes on a national market level for top companies and developers. The City prides itself on its state-of-the-art infrastructure and reputation for innovation which help it build relationships with nationally known corporations. Consequently, Troy is home to many corporate headquarters and therefore has a regionally critical role in the future of Southeast Michigan. In light of the statewide economy, the City of Troy is determined to solidify its status as a regional leader in economic development, smart growth, and sustainability.

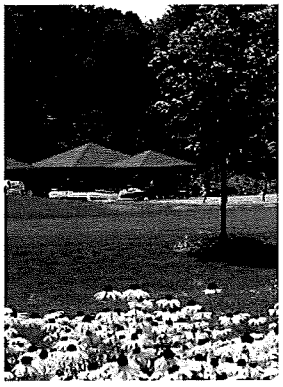
These challenges and goals demanded a new philosophy toward city planning. To accomplish this, Carlisle/Wortman Associates employed a new tool, the Smart Growth Readiness Assessment, to gain public input, and used existing relationships with many key stakeholders in the City to build a strong foundation of community input. The Master Plan itself is organized around important topics the City is facing, rather than simply on the conventional template used in years past. Using a topic-based approach, the City has been able to analyze in great detail those issues most crucial to the City's continued success.

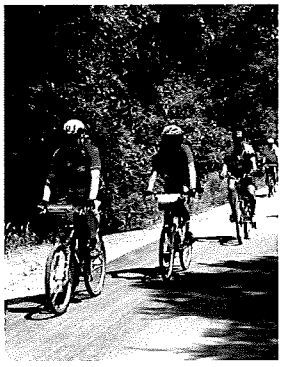


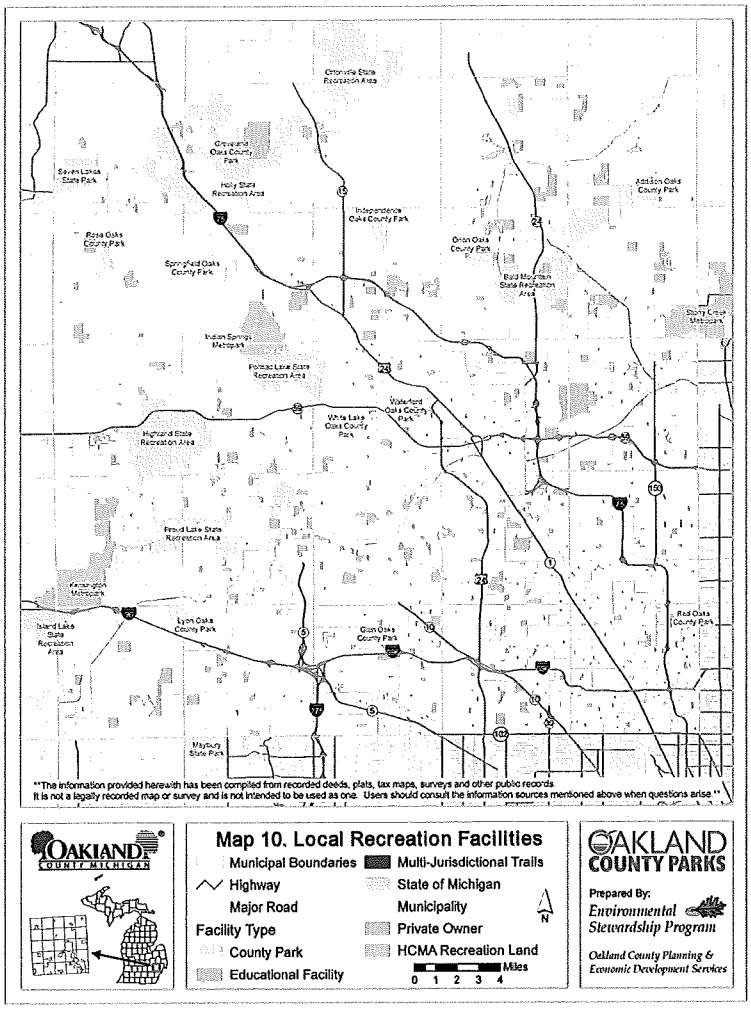


Carlisle/Wortman Associates prepared the Parks and Recreation Master Plans for Oakland County Parks in 1992, 1997, and most recently in 2007. The updated Master Plan is the guiding document by which Oakland County Parks can continue its mission to provide a county park system that enhances the quality of life of the residents of Oakland County.

The 1992 Master Plan relied heavily on data gathered from a resident survey, park user feedback and Parks and Recreation Commission and staff structured retreat conducted to establish the Commission mission statements, goals and policies. The 1997 and 2007 Parks and Recreation Master Plan updates continue to focus on responding to the changing recreational demands and needs of county residents. The plan formulates goals and objectives which are based on identified recreation needs and opportunities. The most recent goals and priorities are land acquisition and natural resource preservation, high quality park facilities and recreation programs, exceptional services, increased coordination, and fiscal responsibility.







REDEVELOPMENT READY COMMUNITIES PROGRAM

The Redevelopment Ready Communities (RRC) Program is a Michigan Economic Development Corporation (MEDC) initiative that certifies a community as "development ready" and competitive in today's economy. The program has been owned and operated by the MEDC since 2011.

However, the program was initiated in 2003 by the Michigan Suburbs Alliance (MSA), with assistance by staff members of Carlisle/Wortman Associates (CWA). MSA and CWA staff worked together to author the best practices, vet the practices through Washington D.C. think tanks, and field-assess twelve Michigan communities. Since MEDC assumed ownership, CWA's role has been to provide staff guidance as part of the state-wide advisory council.

CWA STAFF HAS CONDUCTED FIELD ASSESSMENTS FOR THE FOLLOWING COMMUNITIES:

- BENTON HARBOR
- EASTPOINTE
- FERNDALE
- GROSSE POINTE WOODS
- HAMTRAMCK
- HAZEL PARK
- MOUNT CLEMENS
- PONTIAC
- RIVER ROUGE
- ROSEVILLE
- SOUTHFIELD
- YPSILANTI

During a typical field assessment of a community's development ready status, six best practices are tested:

1. Community Plans and Public Outreach
2. Zoning Policy and Regulations
3. Development Review Process
4. Education and Training
5. Redevelopment Ready Sites
6. Community Prosperity

redevelopment ready communities℠

After the assessment, a final report is developed for the community, providing a tool with recommendations on how to strengthen daily practices, which lead to better opportunities for development. RRC Certification of the community is awarded when the level of integration, predictability, and efficiency used during daily operations meets the best practices.

Communities served by CWA staff include:

- Berkley
- Dearborn
- Eastpointe
- Ferndale
- Grosse Pointe Woods
- Hamtramck
- Hazel Park
- Hillsdale
- Lincoln Park
- Midland
- Mount Clemens
- Pontiac
- River Rouge
- Roseville
- Southfield
- Warren
- Ypsilanti

CWA currently serves on the MEDC RRC Advisory Board.

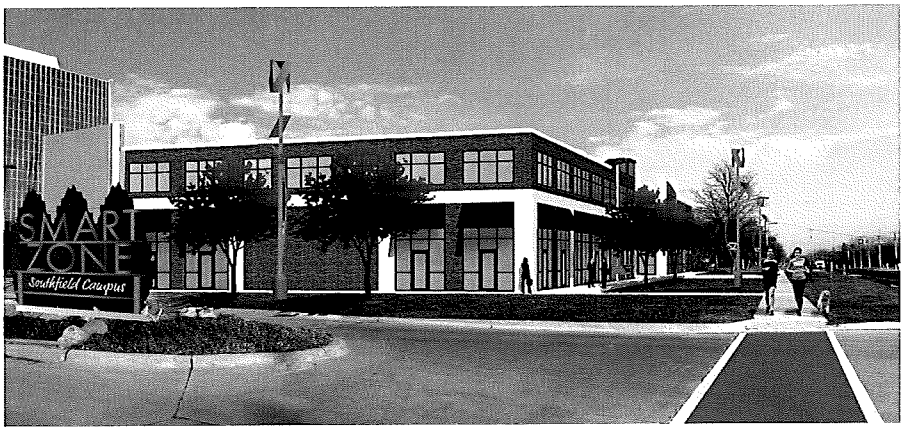
The following link provides complete program information: http://www.michiganbusiness.org. Or you can contact David Scurto of Carlisle/Wortman Associates at (734) 662-2200 or dscurto@cwaplan.com.

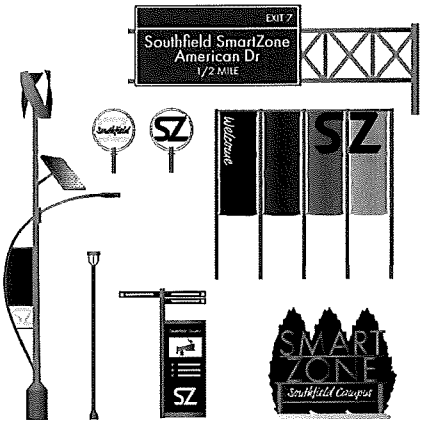
SOUTHFIELD SMARTZONE ACTION PLAN
City of Southfield

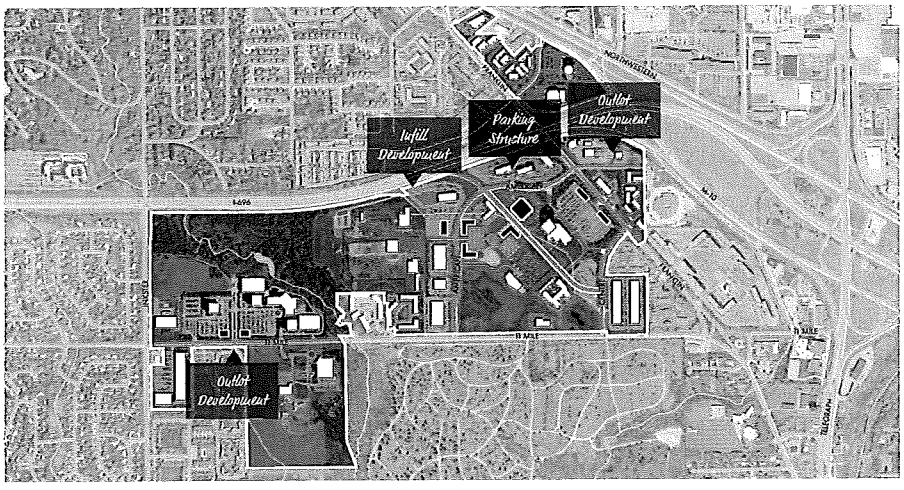
The Action Plan was developed in 2014 to advance economic growth and development in the Southfield SmartZone. SmartZones are State designated areas target attraction of technology based businesses. SmartZones support high tech ventures such as biotech, information technology and advanced manufacturing. The Southfield SmartZone was developed as an integral component of Automation Alley by locating strategic employers, cooperative programs, and initiatives within the zone in order to design a center for jobs and wealth creation.

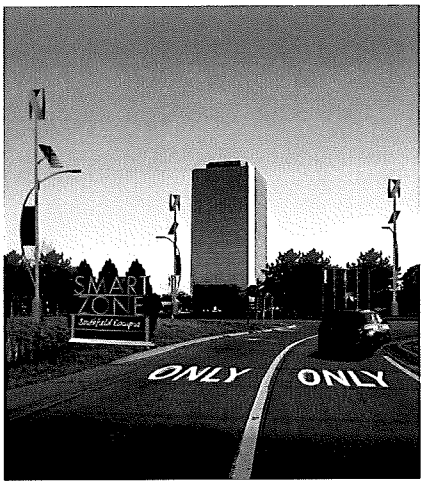
The SmartZone Plan provides a realistic road map of land use planning, redevelopment, infill development, and specialized areas of development focused on encouraging quality places, entrepreneurial networks, talent and creative business attraction, and positive branding narratives. This Plan recommends five priorities for establishing the Southfield SmartZone as a vibrant, technology park with flexible office space and generous amenities for employees and residents:

- Placemaking and Beautification
- Marketing and Communication
- Programming, Partnerships, and Business Incubation
- Infrastructure Improvements
- Infill Development and Growth Opportunities









MASTER PLAN PUBLIC ENGAGEMENT
Charter Township of Ypsilanti

Ypsilanti Township leadership asked for a community-based process to update the community's Master Plan in 2018 and 2019. A variety of community engagement techniques were used to reach hundreds of Township residents resulting in over a thousand interactions:

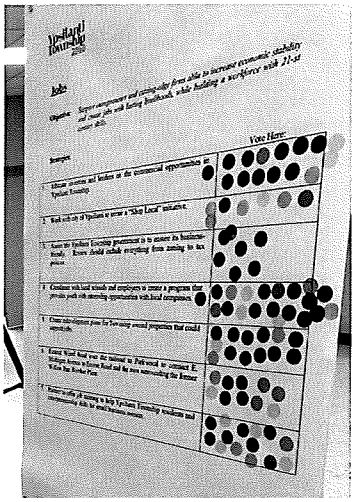
Steering Committee: A steering committee of ten individuals representing neighborhoods and institutions from across the Township helped to design community engagement activities, such as multi-day workshops.

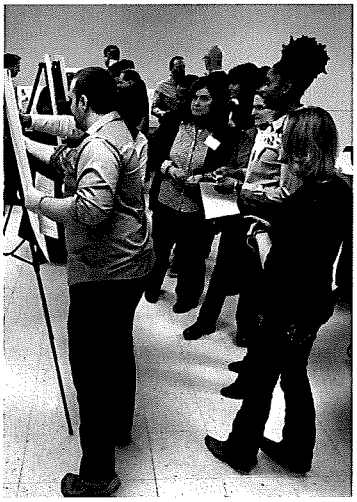
Project Website and Social Media: A website, as well as MailChimp, Twitter, Instagram and Facebook accounts were created for online participation, up to date information and invitations to events.

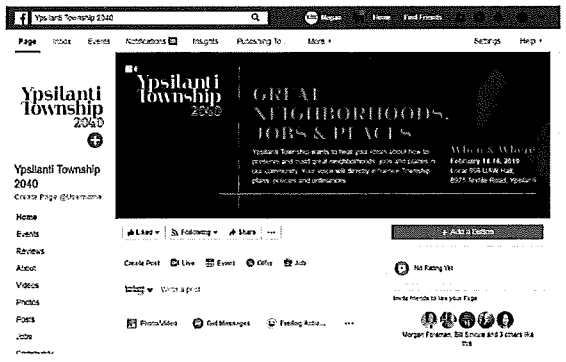
Survey: A statistically valid survey was conducted early in the process. Over 500 Township residents and business owners responded to the survey both online and through mail. The information helped CWA to analyze changes since the previous Master Plan and visualize the current state of the Township.

Multi-Day Workshops: Two multi-day workshops were hosted, with over two hundred participants overall. The first workshop offered a variety of tours, public meetings, a "happy hour" and an open studio. Six themes emerged from the workshop that became the goals of the Master Plan. The second workshop centered on an open studio and concluded with a pancake breakfast, where community members voted on strategies to be included in the Master Plan.









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PLANNING SERVICES
City of Northville

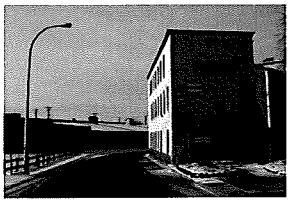








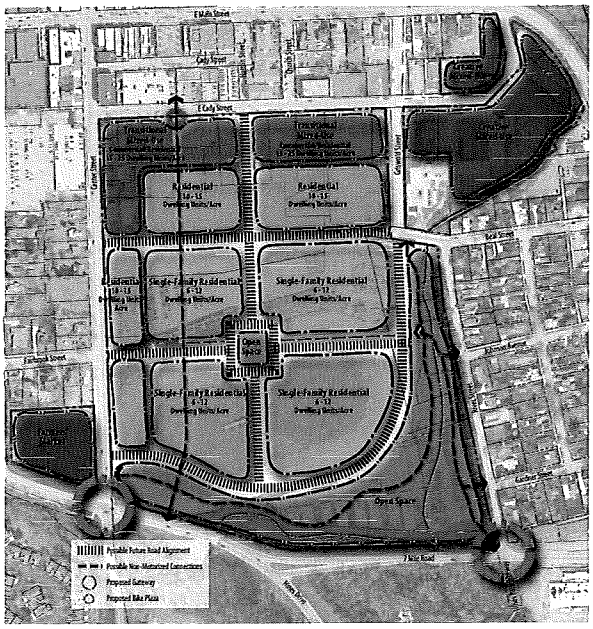




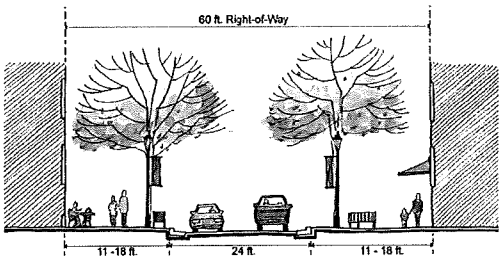
The City of Northville is an established community with a strong individual identity. Its traditional residential neighborhoods surround a historic downtown that serves as the community gathering space. The community is bisected with a branch of the Rouge River and Johnson Creek, two resources that expand Northville's parks and recreation amenities. While most of Northville is built out, the high desirability of the community makes it an attractive location for new development and re-development projects.

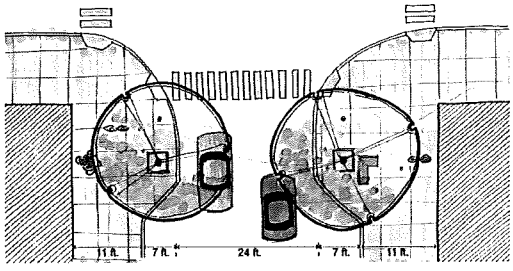
Carlisle/Wortman Associates (CWA) has been working with the City of Northville as its planning consultant for more than 25 years. During that time, we have assisted the City Administration and Planning Commission in guiding development into the future, but in a way that honors the town's historic character. CWA and the City have collaborated on the following projects, among others:

- Master Plans and Sub-Area Plans
- Strategic Plans
- Corridor Plans
- Parking Studies
- Mapping and GIS Services
- Zoning Ordinances and Studies
- Overlay Zones
- Form-Based Policies
- Parks and Recreation Plans
- Non-Motorized Plans
- Site Plan Reviews



In addition to working with the Planning Commission, CWA staff also provides administrative services to the Board of Zoning Appeals and the Historic District Commission. Services include liaison to applicants and application reviews, staffing meetings, guideline and bylaw updates, and communication between the boards and City Staff and Administration. We provide tracking reports for monthly meetings to the City Staff and follow up on board requests/issues with the City Administration.





www.cwaplan.com

Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

A **corporation** duly organized and doing business under the laws of the State of Michigan for whom Ben Carlisle, bearing the office title of Principal _____, whose signature is affixed to this proposal, is duly authorized to execute contracts.

A **partnership**, all members of which, with addresses, is:

Richard Carlisle	117 N. First St. #70 Ann Arbor MI 48104
Doug Lewan	" "
Ben Carlisle	" "
John Enos	" "

AN **INDIVIDUAL**, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL:

Ben Carlisle _____

CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.

2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and

3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:

   a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;

   b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or

   c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2- Contracts.

[x] *I am able to certify to the above statements.*

Carlisle Wortman Associates
Name of Agency/Company/Firm *(Please Print)*

Ben Carlisle, Principal
Name and title of authorized representative *(Please Print)*

Ben R. Ca
Signature of authorized representative Date

[ ] *I am unable to certify to the above statements. Attached is my explanation.*

G:\Purchasing Forms - Instructions\Certification regarding debarment (2).doc

Proposer's Sworn and Notarized Familial Disclosure

(to be provided by the Proposer)

The undersigned, the owner or authorized officer of Carlisle/Wortman Assoc. (the "Proposer"), pursuant to the familial disclosure requirement provided in the Request for Proposal, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employees of

Carlisle/Wortman Associates and any member of the City of Troy City Council or City of Troy management.

List any Familial Relationships:

BIDDER:
Carlisle/Wortman Associates

By: Ben Carlisle

Its: Principal

STATE OF MICHIGAN)

)ss.

COUNTY OF Washtenaw)

This instrument was acknowledged before me on the 12 day of January 2021, 2020, by Sonya Marie Shroat.

VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	Carlisle Wortman Associates
Street Address	117 N. First St. #70
City	Ann Arbor
State, Zip	MI 48104
Corporate I.D. Number/State	
Taxpayer I.D. #	#38-2989393

The undersigned, with: 1.)full knowledge of all of Vendors business activities, 2.)full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent: Ben R. Carl

Printed Name of Vendor's Authorized Agent: Ben Carlisle

Witness Signature: Sonya Sherosk

Printed Name of Witness: Sonya Sherosk

G:\ BidLanguage_IranLinkedBusiness

CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

Benjamin RarCarlisle, being duly sworn deposed, says that he/she
(Print Full Name)

is Principal. The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agree, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

Ben R. Car
SIGNATURE OF PERSON SUBMITTING BID

Sonya Marie Sheroski
NOTARY'S SIGNATURE

Subscribed and sworn to before me this 12 day of January, 2021 in and for Washtenaw County.

My commission expires:
April 16, 2021

SONYA MARIE SHEROSKI
Notary Public - Michigan
Washtenaw County
My Commission Expires Apr 16, 2021
Acting in the County of Washtenaw

Statement of Qualifications

Planning and Consulting Services

The City of Troy is seeking to qualify contractors to provide "Planning and Consulting Services" for the City of Troy. The effective date of the resulting contract will be April 1, 2021 (or upon City Council approval, whichever is later) through March 31, 2024, with the option to renew the contract for two (2) additional years.

The objective is to solicit statement of qualifications from organizations that have the experience, capability, and proven track record to perform various planning and zoning services for the City of Troy as outlined in the Scope of Service.

The selected contractor will be required to complete an "Agreement for Planning and Consulting Services".

All organizations who would like to be considered for these services are invited to submit an electronic copy of their qualifications in pdf format, using the attached documents.

DATE: DECEMBER 18, 2020

Section 1: Section Guide
Planning and Consulting Services

Section 1: **Section Guide – 1 Page**
Section 2: **Instructions to Organizations – 3 Pages**
Section 3: **Statement of Qualifications Content – 1 Page**
Section 4: **Criteria for Selection – 1 Page**
Section 5: **Insurance and Indemnifications Requirements – 3 Pages**
Section 6: **Terms and Conditions – 3 Pages**
Section 7: **Scope of Services – 3 Pages**
Section 8: **Organizational Questionnaire – 3 Pages**
Section 9: Attachments **Forms (5 Forms)** **Sample Insurance Certificate – 4 Pages** **Statement of No Interest – 1 Page** **Agreement for Planning and Consulting Services – 4 Pages**

STATEMENT OF QUALIFICATIONS

SECTION 2: INSTRUCTIONS TO ORGANIZATIONS

December 18, 2020

Sealed Statement of Qualifications (SOQ) for **PLANNING AND CONSULTING SERVICES** for the **CITY OF TROY** will be *electronically* received by the City of Troy at the office of the City Clerk, 500 W. Big Beaver Road, Troy, MI 48084 until **THURSDAY JANUARY 14, 2021, at 10:00 AM E.D.T.**, after which time they will be publicly opened and read in the Troy City Offices. ***Late bid submittals will not be accepted.*** **Electronic Bid Submission only.**

Specifications are listed in the Statement of Qualifications (SOQ) form on file in the office of the City Clerk. The City reserves the right to reject any or all SOQ's, to waive any irregularity or informality in any SOQ received, and to accept any SOQ or part thereof, which it shall deem to be most favorable to the interests of the City of Troy.

1. Any and all statement of qualifications (SOQ) submitted must be on the City of Troy SOQ forms. If more than one SOQ is submitted, a separate SOQ form must be used for each. Forms are obtainable at the on the Michigan Intergovernmental Trade Network (MITN) website at www.mitn.info.

2. If further information regarding this SOQ is required, please contact the Purchasing Department, (248) 680-7291.

4. VENDOR CHANGES OR ALTERATIONS TO DOCUMENTS INCLUDING SPECIFICATIONS MAY RESULT IN A SOQ BEING CONSIDERED NON-RESPONSIVE. The only authorized vendor changes to a SOQ document will be in the areas provided for a organization's response, including the "Exceptions" section of the SOQ. If a change or alteration to the documents is undetected and the organization is awarded a contract, the original terms, conditions, and specifications in the Authorized Version of the SOQ document will be applicable during the term of the contract. The City of Troy shall accept NO CHANGES to the document made by the Vendor unless those changes are set out in the "Exceptions" provision of the Authorized Version of the document. It is the Vendor's responsibility to acquire knowledge of any changes, modifications or additions to the Authorized Version of the document.

   The provisions in the SOQ, including any changes, modifications or additions to the Authorized Version, shall bind any organization who submits a SOQ document and later claims it had no knowledge of any changes, modifications or additions made by the City of Troy to the Authorized Version of the document. The Authorized Version of the SOQ document shall be that document appearing on the MITN System with any amendments and updates. If a contract is awarded to a organization who claims that it had no knowledge of any changes, modifications or additions made by the City of Troy to the Authorized Version of the SOQ, and that organization fails to accept the award, the City of Troy may pursue costs and expenses to re-bid the item from that organization.

4. VENDOR CHANGES... (Continued)

   The City of Troy officially distributes SOQ documents from the Purchasing Department or through the Michigan Intergovernmental Trade Network website (MITN). Copies of SOQ documents obtained from any other source are not considered official copies. Only those organizations who obtain SOQ documents from either the Purchasing Department or the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the sources indicated, it is recommended that you register on the MITN site, www.mitn.info, and obtain an official copy.

5. Municipalities are exempt from Michigan State Sales and Federal Excise taxes. The City will furnish the successful contractor with tax exemption certificates when requested and applicable.

6. Each request for information within the SOQ document must be completed with a response. All information requested herein shall be submitted on or before the date and time indicated. Failure to do so may result in rejection of the SOQ as non-responsive and/or incomplete. The organization must initial any corrections. The SOQ is to be completed in legible form, preferably typewritten.

7. The response must follow the format outlined in this SOQ document. Supplemental information should be provided in additional sections following the same numbering scheme. Responses should be concise and complete.

8. Any additional written material such as professional records, certifications, etc. your organization deems important may be attached and submitted to augment the data. It is not necessary to include expensive custom binders, displays, or other materials unless the organization believes such materials are necessary to the SOQ.

10. **TIMELY SUBMITTALS:** Late submittals will not be accepted.

12. The City does not intend to pay for any information provided in the Statement of Qualifications. Further, the City will not be liable for any costs incurred in Statement of Qualifications preparation, presentation, or contract negotiations.

13. During the evaluation process, the City of Troy reserves the right, where it may serve the City's best interest, to request additional information or clarification from the organizations submitting a SOQ.

14. **PUBLIC INFORMATION:** All submitted SOQ documents and information submitted will become a public record upon their delivery to the City Clerk.

15. A successful bidder furnishing labor on City/public premises does agree to have his/her workers covered by Worker's Compensation, General Liability, and Automobile Liability and to furnish a certificate of insurance showing coverage to the City of Troy within five (5) business days of a verbal request. The "Company Representative" does warrant that by signing the SOQ document, the "additional insured endorsement" will be included in the Insurance Coverage supplied to the City as part of the specified requirements.

16. To the fullest extent permitted by law, the successful contractor agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Troy, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Troy against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Troy, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Troy, by reason of personal injury, including bodily injury or death and/ or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract/agreement.

17. To the extent permitted by law, the City of Troy and the successful contractor waive all rights against each other and any of their subcontractors, sub-subcontractors, agents and employees, and the architect, architect's consultants, separate contractors, if any, and any of their subcontracts, subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement or other property insurance applicable to the work. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged for this contract.

SPECIAL INSTRUCTIONS

- The final contract holder agrees to hold all prices firm through contract expiration.
- Final SOQ results will be posted on the MITN website after the final organization is selected and a contract awarded. Please register to see results - www.mitn.info.
- IMPORTANT: Bids will be received electronically on the MITN website. Note, Troy City Hall is closed to the public due to COVID-19. Bid openings are being conducted in accordance with City Charter and Code utilizing Go-To Meetings. If interested, Bidders can attend bid openings utilizing Go-To Meeting. Bid opening information and the meeting code is included below. Please contact MaryBeth Murz, Purchasing Manager, m.murz@troymi.gov with any questions regarding the bid opening.

BID OPENINGS

Thu, Jan 14, 2021 10:00 AM - 11:00 AM (EST)

Please join my meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/678501221

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (312) 757-3121
- One-touch: tel:+13127573121,,678501221#

Access Code: 678-501-221

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/678501221

SECTION 3: STATEMENT OF QUALIFICATIONS CONTENT

Planning and Consulting Services

Statement of Qualifications documents must be prepared following the format identified below. The contractor should, at a minimum, including the following information regarding their approach to providing the requested services: A committee will review the written material received. Proposals should be succinct.

A. **Cover Sheet**
A cover sheet must be submitted listing the name of the organization with names and phone numbers of persons who may be contacted to answer questions. Also, the cover sheet shall state who prepared the proposal and their contact information.

B. **Table of Content**
The contractor shall insert a comprehensive table of contents denoting all sections of the proposal.

C. **Organization Information**
Name, address, and brief description of organization. Organization shall identify itself as individual, or if doing business under assumed name, indicate assumed name, partnership (naming partners), corporation, foreign or domestic (naming principal officers), or government agency, and indicate official capacity of persons executing SOQ documents.

D. **Qualifications and Experience**
Describe the organization's capacity to service the City of Troy, including appropriately certified and trained personnel and experience and support for the services. Include the licenses and qualifications of the specific staff to be assigned to this contract.

E. **Work Plan**
The work plan should indicate the organization's ability to meet the tasks listed in the Scope of Services as outlined in this SOQ. The plan should be simple and easy to read and follow.

F. **Project Approach**
Briefly describe your understanding of the requested services and your organization's approach to providing these services. Indicate any unique qualifications, prior experience or similar projects to bolster your approach and understanding.

G. **References**
Provide names, business or agency affiliation and telephone numbers of references that have had a similar contract relationship with your organization within the last three (3) years that best characterizes your quality and past performance. Provide any additional information your organization feels appropriate to substantiate qualifications, track record, and commitment to provide these services. References should include the following:

1. References from at least three (3) local government jurisdictions where your organization currently provides planning and consulting services.

SELECTION PROCESS

SECTION 4: CRITERIA FOR SELECTION

Planning Department Services

A City Committee of three (3) individuals will review the proposals. The City of Troy reserves the right to negotiate a final contract (pending City Council approval) with the most qualified organization based upon a combination of factors including but not limited to the following:

A. Compliance with qualifications criteria
B. Completeness of the SOQ
C. Financial strength of the organization
D. Correlation of the SOQ submitted to the needs of the City of Troy
E. Any other factors which may be deemed to be in the City's best interest
F. Evaluation Process

Phase 1: **Minimum Qualifications Evaluation (Pass/Fail)**
Organizations will be required to meet minimum established criteria in order to go to the second phase of the process. (Evaluation Sheet Proposal)

Phase 2: **Statement of Qualifications Evaluation**
Each City Committee member will independently use a weighted score sheet to evaluate the *Statement of Qualifications*; each Committee Member will calculate a weighted score. The scores of the Committee Members will be averaged into one score for each organization for this phase of the process.

Phase 3: **Interview Score**
Based on the scores from the *Statement of Qualifications* – Phase 2, only the most qualified organizations will be invited to participate in an interview. Each City Committee member will independently use a weighted score sheet to evaluate the *Interview;* each Committee Member will calculate a weighted score. The scores of the Committee Members will be averaged into one score for each organization for this phase of the process. Those being interviewed may be supplied with further instructions and requests prior to the interview. Persons representing the organization at the interview must be the personnel who will be assigned to this project. ***Only the contractors that have progressed to Phase 3 will be asked to provide a Detailed Price Proposal as outlined in Phase 4.***

Phase 4: **Detailed Price Proposals**
The *Detailed Price Proposals* will include the following information, at a minimum:

a. Key personnel involved.
b. Staff availability and time frames to complete various types of tasks.
c. Pay rates for various classifications proposed including overhead, direct costs, profit and all other costs.

Phase 5: **Final Scoring and Selection –** based on scoring from Phase 2, Phase 3 and Phase 4
The organization with the highest final weighted score will be recommended to the Troy City Council for Award. The final weighted score shall be based on:

40% x SOQ Evaluation Score
40% x Interview Score
20% x Detailed Price Proposal Score
100% = Final Weighted Score

Note:
The City of Troy reserves the right to change the order or eliminate an evaluation phase if deemed in the City's best interest to do so.

SECTION 5: INSURANCE AND INDEMNIFICATION REQUIREMENTS

Insurance requirements shall be in accordance with the attached **SAMPLE INSURANCE CERTIFICATE** and **ENDORSEMENT**. The required Insurance Certificate and Endorsement must be submitted to the city within 5 days of the verbal/ electronic request after the bid award. The Insurance Certificate and Endorsement may be faxed to the Purchasing Department at (248) 619-7608, and is the only bid document accepted in this format.

The contractor, or any of their subcontractors, shall not commence work under this contract until they have obtained the insurance required, and shall keep such insurance in force during the entire life of this contract. All coverage shall be with insurance companies licensed and admitted to business in the State of Michigan and acceptable to the City of Troy. The requirements below should not be interpreted to limit the liability of the Contractor. All deductibles and self-insured retentions (SIR's) are the responsibility of the Contractor.

( ) We can meet the specified insurance requirements.

( ) We cannot meet the specified insurance requirements.

( ) We do not carry the specified limits but can obtain the additional insurance coverage of $ _____, at the cost of $_____.
NOTE: Please note the amendments on a sample insurance certificate and attach it to your SOQ.

( ) Our proposal is reduced by $_____ if we lower the requirement to $ _____.
NOTE: Please note the amendments on a sample insurance certificate and attach it to your bid proposal.

IMPORTANT: A Certificate of Insurance on an ACORD Form showing present coverage as well as the required endorsements SHALL be attached to the SOQ document at the time of submission of the SOQ to the Office of the City Clerk.

NOTE: Failure on the part of any bidder to contact his/her insurance carrier to verify that the insurance carried by the bidder meets City of Troy specifications may result in this proposal being completed incorrectly.

OTHER: Sole proprietors must execute a certificate of exemption from Worker's Compensation requirements or provide proof of Worker's Compensation Insurance. All coverage shall be with insurance carriers licensed and admitted to do business in Michigan in accordance with all applicable statutes of the State of Michigan and acceptable to the City of Troy.

INSURANCE VERIFICATION:
A bidder shall complete the above portion, which details additional costs that may be incurred for specified coverage without purchasing the additional coverage prior to bid submission.

WORKERS' COMPENSATION INSURANCE, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

COMMERCIAL GENERAL LIABILITY INSURANCE on an "Occurrence Basis" with limits of liability not less than $1,000,000.00 per occurrence and aggregate. Coverage shall include the following extensions: (A) Contractual liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent, if not already included; (E) Deletion of all Explosion, Collapse, and Underground (XCU) Exclusions, if applicable.

AUTOMOBILE LIABILITY, including Michigan No-Fault Coverages, with limits of liability not less than $1,000,000.00 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.
COMPANY NAME: _____

SECTION 5: INSURANCE AND INDEMNIFICATION REQUIREMENTS

Page 2 of 2

ADDITIONAL INSURED:

Commercial General Liability and Automobile Liability, as described in the attached SAMPLE shall include an Additional Insured Endorsement stating the following shall be ***Additional Insureds:*** The City of Troy including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and council members, including employees and volunteers thereof. It is understood and agreed by naming the City of Troy as additional insured, coverage afforded is considered to be primary and any other insurance the City of Troy may have in effect shall be considered secondary and/or excess.

CANCELLATION NOTICE:

All policies, as described above, shall include an endorsement stating that it is understood and agreed that Thirty (30) days, Ten (10) days for non-payment of premium, Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be mailed to:

City of Troy
Purchasing Manager
500 West Big Beaver
Troy, MI 48084

PROOF OF INSURANCE COVERAGE:

The Contractor shall provide the City of Troy, at the time that the contracts are returned by him/her for execution, a Certificate of Insurance as well as the required endorsements. In lieu of required endorsements, if applicable, a copy of the policy sections where coverage is provided for additional insured and cancellation notice would be acceptable. Copies or certified copies of all policies mentioned above all shall be furnished, if so requested.

If any of the applicable coverages expire during the term of this contract, the Contractor shall deliver renewal certificates and endorsements to the City of Troy at least ten (10) days prior to the expiration date.

LETTER VERIFICATION:

The recommended bidder will be notified to submit a letter from the *insurance agent or carrier* that the insurance to be supplied will meet specifications. As an alternative, the recommended bidder may submit the certificate of insurance meeting specifications at this time at his/her option. ***The City must receive this letter or certificate within 5 business days after verbal / electronic notification has been delivered to the recommended bidder*** **or the bidder will be considered non-responsive and the bid un-awardable.** This process will occur before presentation of the award recommendation to the Troy City Council.

FINAL INSURANCE CERTIFICATE SUBMISSION:

After approval by Troy City Council, the City's Purchasing Manager will review the insurance certificates and endorsements to ensure all acceptable documents have been received and allow (5) additional business days after verbal / electronic notification to submit final insurance certificate(s) in accordance with specifications. The City of Troy reserves the right to WITHHOLD AND KEEP any bid surety for failure to comply. The company will be considered in default of contract and will be barred from doing business with the City of Troy for a minimum of three (3) years for failing to meet insurance requirements.

COMPANY NAME: _____

CITY OF TROY
INDEMNIFICATION (Hold Harmless) CLAUSE

To the fullest extent permitted by law,

_____ agrees to defend, pay on
(Name of Contractor / Organization)

behalf of, indemnify, and hold harmless the City of Troy, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Troy against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Troy, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Troy, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract/agreement.

_____
Contract / Agreement

_____
Contractor/Organization representative signature/date

_____
Witness

_____
City of Troy representative signature/date

_____
Witness

SECTION 6: TERMS AND CONDITIONS

1. **Signature:** Each authorized representative of the organization must sign the SOQ with their usual signature and shall give their full business address. SOQ documents submitted by partnerships shall be signed with the partnership name by one of the members or by an authorized representative. SOQ documents by corporations shall be signed with the name of the corporation followed by the signature and designation of the President, Secretary, or other person authorized to bind it in the matter. SOQ documents from governmental agencies must be signed by the principal authorized to bind it in the matter.

2. **Retain SOQ Documents:** The City reserves the right to retain all SOQ documents submitted and to use any ideas in the SOQ regardless of whether that SOQ is selected. Submission of a SOQ indicates acceptance by the Contractor of the conditions contained in the SOQ, unless clearly and specifically noted in the SOQ submitted and confirmed in the Agreement between the City of Troy and the contractor selected.

3. **Laws:** All applicable State of Michigan and Federal laws, City and County ordinances, licenses and regulations of all Agencies having jurisdiction shall apply to the Award throughout and incorporated here by reference. The Agreement and all questions concerning the execution, validity or invalidity, capacity of the parties, and the performance of the Agreement, shall be interpreted in all respects in accordance with the Charter and Code of the City of Troy and the laws of the State of Michigan.

4. **Agreement:** The selected organization will be expected to sign an agreement for services acceptable to the Troy City Attorney. The City reserves the right to negotiate optional scope of work items with the successful Contractor.

5. **Address on File**: SOQ documents are available through the MITN e-procurement website that can be accessed at www.mitn.info. The only other method to obtain documents is directly from the City of Troy Purchasing Department located at 500 W. Big Beaver Rd., Troy, MI 48084. A business card or contact information must be left with the Purchasing Department as a record that the organization has received a State of Qualifications document. It is the organization's responsibility to obtain any additional documents issued for this SOQ process.

6. **Changes in the SOQ:** Should any prospective respondent be in doubt as to the meaning or interpretation of any portion of this SOQ, or should the respondent find any ambiguity, inconsistency or omission therein, the respondent may make a written request for an official interpretation or correction. Such requests, as well as requests for additional information, shall be submitted to the Purchasing Department [Fax (248) 619-7608 or located at 500 W. Big Beaver Rd.] not less than seven (7) days prior to the final date of submittal of the Statement of Qualification documents. If the information requested is available, the correction or interpretation will be posted on the MITN e-procurement website.

7. **Award:** The evaluation and award of this Statement of Qualifications shall be a combination of factors including, but not limited to: the completion of all information requested and detailed in the SOQ, professional competence, references that includes evidence of similar services with comparable municipalities, the ability to negotiate a final contract, and the correlation of the SOQ submitted to the needs of the City of Troy and any other factors considered to be in the best interest of the City of Troy.

ORGANIZATION NAME: _____

SECTION 6: TERMS AND CONDITIONS - continued

Award: (continued)

The City of Troy reserves the right to select the most qualified organization using a Qualifications Based Selection (QBS) process, or in whatever manner is deemed to be in the City's best interest; to negotiate a final contract with the most effective total package which matches the City's needs; to reject a SOQ which contains major deviations from specifications; to accept a SOQ which has only minor deviations from specifications; to proceed in whatever manner is in the City's best interest.

8. **Warranty of Usage:** Any quantities listed in this SOQ are estimated or projected and are provided for tabulation and informational purposes only. No warranty or guarantee of quantities is given or implied. It is understood that the contractor will furnish the City's needs as they arise.

9. **Qualification/Inspection/Interviews:** Submissions will only be considered from organizations normally engaged in providing the types of services specified herein. The City reserves the right to inspect the organizations facilities, personnel, and business at any time, or to take any other action necessary to determine the contractor's ability to perform. The City reserves the right to reject SOQs where evidence or evaluation is determined to indicate inability to perform. The City reserves the right to interview any number of responding contractors and/or to eliminate any process if deemed to be in the City's best interest.

10. **Other Governmental Entities:** If an organization is awarded a contract as a result of this SOQ, the organization will, if they have sufficient capacity or quantities available, provide to other governmental agencies, so requesting, the services awarded in accordance with the terms and conditions of this SOQ/RFP.

11. **Forms:** Bidders should complete and sign the Legal Status of Bidder, Non-Collusion Affidavit, Certification regarding Debarment, the Certification regarding "Iran Linked Business" and the Familial Disclosure Forms and return with your response. Due to COVID-19 restrictions the City is waiving Notary requirements; but note that all forms must be signed and dated. A contract Agreement will be completed after award.

12. **Terms and Conditions:** All terms and conditions in the prime contract are incorporated in any sub-contracts.

ORGANIZATION NAME: _____

SECTION 6: TERMS AND CONDITIONS - continued
SIGNATURE PAGE

CONTRACT:

The contract will remain firm until contract expiration.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

ORGANIZATION _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

PHONE (_____) _____ FAX (_____)_____

ORGANIZATION'S REPRESENTATIVE NAME _____
(Print)

SIGNATURE OF AUTHORIZED REPRESENTATIVE:_____

E-MAIL: _____

EXCEPTIONS:
Any exceptions, substitutions, deviations, etc. from the City's specifications and this SOQ must be stated below. The reasons for the exception, substitution, deviation, etc. are an integral part of this SOQ process.

_____
_____
_____

ACKNOWLEDGEMENT: I, _____, certify that I have read the ***Instructions to Organizations*** (3 Pages) and that the Statement of Qualification documents contained herein were obtained directly from the City's Purchasing Department or MITN website, www.mitn.info and is an official copy of the Authorized Version.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:_____

NOTE:
The City of Troy, at their discretion, may require the organization to supply a Financial Report from an impartial Financial Credit Reporting Service before award of contract.

IMPORTANT:
All City of Troy purchases require a MATERIAL SAFETY DATA SHEET, where applicable, in compliance with the MIOSHA "Right to Know" Law.

CURRENCY:
Contract prices will be in U. S. Funds.

CITY OF TROY
STATEMENT OF QUALIFICATIONS (SOQ)
PLANNING AND CONSULTING SERVICES

SECTION 7: SCOPE OF SERVICES

OBJECTIVES

The City of Troy is seeking planning services to assist the City on an as needed basis to aide staff with regard to periodic zoning and planning investigations and reports, review of development projects and / or consultation with City staff regarding planning and development programs and policies. The successful organization will become an integral team member and will attend regularly scheduled meetings of the Planning Commission, City Council, and other meetings as requested by the City.

The City of Troy, hereinafter referred to as the "City", is beginning the process to select a Contractor to perform planning and consulting services for the City.

Through this Statement of Qualifications, the City seeks to:

- Determine qualifications of the organizations submitting SOQs;
- Specify the terms and conditions that would govern any resulting contracts and negotiations;
- Select the qualified team.

This Statement of Qualifications details the instructions for submitting proposals, and the procedure and criteria by which a successful team will be evaluated and selected.

SCOPE OF SERVICES:

The planning and consulting services may include, but not be limited to:

1. Keep regular office hours in the Planning Department. Presently one day per week but may vary, as determined by the City.
2. Meet with prospective applicant(s) and/or their consultant team to discuss potential project(s). Discuss viability of the proposed project(s). Viability issues will include, but not be limited to, Zoning Ordinance compliance, site constraints, access, Master Plan designation and density.
3. Review and prepare reports on development applications, including but not limited to site plans, special use applications, Planned Unit Development applications, rezoning applications, subdivision applications and site condominium applications. Review and findings shall be based on the City's Zoning Ordinance, Master Plan, and other ordinances and standards that may apply.
4. Conduct field reconnaissance and verification regarding various aspects of site plan approval including, but not limited to, adjacent activities and existing conditions.
5. Attend Planning Commission, City Council and other meetings, on an as needed basis to present summary reports and answer questions as requested by Planning Department.
6. Conduct research and analysis on an as needed basis as requested by the Planning Department for various issues including but not limited to planning and zoning.
7. Assist the Planning Department in developing reports and supporting presentation graphics for, but not limited to, the Planning Commission, City Council and Zoning Board of Appeals.

SCOPE OF SERVICES - continued

8. Assist the Planning Department in interpreting and applying the standards contained within the City's Zoning Ordinance and other ordinances related to land use.

9. Assist the Planning Department in day to day tasks, including but not limited to processing applications, assisting residents and applicants at the counter, assisting residents and applicants on the telephone, and other tasks assigned by the Planning Director.

10. Additional related planning and zoning services as assigned by the Planning Director.

Project assignments will be on an as-needed basis. Not each project submitted to the City for review and approval will necessarily require any or all of the professional services of the organization. The City reserves the right to perform work in-house or to assign specific projects on a separate competitive or negotiated basis to the selected organization or to other organizations currently working on existing City projects.

To assist the organization, the City will provide the organization with a copy of the Zoning Ordinance, Master Plan and other ordinances and documents necessary to perform the assigned task(s).

CONSULTANT'S QUALIFICATIONS

In keeping with the objectives, the scope of services and service specifications as previously indicated in this "Statement of Qualifications", consultants submitting qualifications shall outline in detail the manner in which the consultant shall work with the City to fulfill the City's needs.

The outline at a minimum shall address:

a) A detailed description of the organization's background and previous experience shall be included with the SOQ. Background information and experience shall also be submitted for all key persons whom are to be utilized to fulfill the requirements of this contract.

   The SOQ shall specify the individual responsible for client contact, preparation of reports, and attendance at Planning Commission and City Council meetings. The minimum requirement for this individual is ten (10) years experience and AICP certification.

   In the event that portions of the work are to be subcontracted or a joint affiliation utilized, details of such affiliation shall be furnished along with the same information as required for the principal planning firm.

   Background information should principally relate to municipal experience for cities with a population of 50,000 or greater and with a similar scope of experience.

b) Consultant's staffing and personnel, including current and projected workload and availability to serve the City under this contract.

c) Communication and coordination between the consultant and the City.

d) Compatibility with City's standards, goals and objectives.

e) Compatibility with City software.

f) Consultant's ability to work with the City.

g) Consultant's experience and ability to work with private developers, contractors, property owners and the general public.

h) Specialized experience in municipal work, including planning reports and studies.

j) Record of firm in accomplishing work on projects in the required time and within budget.

The outline at a minimum shall address (continued):

k) Any evidence of professional and/or technical competence and experience and qualifications of key personnel to be assigned to the City.

CRITICAL DATES

The following is a **TENTATIVE** schedule for the selection and hiring of the building department contractor:

a) SOQ – Planning and Consulting Services posted to MITN: **December 18, 2020**

a) Deadline for submission of qualifications: **January 14, 2021**

b) Review of qualifications completed/shortlist of contractors: Week of **January 18, 2021**

c) Interviews: week of **Week of January 25, 2021**

d) Deadline for submission of detailed price proposals: **February 4, 2021**

e) City Council Award: **February 22, 2021**

g) Preparation and execution of contract: by **April 1, 2021**

SECTION 8: ORGANIZATIONAL QUESTIONNAIRE

DATE: _____
Month/Date/Year

ORGANIZATION NAME: _____

ESTABLISHED: _____19__ / 20___ STATE: _____

TYPE OF ORGANIZATION: (Circle One)

a. Individual
b. Partnership
c. Corporation
d. Joint Venture
e. Other _____

If applicable:

FORMER ORGANIZATIONAL NAME(S) YEARS IN BUSINESS

_____

_____

NOTE: If additional space is needed throughout the questionnaire, please attach additional sheets numbered appropriately for identification.

1. **How many years has your organization been providing planning consulting services? (10 years minimum)**

_____ YEARS Explain (if in a related field): _____

_____

2. **Describe your organization's background and its business structure. Describe capabilities specific to the scope of work within this SOQ.**

_____
_____
_____
_____
_____
_____

3. **Provide any unique qualifications, prior experience or similar projects that demonstrate your organizations approach and understanding of this project.**

_____
_____
_____
_____
_____
_____
_____
_____
_____

4. **Provide a listing of personnel from the organization who would be assigned to this account.**

   Please provide resumes, copies of certifications, registrations, qualifications, degrees, and/or list any additional training classes taken to increase expertise in this field for the people listed in this section.

TITLE	NAME	DEGREE/ CERTIFICATION	EXPERIENCE/ YEARS

5. **What is your organization's experience relative to planning and zoning investigations and report writing along with the development of planning programs and policies?**

6. **Please explain your firm's approach to meeting project timetables and include your normal turnaround time for the activities specified.**

7. **References – please list at least three (3) local government jurisdictions where your organization currently provides planning consultant services that are similar in scope to the type of work described in this SOQ. Include any appropriate information your organization feels substantiates your qualifications, track record and commitment to providing these services. A contact name and listed information is required.**

Entity Name	Address	Business/Agency Affiliation	Contact Name	Phone Number

ORGANIZATION NAME: _____

8. List all contract commitments your organization has been engaged to perform for 2021/2022. Give organization name, name of contract and value of contract.

ORGANIZATION	CONTRACT	VALUE

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Organization Representative: _____

Representative's Name: _____
(print)

Organization Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

E-mail: _____

Date: _____

SECTION 9: ATTACHMENTS

Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

A **corporation** duly organized and doing business under the laws of the State of _____ for whom _____, bearing the office title of _____ _____, whose signature is affixed to this proposal, is duly authorized to execute contracts.

A **partnership**, all members of which, with addresses, is:

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

AN **INDIVIDUAL**, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL:

_____ _____

CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

_____, being duly sworn deposed, says that he/she
(Print Full Name)

is _____. The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agree, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

_____
SIGNATURE OF PERSON SUBMITTING BID

_____
NOTARY'S SIGNATURE

Subscribed and sworn to before me this _____ day of _____, 20__ in and for _____ _____ County.

My commission expires:

_____

CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.

2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and

3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:

   a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;

   b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or

   c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2- Contracts.

[ ] I am able to certify to the above statements.

Name of Agency/Company/Firm *(Please Print)*

Name and title of authorized representative *(Please Print)*

Signature of authorized representative Date

[ ] I am unable to certify to the above statements. Attached is my explanation.

G:\Purchasing Forms - Instructions\Certification regarding debarment (2).doc

VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	
Street Address	
City	
State, Zip	
Corporate I.D. Number/State	
Taxpayer I.D. #	

The undersigned, with: 1.)full knowledge of all of Vendors business activities, 2.)full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent: _____

Printed Name of Vendor's Authorized Agent: _____

Witness Signature: _____

Printed Name of Witness: _____

G:\ BidLanguage_IranLinkedBusiness

Proposer's Sworn and Notarized Familial Disclosure
(to be provided by the Proposer)

The undersigned, the owner or authorized officer of _____ (the "Proposer"), pursuant to the familial disclosure requirement provided in the Request for Proposal, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employees of

_____
_____ and any member of the City of Troy City Council or City of Troy management.

List any Familial Relationships:

BIDDER:

_____

By: _____

Its: _____

STATE OF MICHIGAN)

)ss.

COUNTY OF _____)

This instrument was acknowledged before me on the _____day of _____, 2020, by

_____

Sample Certificate for Low and Medium Hazard Projects

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 00/00/20XX

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
ABC Insurance Agency 123 Main Street Anywhere, USA	PHONE (A/C, No, Ext): 555-555-1234 FAX (A/C, No): 555-555-5678 E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: ABC Insurance Company	00000
INSURER B: DEF Insurance Company	00000
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
XYZ Construction Company 456 Main Street Anywhere MI

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	Y		00-00-00-00	00/00/00	00/00/00	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 5,000 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y		00-00-00-00	00/00/00	00/00/00	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		00-00-00-00	00/00/00	00/00/00	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured - See Endorsement
Cancellation Notice - See Endorsement
Primary & Non-Contributory - See Endorsement

Project name:_____

CERTIFICATE HOLDER	CANCELLATION
Entity Name Attn: Contact Name Entity Address City, State Zip	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE AGENT SIGNATURE

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Sample Additional Insured / Completed Operations Endorsement

POLICY NUMBER: 00-00-00-00

COMMERCIAL GENERAL LIABILITY
CG 20 37 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
AS REQUIRED BY CONTRACT	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Sample Additional Insured & Primary /Non-Contributory Endorsement for General Liability

PI-GL-005 (07/12)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED
PRIMARY AND NON-CONTRIBUTORY INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Effective Date: 00/00/00

Name of Person or Organization (Additional Insured):

The Member, all elected and appointed officials, all employese and volunteers, agents, all boards, commissions, and/or authorities and board members, including employees and volunteers

SAMPLE

SECTION II - WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the endorsement Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" arising out of or relating to your negligence in the performance of "your work" for such person(s) or organization(s) that occurs on or after the effective date shown in the endorsement Schedule.

This insurance is primary to and non-contributory with any other insurance maintained by the person or organization (Additional Insured), except for loss resulting from the sole negligence of that person or organization.

This condition applies even if other valid and collectible insurance is available to the Additional Insured for a loss or "occurrence" we cover for this Additional Insured.

The Additional Insured's limits of insurance do not increase our limits of insurance, as described in **SECTION III - LIMITS OF INSURANCE.**

All other terms, conditions, and exclusions under the policy are applicable to this endorsement and remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Sample Cancellation Endorsement

INTERLINE
ILD 90 07 03 11

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO THIRD PARTY

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS POLICY
COMMERCIAL AUTOMOBILE COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL LIABILITY UMBRELLA COVERAGE PART
COMMERCIAL PROPERTY COVERAGE PART
CRIME AND FIDELITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
TRADEMAN'S ADVANTAGE CONTRACTORS' POLICY

SCHEDULE

Name of Person or Organization and Mailing Address	Number of Days Notice
Member Name	30

The following is added:

If we cancel this policy, we will endeavor to mail written notice of cancellation:

1. At least 10 days before the effective date of cancellation for nonpayment of premium; or
2. The number of days shown in the Schedule before the effective date of cancellation for any other reason;

to the person or organization shown in the Schedule above, but failure to do so shall impose no obligation or liability of any kind upon us.

We will mail the notice of cancellation to the mailing address shown in the Schedule above by regular mail.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.
Donegal Insurance Group

STATEMENT OF NO INTEREST

SOQ NUMBER: SOQ-COT 21-16
TITLE: Planning and Consulting Services

Please Send or Fax To:
City of Troy Purchasing Department
500 W. Big Beaver Rd.
Troy, MI 48084

FAX NUMBER: **(248) 619-7608**

We, the undersigned, have declined to respond on the subject SOQ for the following reasons:

Check All That Apply	REASON
	Our company does not handle the type of product / service
	We cannot meet the specifications nor provide an approved alternate – please explain below
	Our company is not interested in responding at this time
	Job is too small
	Job is too large
	Cannot be competitive
	Liability Issues such as insurance, bonding, indemnification, hold harmless
	Insufficient time to respond – please explain below
	Our company's schedule would not permit performance of the specifications
	Other – describe below

REMARKS:

_____

_____

_____

COMPANY INFORMATION:

COMPANY NAME: _____
SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____
TITLE: _____
ORGANIZATION NAME: _____
ADDRESS: _____
_____

FAX NUMBER: _____ TELEPHONE NUMBER: _____

IMPORTANT NOTE:
To qualify as a respondent to the SOQ, the ORGANIZATION must submit a SOQ or return this completed form.

VENDOR REGISTRATION: The City of Troy uses the MITN website for vendor registration, bid and tabulation posting, award information and other processes. Final SOQ results will be posted on the MITN website after award. Please register to see results - www.mitn.info.

CITY OF TROY
AGREEMENT FOR PLANNING AND CONSULTING SERVICES

THIS AGREEMENT entered into on _____, 2021, between the CITY OF TROY, 500 W. Big Beaver, Troy, Michigan, hereinafter referred to as the City, and _____. hereinafter referred to as a the "Consultant" or "Consultant".

WHEREAS, The City desires to engage the "Consultant" to provide planning services as set forth herein.

NOW, THEREFORE, In consideration of the foregoing, and of the mutual agreement hereinafter set forth, the parties hereto legally intending to be bound hereby do agree for themselves and their respective successors and assigns as follows:

SECTION 1.0 PLANNING SERVICES

The "Consultant" for his part agrees to provide planning assistance at the request of the Client. Such assistance may include zoning and planning investigations and reports, review of development projects and /or consultation with City staff regarding planning and development programs and policies.

SECTION 2.0 COLLECTION OF DATA

It is understood that the "Consultant" will have the cooperation of the "City" in the collection of basic data and other information for the above work.

SECTION 3.0 PAYMENT FOR SERVICES

3.1 Planning Consultant – At the request of the "City", the "Consultant" shall perform periodic investigations relative to community planning, zoning, economic development, community development, and other matters.

Such periodic investigations shall be performed at the rates provided in the Request for Proposal and outlined in Exhibit A.

3.2 Meeting Attendance – The "Consultant" shall attend regularly scheduled meetings of the Planning Commission and City Council, as requested by the "City" and subject to the availability of the "Consultant".

Such meeting attendance shall be performed at the hourly rates set forth in Exhibit A.

3.3 Development Review – The "Consultant" shall coordinate and review land development proposals such as site plans, site condominiums, and special land use as requested by the "City" in accordance with the hourly rates as set forth in Exhibit A.

3.4 Special Projects – Periodically the "Consultant" may be requested by the "City" to perform a project which is beyond the scope of a minor investigation anticipated in Exhibit A. The "City" may request the "Consultant" to provide the "City" with an estimate cost of services which may be provided on a cost not-to-exceed or lump sum basis.

3.5 Terms of Payment – The "Consultant" shall present the "City" an invoice at the end of each month based on work performed. Invoices shall be paid within thirty (30) days after receipt by the "City".

3.6 Negligence – The "Consultant" will be held responsible for additional costs resulting from negligence, mismanagement, delays or improper guidance. When it can be established that the "Consultant" is clearly at fault, these additional costs will be borne by the "Consultant".

SECTION 4.0 OWNERSHIP OF MATERIALS

All documents or other materials prepared by the "Consultant" under this Agreement shall be considered the property of the "City".

SECTION 5.0 INSURANCE

The "Consultant" shall not commence work under this agreement until it has obtained the following required insurance. All coverage shall be with insurance carriers acceptable to the City. All insurance carriers shall be licensed and admitted to do business in the State of Michigan. The "Consultant" shall require each of its subconsultants, if any, to maintain the following required insurance. If any insurance is written with a deductible or self-insured retention, the "Consultant" shall be solely responsible for said deductible or self-insured retention. The purchase of insurance and the furnishing of a certificate of insurance shall not constitute satisfaction of the "Planning Consultant's" indemnification of the City.

The "Consultant" and its subcontractors, if any, shall procure and maintain during the life of the agreement the following coverage and produce valid certificates of insurance upon request by the City:

1. Workers compensation insurance in accordance with all applicable statutes of the State of Michigan. Coverage shall include a minimum $500,000 employers liability coverage.

2. Commercial general liability insurance on an "occurrence" basis with limits of liability not less than $1,000,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury and property damage. Coverage shall include the following extensions:

   a. Per Contract Aggregate (Annual Aggregate Contract Limit)
   b. Contractual liability
   c. Products and completed operations
   d. Independent contractors coverage
   e. Broad form general liability extensions or equivalent

3. Motor vehicle liability coverage, including Michigan no-fault coverage for all vehicles used in the performance of the contract. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles. Limits of liability shall not be less than $1,000,000 per occurrence combined single limit bodily injury and property damage.

4. Professional liability coverage, issued on an "occurrence basis" or "claims made basis", with limits of liability of not less than $1,000,000 per occurrence/aggregate, or per claim/aggregate if on a "claims made basis". If written on a "claims made basis", the policy must continue for a period of two (2) years following the termination or end date of the contract with the City. Whether on an "occurrence basis" or a "claims made basis", the policy shall include:

   a. per contract aggregate and
   b. deletion of all contractual liability exclusions and/or provisions.

5. Additional insured endorsements on both the commercial general liability insurance and motor vehicle liability coverage, as described above, shall include an endorsement stating the following shall be additional insured's:

   "The City of Troy, including architects and engineers, all elected and appointed officials, all employees and volunteers, boards, commissions and/or authorities and their board members, employees and volunteers are additional insured." (On an ISO form B or broader.).

6. Cancellation notice. Worker' compensation insurance, commercial general liability insurance, motor vehicle liability insurance and professional liability insurance, as described above, shall include an endorsement stating that thirty (30) days' advance written notice of cancellation, non-renewal, reduction and/or material change shall be sent to:

Purchasing Department
City of Troy
500 W. Big Beaver
Troy, MI 48084

SECTION 6.0 INDEMNIFICATION AND HOLD HARMLESS

To the fullest extent permitted by law, the Consultant shall indemnify the City, its officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of Consultant or Consultant's officers, directors, members, partners, agents, employees, or subconsultants in the performance of services under this Agreement. The indemnification shall inure to the City, and does not relieve any insurer of its coverage obligations.

1. Professional liability. The Consultant agrees to procure and maintain professional liability insurance in an amount of at least $1,000,000 during the entire term of the contract.

2. The Consultant agrees that it will not settle or resolve any claim or action against the Consultant based upon its acts which includes, or may include, a claim or count against the City or its employees without obtaining a full and complete release in favor of the City with respect to any and all claims or counts against the City except those based upon the gross negligence or willful or wanton misconduct of the City or its employees.

3. The Consultant and the City may agree to arbitrate any disputes with respect to the application of this indemnification clause.

SECTION 7.0 CONFLICT OF INTEREST

The "Consultant" will not perform any services for the City in which there is a conflict of interest, or the appearance of a conflict of interest, with any builder, developer, contractor or private client who is or might be expected to be active in the City.

SECTION 8.0 TERMINATION

The City reserves the right to terminate the contract at any time with the assurance that the "Consultant" shall be entitled to reimbursement for any services rendered prior to the date of termination.

CITY OF TROY
AGREEMENT FOR PLANNING AND CONSULTING SERVICES

SECTION 7.0 CONFLICT OF INTEREST

Provide a statement that the "Consultant" will not perform any services for the City in which there is a conflict of interest, or the appearance of a conflict of interest, with any builder, developer, contractor or private client who is or might be expected to be active in the City.

SECTION 8.0 TERMINATION

The City reserves the right to terminate the contract at any time with the assurance that the "Consultant" shall be entitled to reimbursement for any services rendered prior to the date of termination.

THIS AGREEMENT is executed and made effective as provided above.

CONTRACTOR:

By: _____

Print Name:

Title/Position:

CITY OF TROY

BY: _____
Ethan Baker

_____
Mark F. Miller, City Manager

RESOLUTION NUMBER: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
Lori Grigg Bluhm, City Attorney

ATTEST: _____
Aileen Dickson, City Clerk

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.7.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Brian Varney, Fleet Operations Manager
Joshua Jones, Chief of Police
Nathan Gobler, Police Captain
Jason Clark, Police Lieutenant
John Julian, Police Sergeant
Emily Frontera, Purchasing Manager
Roland Gungab, Budget Analyst – Troy Police

Subject: Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchase – Troy Police Department Community Services Vehicle; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Emergency Lights and Vehicle Graphics and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)

History

A Community Services Police Vehicle is a specially designed patrol or service unit tailored to meet the needs of a community-focused policing approach. A Community Services Police Vehicle is common, particularly in police departments that prioritize public engagement, crime prevention, accessibility, trust-building and problem-solving, which bridges the gap between law enforcement and the community they serve. Unlike traditional patrol vehicles, it is equipped and modified for outreach activities, education, public safety initiatives, and community-building programs.

Below are examples of community service vehicles from other police departments:









Around 1991, Troy Police acquired a “hot rod” race car from a drug seizure case. For over 30 years it serviced a role as a community services police vehicle. Although the vehicle was very popular, it was difficult to drive and maintain due to its age and custom parts. Consequently, it was sold at auction in 2022 for $32,500.00 with the proceeds going to the State Drug Forfeiture Fund.



Troy PD Open House 2017



Troy PD Open House 2017

The Troy Police proposes acquiring a new Community Services Police Vehicle, which is a Ford Bronco with a suspension lift package (upgraded shocks, springs, and tires). Emergency light package will include roof-mounted, bumper-mounted, and side-mounted lights. The vehicle would include a functional police radio and Mobile Data Computer (MDC) so it may operate as an additional patrol vehicle. Also, the vehicle would include an upgraded graphics package to increase visual appeal.



Purchasing

- Through the State of Michigan MiDEAL Cooperative Purchasing Program, pricing has been secured for the purchase of a Ford Bronco by *Gorno Ford, Inc. of Woodhaven, MI* for an estimated amount of $70,295.00 as detailed in the attached quote per MiDEAL Cooperative Contract #240000001193.
- City Council authorized participation in the Cooperative Purchasing Programs on November 17, 2025 (Resolution #2025-11-148-J-5).
- On June 22, 2020, Troy City Council approved a contract with *Cruisers Police Equipment of Howell, MI* for miscellaneous auto parts and lights (Resolution #2020-06-092-J-4a). Pricing for the emergency light package under the current contract pricing has been secured by Cruisers Police Equipment for an estimated amount of $16,465.65 as per the attached detailed quote.
- On December 15, 2025, Troy City Council approved a contract with *Majik Graphics of Clinton Twp, MI* for vehicle graphics materials and application (Resolution #2025-12-158-J-4a). Under the City's current contract, pricing has been secured for the graphics package by Majik Graphics for an estimated amount of $3,065.76 as detailed in the attached quote.

Financial

Funds are budgeted to the Police Department Drug Forfeiture Fund under Project Number 2026DF0002 for the 2026 fiscal year in the amount of $80,000.00. Estimated total cost for this project will be $98,826.40, which includes 10% contingencies for unforeseen build costs as listed below.

Vehicle and Upgrades	Cost
Gorno Ford, Inc. – 2025 Ford Bronco	$70,295.00
Cruisers Police Equipment – Emergency Light Package	$16,465.64
Majik Graphics – Vehicle Graphics Package	$3,065.76
Contingency 10%	$9,000.00
Total Cost	**$98,826.40**

This project will require a budget amendment in the amount of $19,000.00. Expenditures will be charged to the Police Department Drug Forfeiture Fund.

Recommendation

City Management recommends awarding a contract to *Gorno Ford, Inc. of Woodhaven, MI* for the purchase of a Ford Bronco for an estimated cost of $70,295.00 as detailed in the attached quote as per the MiDEAL Cooperative Contract #240000001193.

City Management recommends granting the authority to expend capital budgeted funds to *Cruisers Police Equipment of Howell, MI* and *Majik Graphics of Clinton Twp, MI* for the emergency lights and vehicle graphics for an estimated amount of $16,465.64 and $3,065.76 respectively, as detailed in the attached quotes.

City Management also recommends including a 10% contingency in the amount of $9,000.00 for an estimated project total cost of $98,826.40.

It is also recommended that City Council approve a budget amendment to the Police Department Drug Forfeiture Fund in the amount of $19,000.00.

Suggested Resolution:
BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of a Ford Bronco from *Gorno Ford, Inc. of Woodhaven, MI* for the Troy Police Department for an estimated cost of $70,295.00 as detailed in the attached quote as per the MiDEAL Cooperative Contract #240000001193; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That in the best interest of the City, Troy City Council **GRANTS** the authority to expend capital budgeted funds to *Cruisers Police Equipment of Howell, MI* and *Majik Graphics of Clinton Twp, MI* for the emergency lights and vehicle graphics for an estimated amount of $16,465.64 and $3,065.76 respectively, as detailed in the attached quotes; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a 10% contingency in the amount of $9,000.00 for an estimated project total cost of $98,826.40.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Drug Forfeiture Fund in the amount of $19,000.00.

GORNO FORD, INC

PROPOSAL/INVOICE

The Innovative Dealer to
Drive you into the Future

22025 Allen Road
Woodhaven MI 48183
734-676-2200 Fax 734-671-4375

INVOICE NO: PROPOSAL
DATE: 2/09/2026

TO:	SHIP TO:
CITY OF TROY 4693 ROCHESTER RD. TROY, MI 48085 MOTOR POOL	ATTN:BRIAN VARNEY 248-524-7318 MOTOR POOL, 4693 ROCHESTER RD Brian.varney@troymi.gov

Salesperson	P.O. #	Ship Date	Shipped Via	F.O.B. Point	Terms
EDDIE					NET

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	**2026 FORD BRONCO BADLANDS 4WD.** **STK NO PROPOSAL** **AVALANCHE GRAY - EXT.** **2.7L V6, 10 SPD AUTO, 4 DR, DUAL ZONE HEAT & A/C, CO-PILOT 360, VINYL TRIM, , HARD TOP, LT285 X 17 A/T TIRES, HARD TOP, SOUND DEADENING HEADLINER, , ALL WEATHER FLR MATS, HEATED FRT SEATS, REMOTE START, 360% CAMERA, POWER FRT SEATS, SASQUATCH PKG., HOSS 3.0 W/FOX INTERNAL BYPASS DAMPERS , ADAPTIVE CRUISE CNTL** **MIDEAL #MA240000001193**		**$70,295.00**
		SUBTOTAL	**$70,295.00**
		SALES TAX	N.A.
		TITLE	
		TOTAL DUE	$70.295.00

PLEASE MAKE ALL CHECKS PAYABLE TO: GORNO FORD
IF YOU HAVE ANY QUESTIONS THIS INVOICE
PLEASE CALL: **EDDIE WILLIAMS @ 313-319-3431**

THANK YOU FOR YOUR BUSINESS!!

CRUISERS

5977 Brighton Pines Ct- Howell, MI 48843
Phone: 517.376.6264 - Fax: 517.579.2474
www.cruiserscorp.com

Quotation

ORDER #:	
ORDER DATE:	02/10/26
PREPARED BY:	TJ

Bill To:

CITY OF TROY MOTOR POOL

Ship To:

CITY OF TROY MOTOR POOL

CUSTOMER #	P.O. #	SHIP DATE
TROY05		

SHIP VIA	F.O.B. POINT	TERMS

QUANTITY	PART #	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	NON	Code 3 Z3SXP-1 Matrix Light/Siren Controller	$ 1,554.96	$ 1,554.96
2.00	NON	Code 3 C3100U Siren Speaker & Bracket	$ 289.62	$ 579.24
1.00	NON	Code 3 OL60L-RBW-CM Rocker Liner	$ 602.21	$ 602.21
1.00	NON	Code 3 OL60R-RBW-CM Rocker Liner	$ 602.21	$ 602.21
2.00	NON	Code 3 RNRBKT-UNIV Universal Mount Kit	$ 93.86	$ 187.72
2.00	NON	Code 3 MTS626MC-RWBW Mega thin Stick	$ 907.10	$ 1,814.20
4.00	NON	Code 3 CD3766RB-SB Chase LED	$ 128.19	$ 512.76
8.00	NON	Code 3 MICROPAK-DC-RB Recessed LED	$ 92.71	$ 741.68
10.00	NON	Code 3 MR24Q-RBAW-SB Quad LED	$ 141.07	$ 1,410.70
10.00	NON	Code 3 3794RBW-SB Megaflex LED	$ 171.23	$ 1,712.30
10.00	NON	Code 3 CD3802RBW-SB Megathin	$ 142.69	$ 1,426.90
14.00	NON	Sound Off EMPS2STS5RBW Mpower	$ 164.45	$ 2,302.30
6.00	NON	Sound Off PMP2WSDDB Mpower Dual Shroud	$ 22.55	$ 135.30
8.00	NON	Sound Off PMP2WSSSB Mpower Single Shroud	$ 16.50	$ 132.00
2.00	NON	Magnetic Mic Kit	$ 37.00	$ 74.00
4.00	NON	Code 3 Switchnode	$ 290.54	$ 1,162.16
1.00	NON	Sound Off RTL-ENFWB00009 Windshield LED	$ 1,515.00	$ 1,515.00
				$ -
			SUBTOTAL	$ 16,465.64
			SALES TAX	

QUANTITY	PART #	DESCRIPTION	UNIT PRICE	AMOUNT
			SHIPPING & HANDLING	
			TOTAL	**$ 16,465.64**

REMARKS/SPECIAL ORDERS:

QUOTE

FLEET & EMERGENCY VEHICLES
CLINTON TOWNSHIP, MI
586.792.8055

February 11, 2026

To: Troy Police Department

QUOTE: 406

Attn: Sergeant John Julian

SALESPERSON	JOB
Majik Graphics	Ford Bronco Community Services Graphics Package

QTY	DESCRIPTION	TOTAL
1	Application of printed graphics to both sides, rear end and hood of a grey Ford Bronco. Graphics include Troy Police markings, Community Services designation, printed wrapped portions covering roughly ¾ of the vehicle, as well as window graphics. All work is to be completed here at Majik Graphics.	$3,065.76
	SUBTOTAL	$3,065.76

Please feel free to reach out to us at any time with any questions or concerns regarding this quote. We appreciate your business very much and hope to hear back from you soon! Thanks so much, have a wonderful day!

All artwork that is viewed and approved by the customer is final, changes requested after proof approval may incur additional charges and affect production time. Any errors, including typographical errors, found after approval will be the customer's responsibility. While every effort is made to ensure accuracy, Majik Graphics notes that proofs may not represent exact product styles or final product colors.

Hope McCormack
Majik Graphics, Inc.
19751 15 Mile Rd.
Clinton Twp., MI 48035
majikhope@yahoo.com



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 - February 9, 2026

ATTACHMENT(S):
20260209

Senior Pastor Gerardo Aponte-Safe from St. Stephen's Episcopal Church 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, February 9, 2026, 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
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton-Absent

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Dave Kniffen	Commented on traffic concerns at Rochester and Long Lake Rd; and on proclamations.

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

Council Member Brooks replied that she was at that intersection and said that traffic was directed through the gas station.

Council Member Gunn said he observed police at Belle Tire and witnessed them pulling someone over.

Mayor Baker replied that proclamations are created in-house at City Hall, and proclamations at ribbon cuttings are done for business that request them. He said that most ribbon cuttings are now funneled through the Troy Chamber of Commerce.

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 - Southeastern Michigan Council of Governments (SEMCOG), Zoning Board of Appeals

a) Mayoral Appointments: None

b) City Council Appointments

Resolution #2026-02-018
Moved by Chanda
Seconded by Brooks

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

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: Baker, Bluhm, Brooks, Chamberlain, Chanda, Gunn
No: None

Absent Hamilton

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Traffic Committee

a) Mayoral Nominations:

Resolution #2026-02-019
Moved by Baker
Seconded by Chamberlain

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

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2028	**Lisa Neal**
	Term currently held by: Vacancy - MiVida Burrus resigned

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

MOTION CARRIED

b) City Council Nominations:

Resolution #2026-02-020
Moved by Chanda
Seconded by Chamberlain

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:

Traffic Committee
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2029	**Jasper Gill**
	Term currently held by: Dale Christiansen - Resigned 1/10/2026
Term Expires: 1/31/2029	**Al Petrulis**
	Term currently held by: Al Petrulis
Term Expires: 1/31/2029	**Peter Ziegenfelder**
	Term currently held by: Peter Ziegenfelder

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

MOTION CARRIED

I.3. No Closed Session Requested

I.4. Bid Waiver - Purchase of Golf Course Equipment for Sylvan Glen Golf Course (Introduced by: Brian Goul, Recreation Director)

Resolution #2026-02-021
Moved by Chamberlain
Seconded by Gunn

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of one (1) piece of golf course equipment for Sylvan Glen Golf Course for an estimated total cost of $90,809.53, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

MOTION CARRIED

I.5. Standard Purchasing Resolution 2 - Award to Low Bidder Meeting Specifications - Pool Repairs at Troy Family Aquatic Center (TFAC) & Budget Amendment (Introduced by: Brian Goul, Recreation Director)

Resolution #2026-02-022
Moved by Chanda
Seconded by Gunn

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to furnish all labor, materials, and equipment to replace concrete, re-marcite with Sunstone Antigua Quartz, and re-grout tile in all the pools at the Troy Family Aquatic Center to the low bidder meeting specifications, *Advanced Pool Services of Highland, MI* for an estimated cost of $417,500 with a 15% contingency of $62,625 for a total estimated cost of $480,125, at prices contained in the bid tabulation opened January 29, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to complete the electrical bonding needed for the project to *SHAW Service and Maintenance of Southfield, MI* through the Oakland County Extended Purchasing Contract #010460 at a total cost of $7,062, at prices contained in proposal #SCOT260204001, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** amending the 2026 Recreation Aquatic Center Capital General Equipment Account by an additional $287,187.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon vendor's submission of properly executed contract and bid documents, including bonds, insurance certificates and all other specified requirements,

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

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-02-023-J-1a
Moved by Chamberlain
Seconded by Chanda

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

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

No: None
Absent: Hamilton

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-02-023-J-2

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

J.2.a. City Council Special Meeting Minutes-Draft - January 26, 2026

J.2.b. City Council Minutes-Draft - January 26, 2026

J.3. Proposed City of Troy Proclamations:

Resolution #2026-02-023-J-3

J.3.a. Proclamation Honoring Sienna Nguyen For Outstanding Leadership

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications - Pulsar Chlorine Tablets for the Troy Family Aquatic Center and Troy Community Center Pools

Resolution #2026-02-023-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Pulsar chlorination tablets for two (2) years for the pools at the Troy Family Aquatic Center and Troy Community Center to the sole bidder meeting specifications, *Aquatic Source, LLC of Brighton, MI* at unit prices contained in the bid tabulation opened January 22, 2026; not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring January 31, 2028.

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

J.4.b. Standard Purchasing Resolution 4: Cooperative Purchase – Storage Area Network Upgrade – Troy Police Department

Resolution #2026-02-023-J-4b

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract to *CDW Government, LLC of Vernon Hills, IL* for the purchase of the HPE Allegra 5000 SAN data storage equipment and other accessories for $67,439.03, and installation and configuration for $16,049.25, for a total estimated cost of $83,488.28, as detailed in the attached proposals and as per Sourcewell Cooperative Purchasing Contract #081419; 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. Renewal of Pace Systems Inc Police Scheduling and Payroll Software

Resolution #2026-02-023-J-5

RESOLVED, That Troy City Council hereby **AUTHORIZES** payment to renewal of Pace Systems Inc police scheduling and payroll software for 2026, in the amount of $11,760.00; funds are available in the 2025-2026 Police Department Contractual Services General Account 101.301.11.334.802.070.

J.6. Renewal of Membership in the Traffic Improvement Association (TIA)

Resolution #2026-02-023-J-6

RESOLVED, That Troy City Council hereby **AUTHORIZES** payment to renew the City of Troy's membership in the National Transportation Safety Organization for 2026, in the amount of $29,800; funds are available in the 2025-2026 Police Department Operating Funds, Membership and Dues.

J.7. City of Troy v. Potts Proposed Consent Judgment

Resolution #2026-02-023-J-7

RESOLVED, That the City of Troy City Council **APPROVES** the proposed Consent Judgment in the City of Troy v Glenn and Michelle Potts condemnation case, Oakland County Circuit Court case number 2024-209381 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.8. Mikhael Amirul El aka Michael Anthony Bryant v. Yancey and Lietzow

Resolution #2026-02-023-J-8

RESOLVED, That the City Attorney's Office is hereby **AUTHORIZED** and **DIRECTED** to defend the City of Troy in the matter of *Mikhael Amirul El* (aka Michael Anthony Bryant) *v. Yancey and Lietzow* (U.S. District Court, Eastern District of Michigan, Case No. 4:26-cv-10095), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

J.9. City Manager Employment Agreement

Resolution #2026-02-023-J-9

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the City Manager's Amended Employment Agreement, and **AUTHORIZES** the Mayor and Clerk to execute the document on behalf of the City of Troy; a copy of which shall be **ATTACHED** to the original Minutes of this meeting and also include in the Human Resource's file.

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	Commented on availability of city informational documents
Aaron Green	Commented on the need for the City to make a statement about national events

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

Mayor Baker asked if there are printed copies of important documents available. City Manager Nastasi replied that copies of the Master Plan, the Budget and other documents are available at the Troy Public Library, City Manager's Office, and the City Clerk's Office. Council Member Chamberlain asked if information can be published on the website letting residents know where documents are available.

Mayor Baker replied that he has heard the statements made by other mayors, which have caused some division in their cities and city councils. He said that in Troy, there have been statements appropriately released regarding the City's stance against violence and for protection of Troy

residents. He said that City Council would need to agree on any statement that is released on behalf of City Council, and it cannot come from just the Mayor.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports: None Submitted

O.3. Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Gunn commented the Rochester Road project and the complexities involved. He asked for patience while the project continues.

Council Member Gunn commented on the danger of scams, and warned everyone to avoid scams on Facebook where the scammer asks for an email address.

Council Member Gunn commented on the ongoing discussion about the volunteer firefighters' benefits.

Council Member Bluhm congratulated Troy High School for raising funds for the Be Like Bilal Foundation and Athens High School raising funds for New Day Foundation. She said this is an amazing effort of high school students raising funds during their charity week events.

Council Member Bluhm commented that the Troy Hammerheads Robotics Team will be holding a fundraising event on February 26, 2026, and is an opportunity where you can see their robots in action.

Council Member Bluhm commented that the Spring Recreation Book announced that the community garden registration starts on February 10th for returning gardeners, and residents can also sign up to be on a waiting list.

Council Member Chamberlain expressed appreciation for Troy's firefighters and their services they provide, day and night, and the City will be honoring them at the annual Firefighter's Banquet the end of February.

Council Member Chamberlain commented that she would like to see the Financial Ideas Team reinstated to involve community engagement during budget sessions. Mayor Baker commented that he believes this will be a benefit; however, the timing may be too tight for this year. City Manager Nastasi commented that he would need to research this as the FIT Team was before his time. There was a consensus of City Council to have City Administration research and provide preliminary information back to City Council.

Mayor Pro Tem Chanda congratulated Troy High School students for raising funds for the Be Like Bilal Foundation honoring Bilal, who passed away last year. He said the funds will allow for CPR and AED training for high school students.

Mayor Pro Tem Chanda commented that February celebrates Black History Month. He said that 2025 marked the 50th anniversary recognizing Black History Month.

Council Member Brooks wished everyone a Happy Black History Month.

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 8:18 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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:

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

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
Brian Varney, Fleet Manager

Subject: Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – DPW Fleet Dump Truck with Snow and Ice Removal Equipment

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History

- The one (1) truck being purchased will replace a current fleet truck that is used on a daily basis by the DPW for snow plowing roads and parking lots, material hauling and daily operations.
- This truck has reached its intended life expectancy.
- The one (1) obsolete truck will be removed from service and sold at auction for the estimated total proceeds of $20,000.00.
- The new dump truck will have current technology which is very effective and efficient for snow and ice removal.
- This purchase replaces an existing vehicle and does not increase the size of the existing Department of Public Works motor pool fleet.

Purchasing

- On February 10, 2020, the Cities of Rochester Hills, Auburn Hills, Huntington Woods, Troy, Farmington Hills, Livonia, Madison Heights and Charter Township of Bloomfield; members of the MITN Purchasing Group, cooperatively developed and issued a Request for Proposal (RFP) for the purchase of Single/Tandem Axle Dump Truck(s), parts, and related services, Contract #RFP-RH-20-023, utilizing the Bidnet Direct/MITN Purchasing Group website.
- Five (5) proposal responses were received as listed below:

Tri-County International Trucks
Wolverine Freightliner
Michigan CAT
M&K Truck Center
Truck & Trailer Specialties, Inc.

- Proposals were evaluated by the City of Rochester Hills Fleet personnel and purchasing staff, as well as the representatives from the participating cooperative MITN members which were the Cities of Troy, Auburn Hills, Huntington Woods, Farmington Hills, Livonia, Madison Heights and Charter Township of Bloomfield;
- The City of Troy was instrumental in developing the Request for Proposal specifications and was also an integral part of the evaluation team for the above-listed cities.
- *Wolverine Freightliner-Eastside, Inc. of Mt. Clemens, MI* and *Truck and Trailer Specialties, Inc*. of *Howell, MI* were selected and unanimously supported by the entities as providing the best value, quality product, timely delivery, exceptional services, an ongoing training program, and also offering the most comprehensive options to meet all the entities needs.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5)

Financial

- On February 10, 2014, City Council authorized departments to utilize sites such as GovDeals.com to dispose of City-owned surplus items (Resolution# 2014-02-017-J-4a). Therefore, note that the City will utilize and market the one (1) obsolete vehicle on *GovDeals.com* site for optimal trade-in value and transparency.
- Funds are available in the Public Works Fleet Division Capital Fund for the 2026 Fiscal Year in project #2026C00059 in the amount of $325,000.00.
- Funds are available in the unexpended portion of the Fleet Division Capital Account Project #2026C0056 to fund the shortage of $2,277.00 in project #2026C0059.
- Expenditures of $327,277.00 will be charged to Fleet Capital Account Number 661.571.565.981.

Qty.		Vendor	Unit Cost	Total Cost	Project#
1	Freightliner 108SD Chassis	Wolverine Freightliner	$118,020.00	$118,020.00	**2026C0059**
1	Dump Body & Snow Equipment	Truck & Trailer Specialties	$209,257.00	$209,257.00	**2026C0059**
Grand Total				**$327,277.00**	

Recommendation

City Management requests authorization to purchase one (1) Freightliner 108SD truck chassis and (1) dump body with snow equipment from *Wolverine Freightliner-Eastside, Inc., of Mt. Clemens, MI* and *Truck and Trailer Specialties, Inc., of Howell, MI*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated grand total cost of $327,277.00 as detailed above; not to exceed budgetary limitations.







Suggested Resolution:
RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Freightliner 108SD truck chassis and (1) dump body with snow equipment from *Wolverine Freightliner-Eastside, Inc., of Mt. Clemens, MI* and *Truck and Trailer Specialties, Inc., of Howell, MI*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated grand total cost of $327,277.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

FREIGHTLINER
WOLVERINE
FREIGHTLINER - EASTSIDE, INC.
107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

2/17/2026

City of Troy

RE: RH Co-Op Chassis Pricing
Attn: Mr. Brian Varney

The following is 2027 Model Year, Freightliner chassis pricing information per your request. Pricing and conditions are per the proposed Rochester Hills Co-op RFP-RH-20-023 agreement.

.

Single Axle Swap Loader, 41,000 GVW
Chassis Model: 108SD Plus

Base Chassis Price: ……..	$84,993
2022 MY- 108SD Models: ……...	900 Add
2023 MY- 108SD Models ……	1,000 Add
2023 pricing surcharge ……..	6,700 Add
2024 Pricing & Surcharges …….	5,925 Add
2025 Actual Model & Surcharge ……..	3,500 Add
2026 MY increase ……..……..	3,750 Add
2027 MY increase ……...……..	3,750 Add
2027 MY Tariff ……	1,500 Add
330 HP Cummins Upgrade ……..	936 add
Driver Controlled Locking differential ……	530 add
Upgraded rear suspension, 26,000 lbs …….	1,087 add
Driver's Seat 3 Chamber upgrade ……	134 add
Fender extenders ……..……..	50 add
Spare Tire & Wheel (front & Rear) ……. ……	1,382 add
Cooling System Warranty ……..	315 add
150 Amp Relay ……..	200 Add
6 Pck switches ……	208 Add
Increased Warranty Costs ……..	1,160 Add

TOTAL: $ 118,020 each

Steven Sexton
Municipal Sales Manager
Wolverine Truck Group

TRUCK & TRAILER Specialties, Inc.

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

February 9, 2026

City of Troy
4693 Rochester Road, Troy, MI 48085
Attn: Brian Varney, Fleet Superintendent, ph: (248) 524-3390
HQO005836/HLQ001064

Equipment Quotation

The following pricing is based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Single Axle RDS with Wing Plow

Install **Monroe 10' Dual Auger Rear Discharge RDS Body (mo. RDS-120-96-56) including the following:**
201 stainless steel construction
3/16" sides and ends, 44" high sides, 50" high tailgate (7.24 cubic yard capacity water level)
¼" longsills and auger trough
Rear discharge with dual 7", progressive flight, hard-surfaced augers
3.6:1 planetary gearboxes with 24.9 CI motors on each auger, integral speed sensor in one motor
Double-acting tailgate, air latch and release cylinders in corner posts - no feedgate
Air-operated tailgate with Velvac air controller
½ x 10-gauge cabshield, installed
Body mounted fender kit, installed fenders
Front and rear grease extension kits, installed
Heavy-duty top screen assembly, removable in one-piece, mild steel - powder-coated Black
Rear posts without light cut-outs
Supply RDS-168 auger trough/floor cover kit, ¼" AR450, powder-coated Black
Mailhot trunnion-mount hoist, double-acting all stages, rear hinge and safety props
Install fold-down stainless steel ladder assembly - install on left front corner of the body
Install two (2) shovel holders on curbside of dump bulkhead
Install branch deflector/tarp-arm guard on passenger side of cabshield
Install license plate bracket in upper left corner of tailgate
Receiver-type rear spinner assembly
Install anti-seize on the rear spinner assembly receiver tubes
Route spinner hoses around left side
Install plain mudflaps in front of and behind the drive tires
Paint RDS body Orange to match the cab
Rear spinner assembly to be unpainted stainless steel

Install **Monroe Closed-loop Pre-Wet System including the following:**
7 GPM pump, no valve, Dickey-john flow meter in fiberglass enclosure
Stainless steel auger drizzle tube kit, bulk fill kit (1-1/2" female), flush kit
201 stainless steel enclosure mount for RDS
Tank kit, dual 75-gallon tanks (150 gallons total) with crossover kit, installed on fenders
Remote vent kit, bulk fill kit & flusher kit
Monroe to install tanks, crossover and vent kits
Mount the pre-wet pump on the right side behind the tank
Stainless steel spraybar for auger trough

Install **Roll-Rite Electric Tarp System including the following:**

Aluminum tarp and tension arms with offset elbows
Aluminum wind deflector
Direct drive motor
Mesh-type tarp cover

Install **Central Hydraulic System including the following:**
Rexroth A10VO100 Load-sense Piston Pump
Spicer drive line with companion flange for easy removal
12-volt auto shutdown block
Low-oil shutdown valve and override circuit
Rexroth 8m4-12 Load-sense Hydraulic Valve with pressure-compensated flow controls for the following:
- EPC section for Dump Hoist with 500 PSI A- port load-sense limit
- EPC section for Scraper up/down 500 PSI A- port load-sense limit
- EPC section for Scraper swing
- EPC section for Front Plow
- EPC section for Front Plow angle
- EPC section for Wing Plow
- EPC section for Conveyor
- EPC section for Spinner
- EPC section for Pre-wet

Install stainless steel pipe to the rear for spreader circuits
Install stainless steel hydraulic couplers for plow and spreader circuits

Install **Monroe Hydraulic Oil Reservoir/Valve Enclosure Combination unit including the following:**
Type 201 stainless steel construction (mos. 00141843 & 15570)
Mounted behind cab above frame with ship and car channel mounting brackets
Tank-mounted Zinga-type return filter
2” suction line with a 100-mesh suction strainer
Ball valve shutoff on hydraulic tank for case drain and suction ports
18” low oil sensor mounted inside the tank
40-gallon oil capacity, filled with 35-gallon AW32 hydraulic oil
Tank is full of AW32 hydraulic oil
Sight gauge/Temperature gauge
Tank label
Stainless steel step installed on the end of the tank

Install **Rexroth CS660 Electric Spreader Controller including the following:**
Touch screen
Closed-loop operation for spreader, spinner and pre-wet operations
Programmable blast and pause
Data download and programming is with a thumb drive
Training is included

Install **RoadWatch with adapter & wire into the CS660 controller, mount sensor on driver’s-side mirror bracket**

Install **Rexroth CS160 controller including the following functions:**
Button 1 is Pause
Button 2 is Hoist up/down
Button 3 is Front Plow up/down & Front Plow swing
Button 4 is Scraper up/down & Scraper swing
Button 5 is Wing Plow up/down
Button 6 is Blast
Control console switches include the following:
Switch 1 is Camera Air
Switch 2 is Low Oil override/Low Oil shutdown

Switch 3 is Low Oil indicator light/Body-up indicator light
Switch 4 is SPARE
Switch 5 is SPARE
Switch 6 is momentary on/off/momentary on for Tarp
Additional standalone switch for Air Tailgate with safety cap (rightside of console)

Install Monroe 34" Husting-type Front Hitch (mount at 38-39" pin height) including the following:
Tapered front bumper
Stirrup steps on each side with stainless steel pooched step in stirrup steps
Stainless steel open grating in area between bumper and grille
Front tow hooks fastened to frame rails with bumper cut-outs

Install Monroe 10' Full-Trip Moldboard Reversible Plow (mo. MP41R10-CT) including the following:
10' long x 41" high moldboard
3/16" roll-formed moldboard
Six, ½" x 4" tapered one-piece flame-cut ribs
2" x 3" x 3/8" top moldboard angle
4" x 4" x ¾" bottom moldboard angle
Horizontal moldboard brace angles
Dual compression-trip spring assemblies
4" x 4" x 3/8" cross-tube support; full-width with 6-point attachment
3-½" x 3-½" x ½" semi-circle; additional angle braces to front push tube
Two, 4" x 10" double-acting power-reverse cylinders with 2" nitrided rods
Cushion valve
Moldboard and pushframe 100% continuously welded
Powder coated with the moldboard orange and a black pushframe
¾" x 8" one-piece top-punch cutting edge
12" rubber deflector with steel retainer bar, installed
Husting 34" plow-portion hitch installed
Pair Monroe 42" cable markers
Two (2) Monroe wraparound curbguards with carbide wear strip installed one on each side

Install Monroe 10' Underbody Scraper (mo. MS4510) with 1' bolt-on extension including the following:
1" thick x 20" high moldboard
½" thick hanger board with grease manifold brackets installed
2-1/2" O.D. hinge shaft
Two heavy-duty shock absorbers
Bolt-in trunnion caps for canisters; outer arm remains bolt-on style
Two 3-1/2" x 10" actuating cylinders; Socatri rods
Cushion valve
1" solid circle with 5" center pin
Center pin is piloted into hanger board
Two 4" x 12" reversing cylinders; Socatri rods
Three hinge anchor points
Hydraulic pipes
20.5" x 7" poly hold-down blocks
Mounting hardware
Parts-installation manual
Hose kit and j-50 type relief valve
¾" solid hanger plates
Grease line kit with manifolds
Install 10' scraper with 1' bolt-on extension
Install protective stainless steel guards on grease manifolds, both sides

Install two (2) Kennametal carbide curbguards, one each end of moldboard
Install Kennametal single-insert carbide cutting edges for 11' scraper (2-4' & 1-3' sections)
Install Ray Stop moldboard protection kit
Paint Orange bands on ends of moldboard to match cab

Install Monroe 7' mid-mounted Jr. Wing parallelogram-type including the following:
7' moldboard length, 27" intake height, 28" discharge height (mo. 0214678)
Moldboard is powder-coated Orange
Captive style moldboard and banjo plate
Wing Post is mounted just ahead of front drive tire with rear push arm mounted behind the rear drive tire
Wing Post is parallelogram design and shall mount directly ahead of the drive tire
Rear pusharm is to be equipped with a 6" cushion spring
Rear pusharm has bolt-in design with grease zerks for ease of maintenance
Hydraulic circuit for the wing is equipped with a sequencing valve for proper operation of the wing
Sequencing valve shall have built-in, manually adjustable flow controls with hoses and couplers
Wing to be equipped with stainless steel hydraulic disconnects for easy removal
Wing will also be equipped with a cushioned rubber stop to prevent it from hitting the body when placed in the stored position at any adjusted angle
Install grease line manifold (part# 00184730I) for Paraglide post
Install stainless steel bracket on end of wing moldboard with a flush-mounted SoundOff dual mPower (mo. EMPSA0B0B-P) amber/green flasher light pointed rearward and an LED marker light pointed forward
Install one (1) 36" Tribal Whip (mo. 36WG) green LED light stick on Wing, laid down
Install safety clamp on pusharm cushion spring
Install grease zerk in rear pusharm cylinder
Install 5/8" x 8" x 84" reverse-curve steel cutting edge
Install two (2) cast-iron, reverse-curve TTWS wing shoes
Install one (1) curved carbide curbguard (TTS part# 4191060)

Install LaserLine model GL3000PMC Wing Plow Guidance Laser including the following:
Green "ultra-bright" laser assembly enclosed in weatherproof housing
Heated front window lens to reduce or eliminate icing
Pneumatic air blast mechanism for lens, blasting every 5 seconds
Control switch installed in-cab for laser on/off and air blast on/off
Laser assembly installed on bracket back of cab

Install Custom Lighting & Electrical including the following:
Utilize OEM switches for front & rear flashers and scraper, spreader & wing work lights
Grote heated LED plow lights (mo. GR-84661-4) with aluminum mounting brackets on the hood, mount at approximately 68" to the base of the plow lights
Install City-supplied radio antenna on cab roof, in front of curbside horn
One (1) SoundOff Pinnacle (mo. EPL730001-P) amber/green LED mini lightbar on cab roof riser
Eight (8) Code3 MR6 (mo. MR6MC-AG) amber/green LED flashers, surfaced-mounted:
- Two (2) on chassis grille on separate switch
- Two (2) on cabshield, front-facing
- Two (2) on bottom of cabshield, side-facing
- Two (2) under top rail midway down the side of body, one each angled side-facing

Install stainless steel 4-hole light boxes at rear of body with the following:
- Two (2) SoundOff oval LED solid amber flashers in top holes
- Two (2) SoundOff oval LED STT lights-2nd from top
- Two (2) SoundOff oval LED backup lights- 3rd from top
- Two (2) SoundOff oval LED solid green flashers in bottom holes

Install two (2) Weldex LED work lights, one on each side for scraper
Install two (2) Weldex LED work lights at rear, one on each side for spreader

Install one (1) Weldex LED work light to illuminate wing operation
SoundOff LED markers on rear corners of body
3-light cluster in the middle above the hinge
Install proximity switch for body-up light
Install backup alarm
Install Betts junction box at the rear for chassis lighting circuits and trailer wiring circuits

Install **Rearview Camera with Wash System including the following:**
Camera system tying into chassis wiper fluid reservoir
Chassis wiper controls for activating wash system, momentary in-cab switch for air puffer
Air puffer & washer fluid tubing
VCAHD25B color camera, waterproof, IR low-light assist (19 LEDs), microphone
CEC34L1 main cable for monitor
VOSHD6MNT LCD monitor mount
MSF5000 stainless steel camera box
VOM719WP 7" LCD color monitor

Install **Rear Hitch Assembly including the following:**
¾" steel mounting plate
PH20 pintle hitch, 20-ton, multi-drill hitch plate for adjustable mounting
Rear tow hooks mounted outside frame rails
Heavy-duty D-rings for safety chains
7-way flat pin RV plug
License plate bracket and light mounted at rear

Install **Electric Brake Controller**

Install **Minimizer Floor Mats for Freightliner 108 SD** (mo. FKFRTL2B-MIN / 10002265)

Install **Rear 4" x 6" or 5" x 7" tube along the back of the truck to act as a Bumper, mount below the receiver tubes for the Spinner and paint Black**

Paint **All body underfloor, frame attachments, hoist, front hitch and rear bumper assembly Black**

Above equipment installed and painted pricing: $209,257.00 ea.

Chassis requirements to be confirmed prior to order entry:
CA: 108"
Highest ground clearance package
Batteries mounted on streetside as far aft as possible, no greater than 60" back of cab
Vertical exhaust with SCR and DPF mounted behind the cab on curbside
DEF tank mounted on streetside 48-52" inches back of cab
Front of engine PTO provision
Trailer wiring to rear for electric brake controller
2-way heavy-duty 150-amp receptacle wired hot (code: 30K-025)
24" integral front frame extension
Delete OEM front bumper
50-gallon fuel tank mounted below driver's door, raised mounting
Stationary grille
Plow light/headlight switch and related OEM wiring
Programmable chassis switches

Parts and owner's manuals, minimum full 1-year parts and labor warranty on all components.

Payment Terms: Net 30 days. Pricing effective for 30 days.

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

Pricing does not include any of the Rochester Hills RFQ discounts that may be applicable.
2% discount off total taken at invoice if payment is received within 30 days.

FOB: City of Troy
Delivery: 18 months ARO

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiep, Public Works Director
G. Scott Finlay, City Engineer

Subject: Act 51 Mileage Certification for 2025

History

In accordance with the guidelines for adding or deleting streets to the annual road mileage certification for cities and villages, the following portion of non-platted streets require a resolution from Council to accept jurisdiction of these streets or to delete the streets from the City's local street system.

Addition:

Street Name	Added Length
Capstan Court	1,002.07 ft.
Catherine Lane	470.00 ft.
Kirkton Avenue	170.00 ft.

Deletion:

Street Name	Deleted Length
Deerfield Drive	97.71 ft.
Parkton Drive	21.31 ft

The addition and deletion of a portion of these local streets will bring the local road mileage total to 271.24 miles, the major total will remain at 57.34 miles.

Financial

The City of Troy's allocation of Michigan Transportation Funds is based on the number of miles of road under City jurisdiction. The roads listed under addition is under control of the City, open for public purposes, and is being maintained by the City. The portion of the roads listed under deletion has been removed. It is necessary that the foregoing roads be added or deleted to the

Act 51 mileage report so that transportation funds can be properly allocated to the City of Troy.

Recommendation

It is recommended that the roads listed above, under addition be accepted and certified for the Act 51 mileage report. The roads listed above, under deletion, be removed and decertified for the Act 51 mileage report.

Suggested Resolution:

a) Street Addition

WHEREAS, It is necessary to furnish certain road information to the state of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center lines of said streets are described as:

(Capstan Court) Part of the Northeast ¼ of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Northeast Corner of said Section 22; thence North 89 degrees 37 minutes 00 seconds West, along the North Line of said Section 22, 433.82 feet to the point of beginning of the centerline of Capstan; thence South 00 degrees 00 minutes 22 seconds East 180.65 feet; thence 69.43 feet along a curve to the right having a radius of 44.00 feet, a delta angle of 90 degrees 24 minutes 36 seconds, and a chord bearing and distance of South 45 degrees 11 minutes 19 seconds West 62.45 feet; thence North 89 degrees 37 minutes 00 seconds West 156.95 feet; thence 69.39 feet along a curve to the left having a radius of 44.00 feet, a delta angle of 90 degrees 21 minutes 29 seconds, and a chord bearing and distance of South 45 degrees 12 minutes 42 seconds West 62.42 feet; thence South 00 degrees 02 minutes 52 seconds West 392.36 feet; thence South 24 degrees 29 minutes 07 seconds East 133.29 feet to the point of ending of said road. Said centerline of road is 1,002.07 feet in length more or less.

(Catherine Lane) Part of the Northwest ¼ of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the North ¼ Corner of said Section 4; thence North 89 degrees 28 minutes 34 seconds West, along the North Line of said Section 4, 1430.00 feet and South 00 degrees 06 minutes 35 seconds West 812.12 feet and South 89 degrees 53 minutes 25 seconds East 177.00 feet to the point of beginning of the centerline of Catherine; thence North 00 degrees 06 minutes 35 seconds East 470.00 feet to the point of ending of said road. Said centerline of road is 470.00 feet in length more or less.

(Kirkton Avenue) Part of the Northwest ¼ of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the West 1/4 Corner of said Section 27; thence North 87 degrees 07 minutes 56 seconds East, along the East and West ¼ Line of said Section 27, 2203.58 feet and North 02 degrees 27 minutes 04 seconds West 698.01 feet to the point of beginning of the centerline of Kirkton; thence North 02 degrees 27 minutes 04 seconds West 170.00 feet to the

point of ending of said road. Said centerline of road is 170.00 feet in length more or less.

WHEREAS, The above said streets are located within the City of Troy; right of way is under the control of the City of Troy; said streets are public streets and are for public street purposes and were open to the public prior to December 31, 2025;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby ACCEPTS the following non-platted streets: Capstan Court, Catherine Lane, and Kirkton Avenue into the City of Troy local street system.

b) Street Deletion

WHEREAS, The City of Troy does wish to decertify Deerfield Drive. The decertification of Deerfield Drive is located between Gatwick Drive and the end of Deerfield Drive for a total decertification length of 97.71 feet.

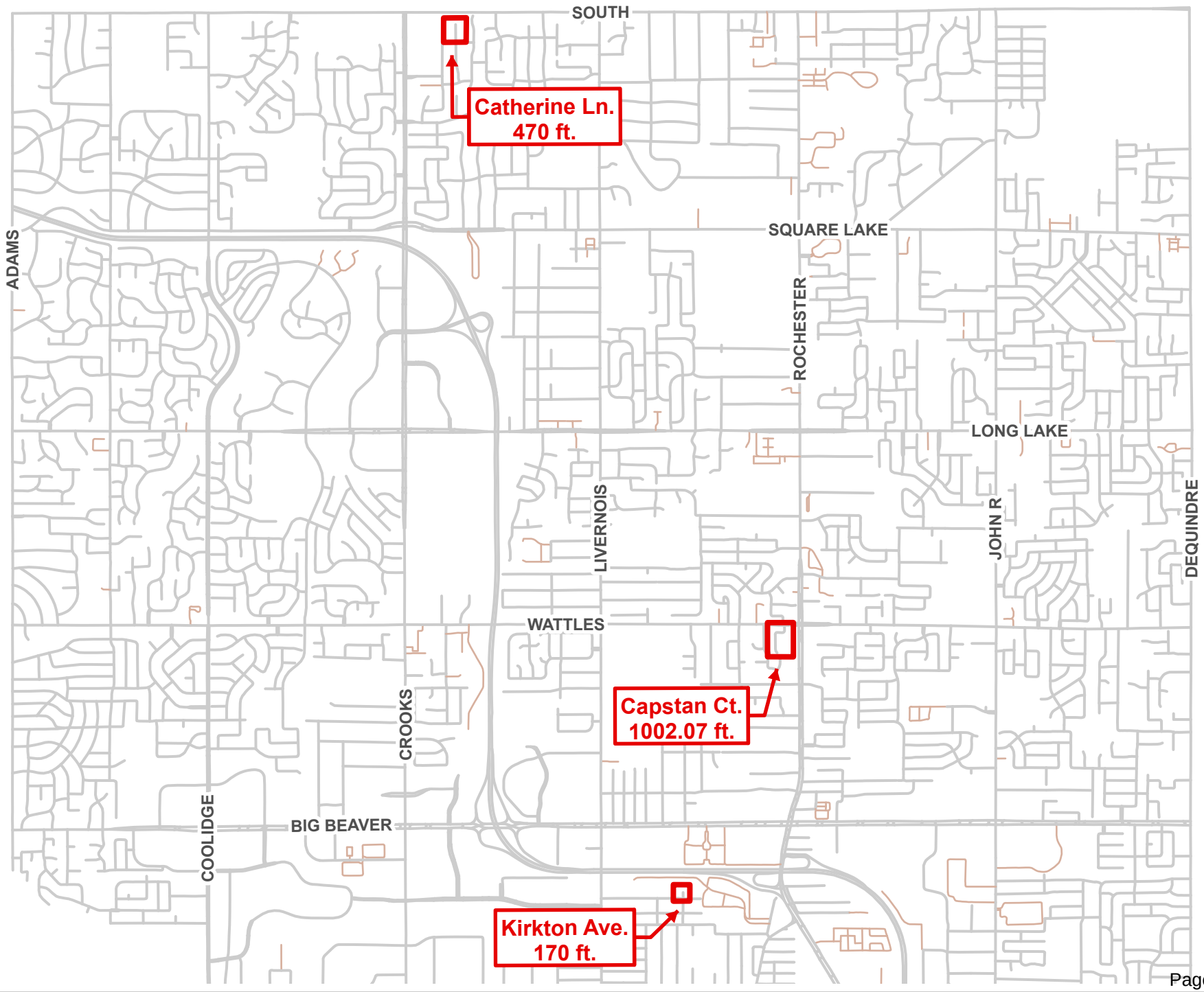
WHEREAS, The above said street has been disconnected from Gatwick Drive and is no longer open to direct traffic from Gatwick Drive;

WHEREAS, The City of Troy does wish to decertify a portion of Parkton Drive. The decertification of Parkton Drive is located between Hartland Avenue and the end of Parkton Drive for a total decertification length of 21.31 feet.

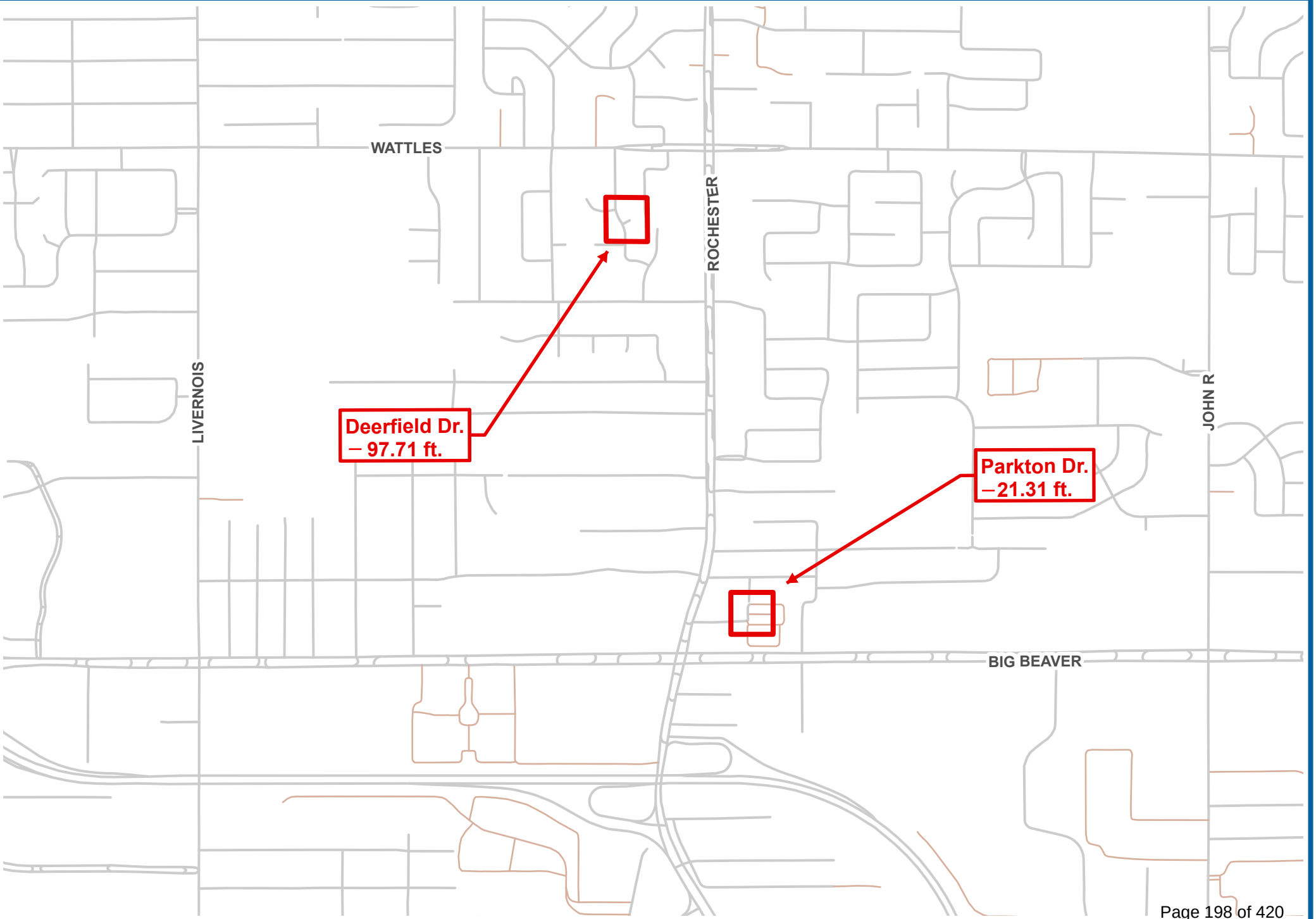
WHEREAS, The above said street has been disconnected from Hartland Avenue and is no longer open to direct traffic from Hartland Avenue;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DECERTIFIES** a portion of the following streets: Deerfield Drive between Gatwick Drive and the end of Deerfield Drive, Parkton Drive between Hartland Avenue and the end of Parkton Drive from the City of Troy local street system.

City of Troy, Michigan



City of Troy, Michigan



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: February 19, 2026

To: Frank Nastasi, City Manager

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

Subject: Request for Acceptance of a Permanent Easement, Golden Villas Site Condominium, Sidwell #88-20-12-200-031 & -035

History

As part of the proposed Golden Villas Site Condominium development, the City of Troy received a permanent easement for public utilities and public service facilities from Salvatore D. DiMercurio and Salvatore DiMercurio, owners of the properties having Sidwell #88-20-12-200-031 & -035. A plan review by DTE requested an additional utility corridor that crosses the proposed right-of-way to extend their service lines under the proposed right-of-way.

City Council previously accepted six permanent easements for this project at their July 10, 2023, meeting (Resolution #2023-07-101-J-10).

The proposed Golden Villas project is a 12-unit one-family cluster development located in the northwest quarter of Section 12, on the south side of Square Lake, west of Dequindre. The two parcels are currently zoned R-1C (One Family Residential) District. City Council approved the site condominium at their June 13, 2022, meeting (Resolution #2022-06-077).

Financial

The consideration amount on this document is $1.00.

Recommendation

City staff recommends that City Council accept the permanent easement consistent with our policy of accepting easements and deeds for development and improvement purposes.

Suggested Resolution:
RESOLVED, That Troy City Council **ACCEPT** the permanent easement for public utilities and public service facilities from Salvatore D. DiMercurio and Salvatore DiMercurio, owners of the properties having Sidwell #88-20-12-200-031 & -035.

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

GIS Online



Legend:

Notes:

Proposed Golden Villas Site Condominium
88-20-12-200-031 & 035

Map Scale: 1=358
Created: June 23, 2023

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.

PERMANENT EASEMENT
FOR PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES

Sidwell #88-20-12-200-031 & -035 (pt)

Salvatore D. DiMercurio and Salvatore DiMercurio, Grantors, whose address is 48661 Hayes, Shelby Township, MI 48315 for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS 'A' and 'B' ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s) this 10th day of February A.D. 2026.

By _____
Salvatore D. DiMercurio

By _____
Salvatore DiMercurio

[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10TH day of February, 2026 by Salvatore D. DiMercurio and Salvatore DiMercurio.

Diana K Piotrowski
Notary Public of Michigan
Macomb County
Expires 05/25/2027
Acting in the County of Macomb

Diana K Piotrowski
*

Notary Public, Macomb County, Michigan
My Commission Expires 5/25/2027
Acting in Macomb County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

88-20-12-200-031 & 035
Public Utilities & Public Service Facilities Easement

EXHIBIT "A"

Section 12, 10 Foot Wide
Franchise Utility Easement
Parcel: 88-20-12-200-031 & 035
Owner: Salvatore

Description of Parcel:

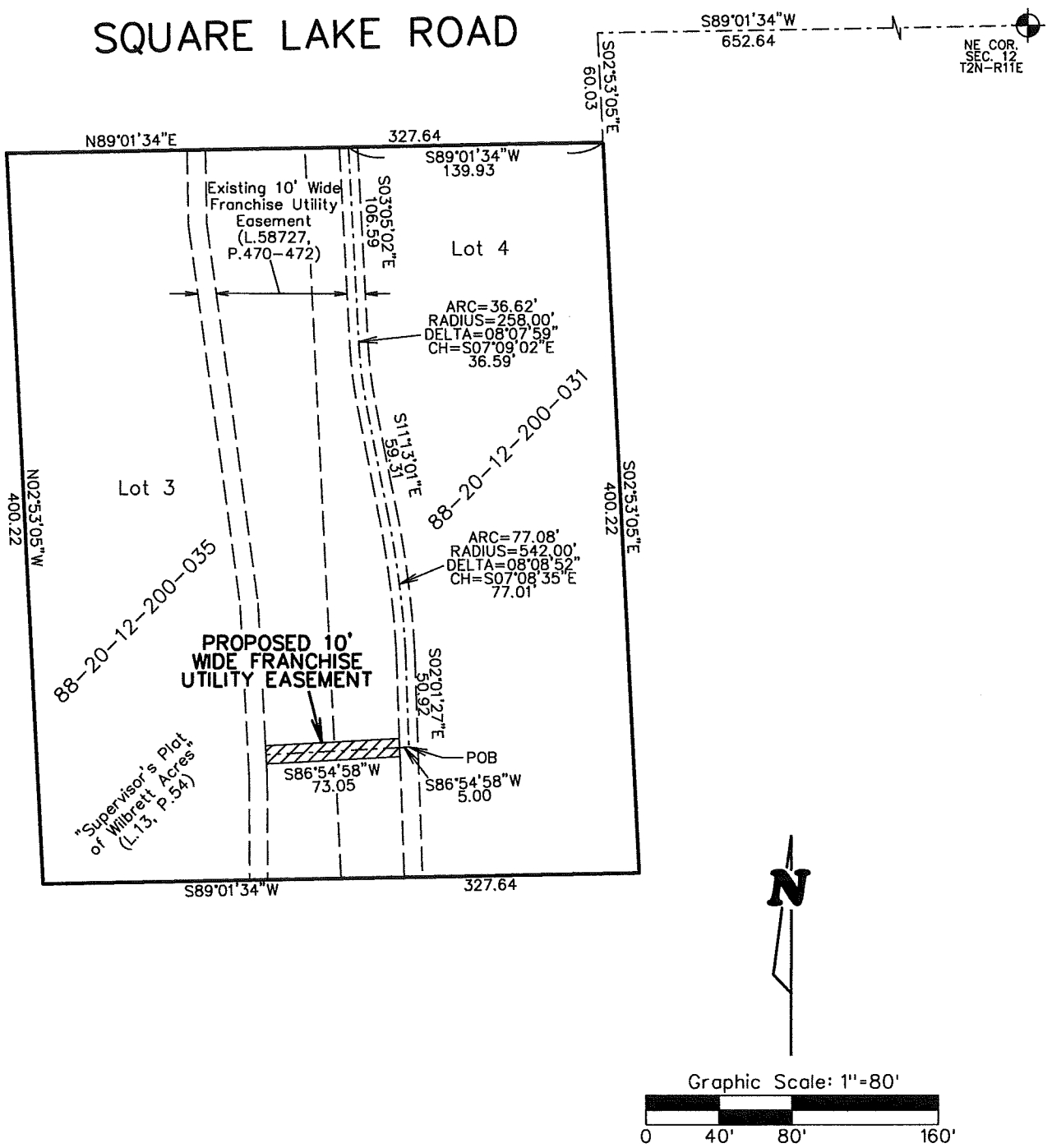
A parcel of land situated in the Northeast ¼ of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as being the North 400 feet of Lots 3 and 4 of "Supervisor's Plat of Wilbrett Acres", as recorded in Liber 13, Page 54, Oakland County Records, being more particularly described as: Commencing at the Northeast corner of said Section 12; thence along the north line of said Section 12, South 89 degrees 01 minutes 34 seconds West, 652.64 feet to the extension of the west line of "Square Lake Court", Oakland County Condominium Plan No. 2315, as recorded in Liber 54831, Page 308, Oakland County Records; thence along said extension, South 02 degrees 53 minutes 05 seconds East, 60.03 feet to the south line of Square Lake Road (60' half width) and the Point of Beginning; thence along said west line, South 02 degrees 53 minutes 05 seconds East, 400.22 feet to the north line of "Colleen Meadows", Oakland County Condominium Plan No. 1597, as recorded in Liber 31686, Page 126; thence along said north line, South 89 degrees 01 minutes 34 seconds West, 327.64 feet to the east line of Lot 2 of said "Supervisor's Plat of Wilbrett Acres"; thence along said east line, North 02 degrees 53 minutes 05 seconds West, 400.22 feet to the aforementioned south line of Square Lake Road; thence along said south line, North 89 degrees 01 minutes 34 seconds East, 327.64 feet to the aforementioned west line of said "Square Lake Court" Condominium and the Point of Beginning. Containing 3.01 acres of land, more or less.

Description of Proposed 10 foot wide Franchise Utility Easement:

A 10 foot wide franchise utility easement over part of Lots 3 and 4 of "Supervisor's Plat of Wilbrett Acres", as recorded in Liber 13, Page 54, Oakland County Records, also being part of the Northeast ¼ of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:
Commencing at the Northeast corner of said Section 12; thence along the north line of said Section 12, South 89 degrees 01 minutes 34 seconds West, 652.64 feet to the extension of the west line of "Square Lake Court", Oakland County Condominium Plan No. 2315, as recorded in Liber 54831, Page 308, Oakland County Records; thence along said extension, South 02 degrees 53 minutes 05

seconds East, 60.03 feet to the south line of Square Lake Road (60' half width); thence along said south line, South 89 degrees 01 minutes 34 seconds West, 139.93 feet; thence South 03 degrees 05 minutes 02 seconds East, 106.59 feet; thence 36.62 feet along an arc of a curve to the left, having a radius of 258.00 feet and a chord that bears, South 07 degrees 09 minutes 02 seconds East, 36.59 feet; thence South 11 degrees 13 minutes 01 seconds East, 59.31 feet; thence 77.08 feet along an arc of a curve to the right, having a radius of 542.00 feet and a chord that bears South 07 degrees 08 minutes 35 seconds East, 77.01 feet; thence South 02 degrees 01 minutes 27 seconds East, 50.92 feet; thence South 86 degrees 54 minutes 58 seconds West, 5.00 feet to the Point of Beginning of said easement centerline; thence South 86 degrees 54 minutes 58 seconds West 73.05 feet to the Point of Ending of the centerline of said 10 foot wide easement.

EXHIBIT "B"



Proposed Fronchise Utility Easement Area=730 sq.ft.

CITY OF TROY
OAKLAND COUNTY, MICHIGAN

PROPOSED 10' WIDE FRANCHISE UTILITY EASEMENT GOLDEN VILLAS SITE CONDO

FILE: Easement Review.DGN			
SCALE	DRAWN BY	NAME GJBIII	DATE 01-26-26
HOR. 1"=80'	CHECKED BY	NAME	DATE XX-XX-XX
VER. 1"=X'		SHEET NO.	JOB NO.
G. SCOTT FINLAY, P.E. CITY ENGINEER		1OF1	22.915.3

DATE	REV.	CONTRACT NO.
		N-A

Document Prepared By
George J. Ballard III, P.S.
Land Surveyor

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Jeanette Menig, Human Resources Director
Jennifer Sloan, Deputy Human Resources Director

Subject: PA 152 — Publicly Funded Health Care

History

Public Act 152 of 2011 established limits on the amount that public employers pay toward employee medical benefit plans. Coinciding with each medical insurance plan year (the City's plan year begins April 1), we must address the alternatives and affirm the City's direction in this matter with a City Council resolution.

The alternatives are:

- Hard Cap - The hard cap limits the amount a public employer can contribute to employee health insurance costs; for plan years beginning on or after January 1, 2026 the employer cannot pay more of the annual costs for health insurance than a total amount equal to:
    - $ 7,942.09 – times the number of employees with one-person coverage
    - $ 16,609.38 – times the number of employees with two-person coverage
    - $ 21,660.30 – times the number of employees with family coverage

- 80/20 - The 80/20 option states the employer may not pay more than 80% of the total annual costs of all the medical benefit plans it offers or contributes to for its employees.

- Opt-Out - The opt-out allows the local unit of government to exercise its discretion to determine what premium share contribution is desired for their organization.

Since the inception of PA 152, the Troy City Council has voted to opt out each year.

Financial

The financial impact of each option is estimated below:

Estimated Cost Allocation by Option (2026/27 Plan Year Rates)

PA 152 Option	Employee Share	City Share	Total
Opt-Out	430,441	8,178,373	8,608,814
Hard Cap	2,550,891	6,057,923	8,608,814
80/20	1,721,763	6,887,051	8,608,814

Note that our current medical plan is self-funded; accordingly, actual costs (experience) will likely differ somewhat from illustrative rates used in the above table. Similarly, the computations are made based on our current healthcare enrollment (395 full-time employees choosing 1 person, 2 person, family enrollment or no coverage); there are always healthcare enrollment changes throughout the plan year.

While overall cost is one consideration, the impact on each individual is another. This year, the effect of PA 152 options on an individual City employee cost share would be as follows:

Annual Employee Premium Share (2026/27 Plan Year Rates)

Type of Coverage	Current 5% (Opt-Out)	Hard Cap*	80/20
1 person	$ 514	$2,340	$2,056
2 person	$1,233	$8,051	$4,932
Family	$1,543	$9,197	$6,172

* Hard Cap may be allocated alternatively

It should be noted that any option change would only affect non-union, full-time employees (currently 145 employees) until each union collective bargaining agreement expires and contribution rates can be changed for those groups. Two collective bargaining agreements are expiring this calendar year, the Troy Police Officers Association (TPOA) and the Troy Communication Supervisors Association (TCSA), the other collective bargaining agreements expire in future years and would remain at the current contribution rate until the contract expires.

A primary reason to continue to opt out of the hard cap and 80/20 option is to continue to retain City's excellent medical insurance benefits as a recruitment and retention incentive – it helps to separate us from other employers. A secondary benefit of our model is the reduced hesitation to seek treatment for health concerns since our subscribers are not burdened by high deductibles and large out-of-pocket co-pays. Lower upfront cost encourages employees to seek timely treatment and possibly avoid the dangers of delayed treatment.

At the time of this memo, pending legislation (HB 6058) could amend PA 152 and affect how public employer health care costs are regulated. We will continue to monitor, modify and apprise City Council accordingly.

Recommendation

We recommend that City Council continues to affirm the City's direction in this matter by selecting the PA 152 opt-out alternative for plan year 2026/27.

Suggested Resolution:
WHEREAS, That Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, That choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2026/27.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.8.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Two Permanent Easements, BMW Kar Wash, LLC, Sidwell #88-20-15-101-030

History

As part of the Jax Kar Wash development, located in the northwest ¼ of Section 15, south side of Long Lake, east of Livernois, the City of Troy received two permanent easements for storm sewers and sidewalks from BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

The Planning Commission granted Special Use Approval and Preliminary Site Plan Approval on May 28, 2024.

The easements were recorded on December 11, 2025, prior to City Council acceptance. Acceptance of the easements is requested to correct this procedural error.

Financial

The consideration amount on each document is $1.00.

Recommendation

City staff requests that City Council accept the attached permanent easements consistent with our policy of accepting easements for improvement and development purposes.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and sidewalks from BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

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

GIS Online



0 100 200 ft

Print Date: 2/13/2026

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.

LIBER: 60778 PAGE: 36
DOC #20250155628
RECORDED - 12/11/2025 11:04:52 AM
PAGE 1 of 4 RECORDING FEE: $ 30.00
LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40017591

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2025 DEC 10 PM 4:11

PERMANENT EASEMENT
FOR STORM SEWERS

Sidwell #88-20-15-101-030 (pt of)

BMW KAR WASH, LLC, a Michigan limited liability company, Grantor(s), whose address 28845 Telegraph Rd., Southfield, MI 48034, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grant(s) to the Grantee the non-exclusive right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

4P
E

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee within a reasonable time and in such a manner as to minimize interference with Grantor's use of the easement and adjoining land.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 26 day of ~~March~~ June A.D. 2025.

BMW KAR WASH, LLC,
a Michigan limited liability company

By _____ (L.S.)
* TODD M. GESLIND
Its: Chief Strategy Officer

[Acknowledgment on Following page]

GK - AB

88-20-15-101-030
Easement/Storm Sewers
BMW KAR WASH, LLC
Page 1 of 2

Return to Counter Customer

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 26th day of June, 2025 by Todd M Sammut Chief Strategy Officer of BMW KAR WASH, LLC, a Michigan limited liability company, on behalf of the company.

Mahi Sotiropoulos
*

MAHI SOTIROPOULOS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES AUG 28,2027
ACTING IN COUNTY OF Oakland

Notary Public, OAKLAND County, Michigan
My Commission Expires 08/28/2027
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

88-20-15-101-030
Easement/Storm Sewers
BMW KAR WASH, LLC
Page 2 of 2

EXHIBIT "A"

STORM SEWER EASEMENT

LEGAL DESCRIPTIONS:

PARENT PARCEL
ID 20-15-101-030
PER ATA NATIONAL TITLE GROUP, LLC

The Land is described as follows: Situated in the City of Troy, County of Oakland, State of Michigan

Fee Parcel
The East 250.00 feet of the West 495.20 feet of the North 269.20 feet of the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, EXCEPT the North 60.00 feet used for road purposes.

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER IN A PART OF THE NW 1/4 OF SECTION 15, T.02N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15, THENCE ALONG THE NORTH LINE OF SECTION 15, EAST 245.20 FEET; THENCE S00°00'03"E, 60.00 FEET TO THE SOUTH LINE OF E. LONG LAKE ROAD AT THE LINE COMMON TO PARCELS 20-15-101-001 AND 20-15-101-030 ; THENCE ALONG SAID LINE S00°00'03"E, 51.00 FEET TO THE POINT OF BEGINNING OF THIS 12-FOOT WIDE EASEMENT FOR STORM SEWER "A"; THENCE EAST, 40.77 FEET; THENCE S28°57'56"E, 41.07 FEET; THENCE N89°59'55"E, 189.34 FEET TO THE LINE COMMON TO PARCELS 20-15-101-031 AND 20-15-101-030; THENCE ALONG SAID LINE S00°00'03"E, 12.00 FEET; THENCE S89°59'55"W, 196.42 FEET; THENCE N28°57'56"W, 41.07 FEET; THENCE WEST, 33.70 FEET TO SAID LINE COMMON TO PARCELS 20-15-101-001 AND 20-15-101-030; THENCE ALONG SAID LINE N00°00'03"W, 12.00 FEET TO THE POINT OF BEGINNING.

Pt. 20-15-101-030

Line Table		
Line #	Direction	Length
L1	EAST	40.77'
L2	S28°57'56"E	41.07'
L3	N89°59'55"E	189.34'
L4	S00°00'03"E	12.00'
L5	S89°59'55"W	196.42'
L6	N28°57'56"W	41.07'
L7	WEST	33.70'
L8	N00°00'03"W	12.00'

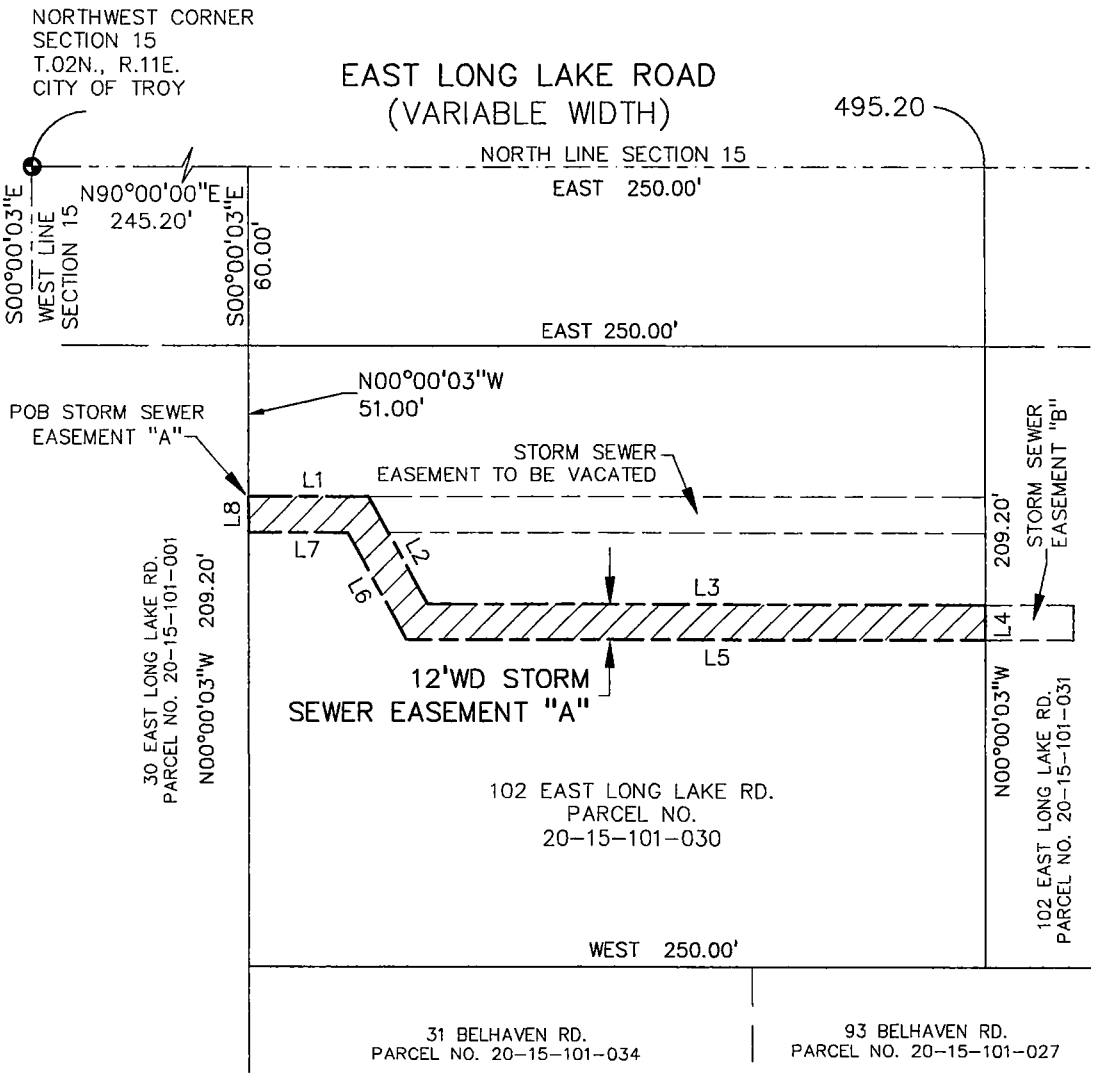
CUNNINGHAM
LIMP COMPANY
28970 CABOT DR.
NOVI, MI 48377

23-1373

PEA GROUP
t: 844.813.2949
www.peagroup.com

EXHIBIT "A"

STORM SEWER EASEMENT



SEE SHEET 2 OF 4 FOR THE LINE TABLE
OF BEARINGS AND DISTANCES.

CUNNINGHAM LIMP COMPANY
28970 CABOT DR.
NOVI, MI 48377

0 25 50
SCALE: 1" = 50'

NORTH

23-1373

PEA GROUP
t: 844.813.2949
www.peagroup.com

LIBER: 60778 PAGE: 23
DOC #20250155623
RECORDED - 12/11/2025 11:04:47 AM
PAGE 1 of 4 RECORDING FEE: $ 30.00
LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40017591

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2025 DEC 10 PM 4:05

PERMANENT EASEMENT
FOR SIDEWALKS

Sidwell #88-20-15-101-030 (pt of)

BMW KAR WASH, LLC, a Michigan limited liability company, Grantor(s), whose address 28845 Telegraph Rd., Southfield, MI 48034, for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grant(s) to the Grantee the non-exclusive right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

4P
E

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee within a reasonable time and in such a manner as to minimize interference with Grantor's use of the easement and adjoining land.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 26th day of June A.D. 2025.

BMW KAR WASH, LLC,
a Michigan limited liability company

By _____ (L.S.)
* TODD M. GESLIND
Its: Chief Strategy Officer

[Acknowledgment on Following page]

AB

88-20-15-101-030
Easement/Sidewalks
BMW KAR WASH, LLC
Page 1 of 2

Return to Counter Customer

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 26th day of June, 2025 by Todd M Gesund - Chief Strategy Officer of BMW KAR WASH, LLC, a Michigan limited liability company, on behalf of the company.

Mahi Sotiropoulos
*

MAHI SOTIROPOULOS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES AUG 28,2027
ACTING IN COUNTY OF Oakland

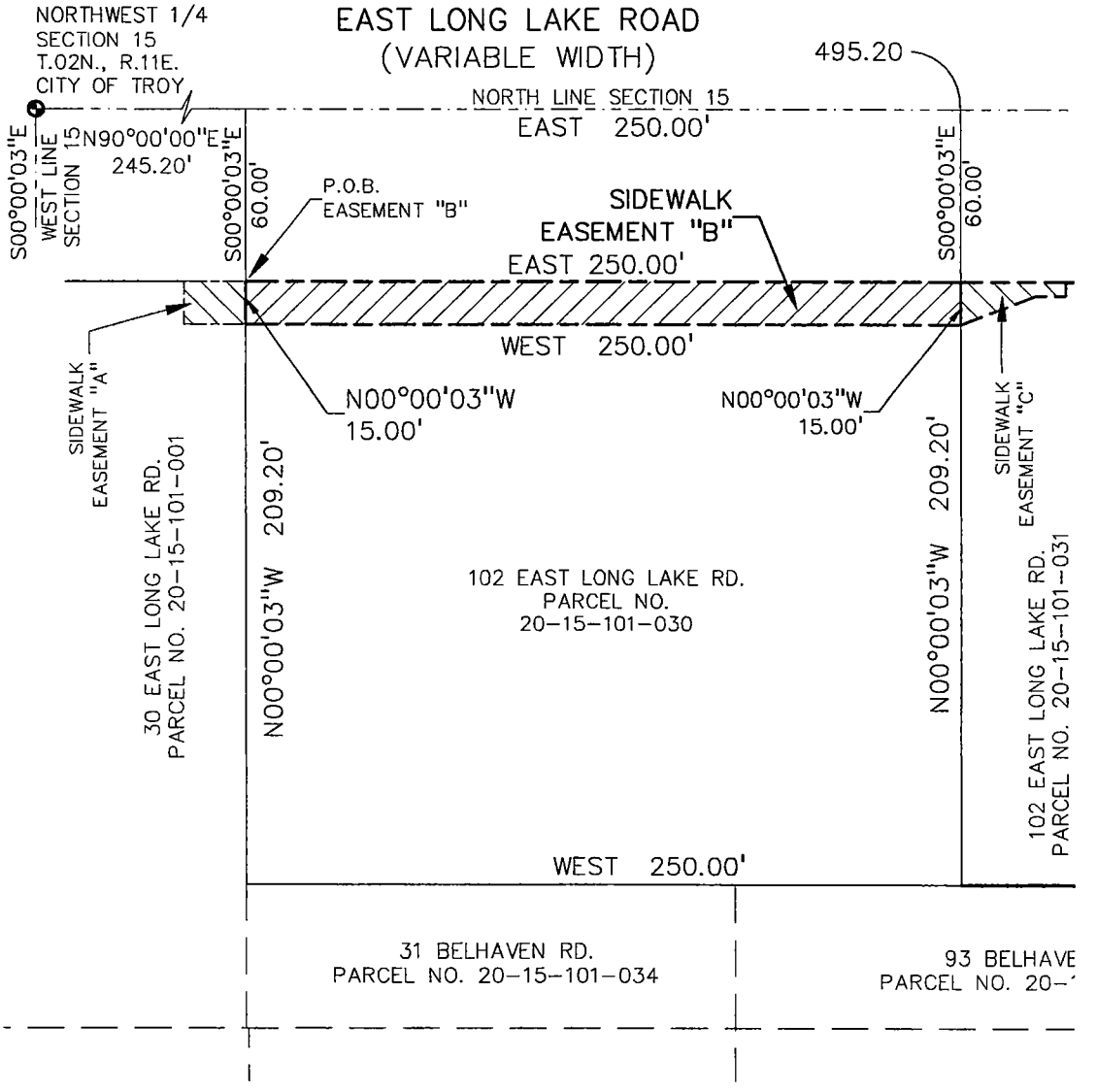
Notary Public, Oakland County, Michigan
My Commission Expires 08/28/2027
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

88-20-15-101-030
Easement/Sidewalks
BMW KAR WASH, LLC
Page 2 of 2

SIDEWALK EASEMENT "B"



CUNNINGHAM LIMP COMPANY
28970 CABOT DR.
NOVI, MI 48377

0 25 50
SCALE: 1" = 50'

NORTH

23-1373

PEA GROUP
t: 844.813.2949
www.peagroup.com

SIDEWALK EASEMENT "B"

LEGAL DESCRIPTIONS:

PARENT PARCEL
ID 20-15-101-030
PER ATA NATIONAL TITLE GROUP, LLC

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

THE EAST 250.00 FEET OF THE WEST 495.20 FEET OF THE NORTH 269.20 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, EXCEPT THE NORTH 60.00 FEET USED FOR ROAD PURPOSES.

SIDEWALK EASEMENT "B"
AN EASEMENT FOR SIDEWALK IN A PART OF THE NW 1/4 OF SECTION 15, T.02N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15, THENCE ALONG THE NORTH LINE OF SECTION 15, EAST 245.20 FEET; THENCE S00°00'03"E, 60.00 FEET TO THE SOUTH LINE OF E. LONG LAKE ROAD AT THE LINE COMMON TO PARCELS 20-15-101-001 AND 20-15-101-030 AND THE POINT OF BEGINNING OF THIS EASEMENT FOR SIDEWALK; THENCE ALONG SAID SOUTH LINE OF E. LONG LAKE ROAD EAST 250.00 FEET TO THE LINE COMMON TO PARCELS 20-15-101-030 AND 20-15-101-031; THENCE ALONG SAID COMMON LINE S00°00'03"E 15.00 FEET; THENCE WEST 250.00 FEET TO THE LINE COMMON TO PARCELS 20-15-101-030 AND 20-15-101-001; THENCE ALONG SAID COMMON LINE N00°00'03"W 15.00 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT FOR SIDEWALK.

pt. East Long Lake Rd-
No PIN

CUNNINGHAM LIMP COMPANY
28970 CABOT DR.
NOVI, MI 48377

23-1373

PEA GROUP
t: 844.813.2949
www.peagroup.com

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.9.

Date: February 19, 2026

To: Frank Nastasi, City Manager

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

Subject: Request for Acceptance of Four Permanent Easements, Northland 5455 Corporate, LLC, Sidwell #88-20-08-451-015 & 016

History

Northland 5455 Corporate, LLC has proposed Northfield Enclave, located in the southwest ¼ of Section 8, on Corporate Drive, north of Long Lake Road, west of Crooks Road. The proposed redevelopment of the 8.24 acre site will include 84 attached residential units and proposed retail along Corporate Drive.

As part of the project, the City of Troy received four permanent easements for sanitary sewers, water mains, and ingress and egress for emergency services from Northland 5455 Corporate, LLC, owner of the properties having Sidwell #88-20-08-451-015 and -016.

The City's Planning Commission recommended conditional rezoning approval on May 13, 2025. Troy City Council approved the conditional rezoning from O-District to CB and MF District at their August 11, 2025, meeting (Resolution #2025-08-102).

Financial

The consideration amount on each document is $1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easements consistent with our policy of accepting easements for development and improvement purposes.

Suggested Resolution:
RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for sanitary sewers, water mains, and ingress and egress for emergency services from Northland 5455 Corporate, LLC, owner of the properties having Sidwell #88-20-08-451-015 and -016.

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

NORTHFIELD ENCLAVE
#88-20-08-451-015 & -016



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.10.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Pete Hullinger, Fire Chief
Josh Jones, Police Chief
Sam Kalef, Communications Manager

Subject: Interlocal Agreement for the Oakland County P25 Simulcast System

---

History

In approximately 2004 Oakland County began operating and maintaining the County-wide interoperable public safety communications system. The system is used by Oakland County governmental entities and private public safety entities within Oakland County. The system is at end of life. In 2020, Oakland County began constructing and implementing the P25 Simulcast System.

The P25 Simulcast System replaces the 2004 system and is integrated with the Michigan Public Safety Communications System. The implementation of the new P25 Simulcast system requires that the City of Troy enter into the attached interlocal agreement. The new agreement will terminate the existing interlocal agreement and outline the relationship and responsibilities of the City regarding the operation, management, maintenance and repair of the P25 Simulcast System.

Recommendation

It is recommended that the Interlocal Agreement be approved as written. Approving this document will ensure that the City of Troy's emergency telecommunications continue to work properly and maintain their interoperability with Oakland County.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached Oakland County P25 Simulcast System – Interlocal Agreement between Oakland County and City of Troy.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City of Troy Mayor, Ethan D Baker, to sign the Oakland County P25 Simulcast System – Interlocal Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original

Minutes of this meeting and also retained by the Troy City Clerk.

OAKLAND COUNTY P25 SIMULCAST SYSTEM
INTERLOCAL AGREEMENT
BETWEEN
OAKLAND COUNTY AND CITY OF TROY

This Agreement ("the Agreement") is made between Oakland County, a Constitutional and Municipal Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), and the **City of Troy,** 500 W. Big Beaver Rd. Troy, MI 48084 ("Public Body"). In this Agreement the County and the Public Body may also be referred to individually as "Party" or jointly as "Parties."

INTRODUCTION/PURPOSE OF AGREEMENT.

Since approximately 2004, the County has operated and maintained a County-wide interoperable public safety communications system for use by the County and for use by governmental entities and private public safety entities located within Oakland County ("2004 System"). The County was the owner of the 2004 System. To properly operate, manage, maintain, and repair the 2004 System, the County entered into interlocal agreements with the governmental entities using the 2004 System--delineating the relationship and responsibilities of the parties. That interlocal agreement was approved by the Oakland County Board of Commissioners in Miscellaneous Resolution #05158.

The 2004 System is now end of life and since 2020, the County has been constructing and implementing a new public safety P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System. The P25 Simulcast System replaces the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

Accordingly, pursuant to the Urban Cooperation Act of 1967, 1967 PA7, MCL 124.501, *et seq*., the County and the Public Body enter into this Agreement for the purposes set forth herein. In addition, through this Agreement and the operation of the P25 Simulcast System, each Party will be better prepared to serve and to provide aid to citizens of and persons in Oakland County, Michigan.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS**. The following words and expressions used throughout this Agreement, whether used in the singular or plural, within or without quotation marks, or possessive or nonpossessive, shall be defined, read, and interpreted as follows.

1.1. **Agreement** means the terms and conditions of this Agreement, the Exhibits hereto, and any other mutually agreed to written and executed modification, amendment, or addendum.

1.2. **Public Body** means **City of Troy**, including, but not limited to, its Council, Board, any and all of its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, volunteers, and/or any such persons' successors. Public Body may be referred to as Public Agency or Agency in the System Policies.

1.3. **Claim** means any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against the County or the Public Body, or for which the County or the Public Body may become legally and/or contractually obligated to pay or defend against; whether direct, indirect or consequential; whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule or regulation, or any alleged violation of federal or state common law; whether any such claims are brought in law or equity, tort, contract, or otherwise; and/or whether commenced or threatened.

1.4. **County** means Oakland County, a Municipal and Constitutional Corporation including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.

1.5. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.

1.6. **Exhibits** mean the following exhibit(s) and their properly promulgated amendments, which are incorporated by reference into this Agreement:

1.6.1. **Exhibit A**. The System Policies.

1.7. **FCC** means the Federal Communications Commission.

1.8. **Infrastructure Equipment** means all base stations (receivers and transmitters), combiners, antennae, amplifiers, coaxial cable, generators, shelters, network switches and all associated servers and routers (Network Switching center), network connectivity, software for the operation and management of the System, consoles at public safety answering points and back-up public safety answering points, and gateways.

1.9. **Michigan Public Safety Communications System ("MPSCS")** means a statewide multicast digital radio system operated by the Michigan Department of Technology, Management, and Budget.

1.10. **Oakland County Department of Information Technology ("OCDIT")** means the County Department, which operates and manages the System.

1.11. **Oakland County P25 Simulcast System or "System"** means the County-wide interoperable 700/800 MHZ voice/data radio system, which is owned by the County and integrated with the MPSCS—including the Infrastructure and Subscriber Equipment.

1.12. **System Policies and Procedures ("System Policies")** means the Oakland County P25 Simulcast Syster User Guide and Policy Manual and any amendments thereto created by the Technical & Policy Committee and approved by the Oakland County Chief Information Officer ("OCCIO"), which shall govern the management, operation, and use of the System.

1.13. **System Technical and Policy Committee ("Technical &Policy Committee")** means the committee created pursuant to this Agreement, comprised of the individuals set forth in Section 7 and having the responsibilities set forth herein. The Technical & Policy Committee is neither a separate legal entity nor a department, division, or office of the County, but is an advisory group of subject matter experts created with the intent to provide direction, counsel, and recommendations regarding System management, operation, use and having the responsibilities listed herein. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).

1.14. **Subscriber Equipment** means mobile and portable radios and all accessories thereto, 800 MHZ pagers, control stations, and emergency responder communication enhancement systems ("ERCES"), including but not limited to, bi-directional amplifiers ("BDA"), Wireless Access Point ("WAP"), and vehicle repeater systems ("VRS").

2. **ENTITIES PERFORMING UNDER THIS AGREEMENT**. All County responsibilities and obligations set forth in this Agreement shall be performed by OCDIT. All Public Body responsibilities and obligations set forth in this Agreement shall be performed by **CITY OF TROY POLICE DEPARTMENT**. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT concerning System management, operation, and use.

3. **COUNTY RESPONSBILITIES.**

3.1. **Compliance.** The County shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.

3.2. **Access to and Disclosure of Information.** The County may access, use, and disclose to third parties information, records, and any other content to comply with the law, including but not limited to, a subpoena, court order, or Freedom of Information Act request.

3.3. **County Point of Contact.** The County Point of Contact is the County Radio Communications Supervisor or successor position. The County Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.

4. PUBLIC BODY RESPONSIBILITIES.

4.1. **Compliance.** The Public Body shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding. The Public Body shall require its employees, agents, and volunteers to comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.

4.2. **Public Body Point of Contact**. The Public Body shall designate at least one person and an alternate to be a Point of Contact. The Public Body Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. The name of Public Body Point of Contact and alternate shall be conveyed to the County Point of Contact. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.

4.3. **Facilities.** At no cost to the County, the Public Body shall provide space in buildings/facilities under the control of or owned by the Public Body to locate and house Infrastructure Equipment and Application Programming interfaces ("API") for the System. The location of this space shall be mutually agreed to by the Parties and memorialized in writing; provided that an amendment to this Agreement shall not be needed to memorialize the location of the space. The Parties may change the location at any time pursuant to this Section.

4.4. **Access.** The County, the MPSCS, and County contractors shall have 24/7 access to Public Body-owned or controlled buildings/facilities necessary to access Infrastructure Equipment and API for maintenance, repair, and replacement. The Parties acknowledge that the Infrastructure Equipment or API may be located in non-public areas and that the Public Body, at its discretion, may require the County to contact the Public Body Point of Contact prior to arrival; provided that Parties agree that in an emergency situation the County may not be able to contact the Public Body Point of Contact prior to arrival.

5. **OPERATION AND USE OF SYSTEM AND INFRASTRUCTURE EQUIPMENT**.

5.1. **System/Infrastructure Equipment Ownership.** Except for otherwise provided herein concerning Subscriber Equipment, the County is the owner of the System.

5.2. **System Licenses.** The County is the FCC license holder for all 700/800 MHZ frequencies used in the System. The County shall maintain these licenses and/or modify the licenses as required to manage, operate, and use the System.

5.3. **Public Body Use of System.** The County authorizes the Public Body to use the System according to the terms and conditions of this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the preceding.

5.4. **Legacy/Conventional Frequencies.** The Public Body shall be the FCC license holder and maintain any legacy conventional frequencies used by the Public Body, including those interfaced through the System consoles and/or gateways.

5.5. **System Maintenance and Repair.** The County shall operate, manage, maintain, and repair the Infrastructure Equipment and System in good order and consistent with industry standards, this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the proceeding.

5.6. **Insurance.** The County shall insure or self-insure the System and all County-owned Infrastructure Equipment in the manner and in the amount it deems necessary.

5.7. **Audit/Monitor of System.**

5.7.1. **Monitoring of Use of System.** The County and the County's contractors/subcontractors may monitor and audit the Public Body's use of the System and compliance with the System Policies, this Agreement, and applicable federal and state laws, regulations, and rules. The monitoring and auditing of the System may be performed periodically at the discretion of the County and at the sole expense of the County.

5.7.2. **Monitoring by MPCSC.** The MPSCS shall monitor System functionality to make sure the System is operating pursuant to this Agreement and MPSCS standards.

5.8. **Training**. The policies and procedures concerning initial and continual training regarding the use of the System will be set forth in the System Policies.

5.9. **Disclaimer of Warranties**.

5.9.1. THE SYSTEM, INFRASTRUCTURE EQUIPMENT, SUBSCRIBER EQUIPMENT, OR OTHER ITEMS, WHICH ARE PROVIDED TO PUBLIC BODY UNDER THIS AGREEMENT, ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS, “WITH ALL FAULTS.”

5.9.2. THE COUNTY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON- INFRINGEMENT.

5.9.3. THE COUNTY MAKES NO WARRANTY THAT: (I) THE SYSTEM WILL MEET PUBLIC BODY’S REQUIREMENTS OR NEEDS OR (II) THE SYSTEM WILL BE UNINTERRUPTED, TIMELY, SECURE, ACCURATE, OR ERROR-FREE.

6. **OPERATION AND USE OF SUBCRIBER EQUIPMENT**.

6.1. **Subscriber Equipment Policies/Procedures.** The policies and procedures for the purchase, operation, programming, repair, replacement, and maintenance of Subscriber Equipment will be set forth in the System Policies.

6.2. **Ownership of Subscriber Equipment.** Subscriber Equipment purchased by the County shall remain the property of the County (regardless of user). As further described and defined in the System Policies, the County shall pay for the maintenance and repair of County-owned Subscriber Equipment (regardless of user), but shall not pay for the replacement of County-owned Subscriber Equipment for whatever reason. Subscriber Equipment purchased by the Public Body shall remain the property of the Public Body and shall be maintained, repaired and replaced by the Public Body pursuant to the System Polices and at its sole cost.

6.3. **Insurance for Subscriber Equipment or Public Body Owned-Facilities.** The County shall not provide insurance for the Subscriber Equipment or Public Body-owned Facilities.

7. **SYSTEM TECHNICAL AND POLICY COMMITTTEE.**

7.1. **Creation, Composition and Appointment of Technical & Policy Committee.** The Technical & Policy Committee is created as set forth herein. The Technical & Policy Committee shall be comprised of the following individuals (“Committee Members”):

7.1.1. The County Radio Communications Supervisor or successor position and one alternate designated by the Radio Communications Supervisor;

7.1.2. The OCCIO or successor position and an alternate designated by the OCCIO.

7.1.3. One individual appointed by the Oakland County Medical Control Authority ("OCMCA") and one alternate designated by the OCMCA.

7.1.4. Three individuals appointed by the Oakland County Police Chiefs Association and three alternates designated by the Oakland County Police Chiefs Association;

7.1.5. One individual appointed by the Oakland County Sheriff and one alternate designated by the Oakland County Sheriff;

7.1.6. The Oakland County 911 Coordinator and one alternate designated by the Oakland County 911 Coordinator;

7.1.7. One individual appointed by MABAS 3202 and one alternate designated by MABAS 3202;

7.1.8. Two individuals appointed by MABAS 3201 and two alternates designated by MABAS 3201. One individual and one alternate must be from a Public Safety Department.

7.1.9. The County Public Safety Business Relationship Manager or successor position and one alternate designated by the County Public Safety Business Relationship Manager.

7.2. **Term of Committee Members/Vacancy/Replacement.**

7.2.1. Each Committee Member shall be appointed for a term of three (3) years, unless the Committee Member is appointed to fill a vacancy caused for a reason other than the expiration of a term.

7.2.2. If a Committee Member position becomes vacant, for a reason other than expiration of term, then the entity or individual that appointed such individual shall appoint an individual to fulfill the remainder of the vacating member's unexpired term within fourteen (14) Days. The designated alternate does not automatically replace the vacating member's position.

7.2.3. A Committee Member may be removed from the Technical & Policy Committee at the will of the entity or individual that appointed the Committee Member.

7.3. **Quorum/Voting.** A quorum of the Technical & Policy Committee is a majority of those in office. In order to hold a Technical & Policy Committee meeting a quorum must be present. The Policy & Technical Committee shall act and perform its responsibilities by a majority vote of the quorum present at a meeting. Committee Members shall not vote by proxy.

7.4. **Committee Responsibilities.**

7.4.1. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT regarding the management, operation, and use of the System. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).

7.4.2. The Technical & Policy Committee shall meet at least twice a year or as needed at the call of the Technical & Policy Committee Chairperson.

7.4.3. At the first meeting of the Technical & Policy Committee meeting each calendar year, the Committee shall elect a Chairperson, Vice-Chairperson, and Secretary (collectively "the Officers"). Notwithstanding any other provision, the Officers shall continue to serve in their capacities until the next Officers are elected. The Officers shall have the duties and responsibilities set forth below:

7.4.3.1. Chairperson: (1) preside over meetings; (2) set dates, times, and locations for meetings; (3) create and set meeting agendas (4) respond to correspondence received by the Technical & Policy Committee or directs the Secretary to respond, as needed; and (5) ensure Committee Member and alternate appointments are timely received and filled by their appointing bodies/individuals and names are sent to the County Point of Contact.

7.4.3.2. Vice-Chairperson: shall assume the duties of the Chairperson, if the Chairperson is absent or unavailable for any reason.

7.4.3.3. Secretary: (1) sends out meeting notices and agendas; (2) responds to correspondence as directed by Chairperson; (3) keeps records and meeting minutes and disperses records and meeting minutes to Committee Members; and (4) keeps records of Committee Member appointments and terms and advises the Chairperson of these records on a regular basis.

7.4.4. The Technical & Policy Committee shall draft the System Policies that govern the management, operation, and use of the System. The System Policies shall be approved by a quorum of the Technical & Policy Committee. The Technical & Policy Committee shall present the System Polices to the OCCIO for approval and implementation. If the OCCIO does not approve the System Policies, then the System Policies shall be returned to the Technical & Policy Committee for review and revision and then re-submitted to the OCCIO. This process shall be repeated until the OCCIO approves the System Policies. Approval by the OCCIO shall not be unreasonably withheld. After approval by the OCCIO, OCDIT shall compile and assemble the System Policies and send them to the Public

Body. Any changes or amendments to the System Policies shall be drafted, approved, and distributed in accordance with this Section.

7.4.5. The Technical & Policy Committee shall review the System Policies at least once a year to determine if changes or amendments are necessary.

8. **FINANCIAL RESPONSIBILITIES**.

8.1. The costs and fees associated with the management, operation, and use of the System, the maintenance of the Subscriber Equipment, and the repair, replacement, or purchase of the new Subscriber Equipment shall be set forth in the System Policies. The County shall invoice the Public Body the costs and fees set forth in the System Policies on a quarterly basis, based on calendar year, and the Public Body shall pay such invoice within forty-five (45) Days.

8.2. **Cost/Fee Set-Off.** In the event there are any costs or fees imposed and due to the County by the Public Body in connection with this Agreement and/or for the use, operation, or maintenance of the System, the County has the right to offset any amount past due and retain any amount of money due to the Public Body from the County equal to the past due amount, including, but not limited to, distributions from the Delinquent Tax Revolving Fund (DTRF).

8.3. **Possible Additional Services and Costs.** If the County is requested by the Public Body or is legally obligated for any reason, e.g. subpoena, court order, or Freedom of Information Act request, to search for, identify, produce or testify regarding the Public Body's records, data, or information that is stored by or possessed by the County relating to the System, then the Public Body shall reimburse the County for all reasonable costs the County incurs in searching for, identifying, producing or testifying regarding such records, data, or information. The County may waive this requirement in its sole discretion.

9. **DURATION OF INTERLOCAL AGREEMENT**.

9.1. The Agreement and any amendments hereto shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party. The approval and terms of this Agreement and any amendments hereto shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State.

9.2. This Agreement shall remain in effect until cancelled or terminated by either Party pursuant to Section 11.

10. **ASSURANCES/LIABILITY**.

10.1. **Responsibility for Claims.** Each Party shall be responsible for any Claims made against that Party by a third party and for the acts or omissions of its employees, agents, or volunteers arising under or related to this Agreement.

10.2. **Responsibility for Attorney Fees and Costs.** Except as provided in this Agreement, for any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.

10.3. **No Indemnification.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.

10.4. **Costs, Fines, and Fees for Noncompliance.** Each Party shall be solely responsible for all costs, fines, penalties, assessments, and fees associated with its acts or omissions related to this Agreement and/or for noncompliance with this Agreement.

10.5. **Governmental Function/Reservation of Rights.**

10.5.1. The Parties acknowledge that the performance of this Agreement is a governmental function, which function is to provide a public safety communications system to serve and to provide aid for the residents and persons in Oakland County, Michigan.

10.5.2. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.

10.6. **Authorization and Completion of Agreement.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

10.7. **Limitation of Liability**. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON, FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, AND/OR PUNITIVE DAMAGES ARISING OUT OF THIS AGREEMENT, REGARDLESS OF WHETHER THE OTHER PARTY HAS BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGES.

10.8. **Permits And Licenses**. Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations necessary to perform all its

responsibilities under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requesting Party.

11. **TERMINATION OR CANCELLATION OF AGREEMENT**.

11.1. The Public Body may terminate or cancel this Agreement for any reason upon sixty (60) Days written notice to the County. Within Sixty (60) Days of termination or cancellation of this Agreement, the Public Body must return all Subscriber Equipment (not purchased by the Public Body), all consoles, all control stations, all consolettes, and all ancillary appurtenances to such equipment to the County.

11.2. If Public Body breaches this Agreement, upon sixty (60) Days written notice to the Public Body, the County may terminate or cancel this Agreement upon recommendation by the Technical & Policy Committee, or if in the opinion of the County the System is no longer operational.

11.3. The Interlocal Agreement governing the 2004 System shall terminate upon full execution of this Agreement and this Agreement shall govern the operation and management of the System.

12. **SUSPENSION OF SERVICES**. County, through the OCCIO and upon recommendation of the Technical & Policy Committee, may immediately suspend Public Body's use of the System for any of the following reasons: (i) requests by law enforcement or other governmental agencies; (ii) engagement by Public Body in fraudulent or illegal activities relating to use of this System; (iii) breach of the terms and conditions of this Agreement; or (iv) unexpected technical or security issues. The right to suspend Services is in addition to the right to terminate or cancel this Agreement according to the provisions in Section 11. County shall not incur any penalty, expense or liability if the Public Body's use of the System is suspended under this Section.

13. **NO THIRD PARTY BENEFICIARIES**. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right, in favor of any other person or entity.

14. **DISCRIMINATION**. The Parties shall not discriminate against their employees, agents, applicants for employment, or another persons or entities with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.

15. **FORCE MAJEURE**. Each Party shall be excused from any obligations under this Agreement during the time and to the extent that a Party is prevented from performing due to causes beyond such Party's control, including, but not limited to, an act of God, war, acts of government (other than the Parties'), fire, strike, labor disputes, civil disturbances, reduction of power source, or any other circumstances

beyond the reasonable control of the affected Party. Reasonable notice shall be given to the affected Party of any such event.

16. **DELEGATION/SUBCONTRACT/ASSIGNMENT**. The Public Body shall not delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the County.

17. **NO IMPLIED WAIVER**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently effect its right to require strict performance of this Agreement.

18. **SEVERABILITY**. If a court of competent jurisdiction finds a term, or condition, of this Agreement to be illegal or invalid, then the term, or condition, shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

19. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural number, any reference to the male, female, or neuter genders, and any possessive or nonpossessive use in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.

20. **NOTICES**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (1) the date of actual receipt; (2) the next business day when notice is sent express delivery service or personal delivery; or (3) three days after mailing first class or certified U.S. mail.

    20.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Department of Information Technology, **Radio Communications Supervisor**, 1200 North Telegraph Road, Building #49 West, Pontiac, Michigan, 48341 and Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph, Pontiac, Michigan 48341.

    20.2. If Notice is sent to the Public Body, it shall be addressed to: City of Troy, Troy City Clerk, 500 West Big Beaver Road, Troy, Michigan, 48084 and City of Troy Police Chief, 500 West Big Beaver Road, Troy, Michigan, 48084.

20.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

21. **DISPUTE RESOLUTION**. All disputes relating to the execution, interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties must first be submitted to the OCCIO and Public Body's Chief of Police. The OCCIO and Public Body's Chief of Police or his/her designee shall promptly meet and confer in an effort to resolve such dispute. If they cannot resolve the dispute in ten (10) business days, the dispute shall be submitted to the chief executive officials of each Party or their designees. The chief executive officials or their designees shall meet promptly and confer in an effort to resolve such dispute.

22. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.

23. **AGREEMENT MODIFICATIONS OR AMENDMENTS**. Any modifications, amendments, recessions, waivers, or releases to this Agreement must be in writing and agreed to by both Parties. Unless otherwise agreed, the modification, amendment, recession, waiver, or release shall be signed by the same persons who signed the Agreement or other persons as authorized by the Parties' governing body.

24. **SURVIVAL OF TERMS.** The following terms and conditions shall survive and continue in full force beyond the termination or cancellation of this Agreement (or any part thereof) until the terms and conditions are fully satisfied or expire by their nature: Definitions (Section 1); Disclaimer of Warranties (Section 5.9); Assurances/Liability (Section 10); and Dispute Resolution (Section 21).

25. **ENTIRE AGREEMENT**. This Agreement represents the entire Agreement and understanding between the Parties. This Agreement supersedes all other oral or written Agreements between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.

26. **COUNTERPARTS**. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

27. **AUTHORIZATION.** The Parties certify and warrant that their respective signatories have the requisite authority to execute and bind them to this Agreement and the duties and responsibilities contained herein.

IN WITNESS WHEREOF, _____ acknowledges that he/she has been authorized by resolution of the_____, to execute this Agreement on behalf of the Public Body and accepts and binds the Public Body to the terms and conditions of this Agreement.

EXECUTED: _____ DATE:_____

WITNESSED:_____ DATE:_____

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, acknowledges he has been authorized by resolution of the Oakland County Board of Commissioners, to execute this Agreement on behalf of Oakland County and accepts and binds the Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
David T. Woodward, Chairperson
Oakland County Board of Commissioners

WITNESSED:_____ DATE:_____

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.11.

Date: February 19, 2026

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney

Subject: Troy v. Troy Landmark Properties Proposed Consent Judgment

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As part of the Rochester Road Improvement Project, the City needed to acquire 10,560 feet of right of way (ROW) and a 3,960 square foot utility easement from property owned by Troy Landmark Properties, LLC, which is located at 4755 Rochester Road and is currently used and occupied by Versatube. Before initiating a condemnation action, the City tried to obtain the needed property by offering the property owners the value as determined by our independent appraiser, Michael Kurschat. Since these negotiations were unsuccessful, the City filed a condemnation in Oakland County Circuit Court, where the City was able to secure title to the property it needed, and paid the appraiser's valuation to the property owners. The condemnation process allows the property owners to request additional compensation for their property, as determined by a jury.

Our appraiser's value ($95,246) differed from the values determined by the appraiser hired by the property owners, David Burgoyne ($391,000). The parties have negotiated a proposed settlement that would value the property at $200,000. As required by Michigan condemnation law, the City is also required to pay attorney fees, costs and interest to the property owners. This settlement is detailed in the attached proposed consent judgment.

We recommend approval of the consent judgment. If we were to proceed to jury trial, we would incur additional costs and attorney fees. Also, there is a risk that a jury could agree with the appraiser hired by the property owners. The majority of the condemnation settlement will be paid with federal funds, since the Rochester Road project is a federally funded project. Payment would come from General Ledger Account Number 401.449.202.989.022065.

Please let us know if you have any questions concerning this matter.

Suggested Resolution:
RESOLVED, That the City of Troy City Council **APPROVES** the proposed Consent Judgment in the City of Troy v Troy Landmark Properties, LLC, condemnation case, Oakland County Circuit Court case number 2025-213610 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.

STATE OF MICHIGAN

IN THE OAKLAND COUNTY CIRCUIT COURT

CITY OF TROY,

Plaintiff,

v.

TROY LANDMARK PROPERTIES, LLC; ET AL.,

Defendants.

Case No. 25-213610-CC
Hon. Daniel P. O'Brien

Lori Grigg Bluhm (P46908)
Allan T. Motzny (P37580)
CITY OF TROY
500 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3320
Attorneys for Plaintiff

Jerome P. Pesick (P29039)
Jason C. Long (P59244)
WILLIAMS WILLIAMS RATTNER & PLUNKETT, PC
380 N. Old Woodward Ave., Ste. 300
Birmingham, MI 48009
(248) 642-0333
Attorneys for Defendant Troy Landmark Properties, LLC

Consent Judgment

At a session of the Oakland County Circuit Court,

held on _____
Present: Hon. Daniel P. O'Brien

This matter is before the Court on the parties' Stipulation, set forth below. The Court is advised that the parties have reached an agreement on all disputes remaining in this action and request that the Court enter this Consent Judgment to memorialize and implement the parties' agreement. The Court being so advised, and based on the case file and applicable law, therefore **ORDERS** and **ADJUDGES** as follows:

1. Plaintiff shall pay final just compensation to Defendant Troy Land Mark Properties, LLC ("Defendant"), for the property interests that Plaintiff acquired identified in the Complaint for Acquisition of Property, in the total amount of $200,000 (the "Final Compensation"). The Final

Compensation includes the amount that Plaintiff previously paid as estimated just compensation pursuant to this Court's April 30, 2025 Order, which equaled $95,205. Accordingly, there is an increase in compensation to Defendant equaling $104,795 (the "Increased Compensation").

2. Plaintiff shall pay interest on the Increased Compensation as required under the Uniform Condemnation Procedures Act, MCL 213.51 *et seq*. (the "UCPA"), through the date of payment (the "Interest").

3. Plaintiff shall pay reimbursements to Defendant as provided under the UCPA for (a) expert appraisal costs in the amount of $15,000 (the "Appraisal Reimbursement"), and (b) attorney fees in the total amount of (i) $34,931.66 plus (ii) an amount equal to one-third of the Interest (the "Attorney Fee Reimbursement").

4. Plaintiff shall pay the Increased Compensation, the Interest, and the Appraisal Reimbursement by delivering a check payable to Troy Land Mark Properties, LLC. Plaintiff shall pay the Attorney Fee Reimbursement by delivering a check payable to WWRP, PC. These checks shall be delivered to Defendant's attorneys in a manner to be agreed by Plaintiff and Defendant.

5. The provisions of the Court's Order dated April 30, 2025 pertaining to Plaintiff's acquisition and possession of the property interests identified in the Complaint for Acquisition of Property are incorporated into this Consent Judgment by reference.

6. This is a **FINAL ORDER** that resolves the last pending claim and closes this case.

_____

Hon. Daniel P. O'Brien
Judge, Oakland County Circuit Court

The parties' Stipulation is provided on the following page.

Stipulation

We agree and stipulate to entry of the foregoing Consent Judgment.

Allan T. Motzny (P37580) Attorney for Plaintiff	Jason C. Long (P59244) Attorney for Defendant

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

K.1.a.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Courtney Flynn, Communications Director

Subject: Announcement of Public Hearing for March 2, 2026 to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project

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Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the Reprogramming of CDBG funds. For Program Year 2024 the City of Troy has estimated unexpended funds of $67,949, which must be expended or relinquished.

The City of Troy seeks to utilize Community Development Block Grant Funds to undertake the following improvements at Boulan Park, 3671 Crooks Road:

1. **Inclusive Play Structure**:
   - Reconstruction: Design and build a new play structure that accommodates children of all abilities, ensuring that all kids can participate in active play.
   - Accessibility Features: Install ramps and equipment that meet current ADA guidelines, promoting engagement for children using wheelchairs or other mobility devices.
     The construction of the inclusive play area is a multi-phase project as funds become available. The reprogrammed funds will allow the continued expansion of the area to meet the most current inclusive play standards.

Recommendation

It is recommended that City Council authorize a public hearing for Monday, March 2, 2026 at 7:30 pm or as soon thereafter as the agenda will permit for the purpose of hearing public comments on the reprogramming of Program Year 2024 unexpended funds of $67,949. These funds will be transferred to the ongoing Boulan Park Inclusive Play Structure Project.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

K.1.b.

Date: February 19, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCE PUBLIC HEARING (MARCH 2, 2026) – CONDITIONAL REZONING – (JPCR2025-009) – Proposed Troy Trail North, East side of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District.

The applicant Tableau by Mondrian seeks conditional rezoning of a 33.9-acre former church site. The applicant intends to construct 156 residential units comprised of three different housing types: 63 single family homes, 37 townhomes and 56 stacked flats. The attached report prepared for the November 11, 2025 Planning Commission Regular meeting summarizes the application.

The applicant has voluntarily offered to restrict uses on the property to the following:

1. The Preliminary Site Plan is approved as presented.
2. The Preliminary Landscape Plan is approved as presented.
3. The total number of units within the property proposed to be rezoned shall not exceed 156.
4. The maximum height of all units shall not exceed 2.5 stories and/or 30 feet.
5. Maximum % of Lot Area Covered by Buildings will be 30%.
6. Building Materials shall be a mix of brick, asphalt shingles, metal accents and plank siding with a variety of color palates and durable low-maintenance materials.
7. All units shall have a garage.
8. The proposed development will include 24% of the site area as open space.
9. A 5.3 acre community park will be conveyed to the City of Troy. The park will include a playground and trail installed by the developer, a donation valued between land and equipment at approximately $2,000,000. The City of Troy to maintain the park in perpetuity after initial installation.

City Council is the approval body for conditional rezoning applications, following a Planning Commission recommendation. The Planning Commission held a public hearing on this item on November 11, 2025 and recommended approval of the request by a vote of 8-1. A public hearing is scheduled for this item on March 2, 2026.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman for November 11, 2025 Planning Commission meeting
3. Minutes from November 11, 2025 Planning Commission Regular meeting (excerpt)
4. Preliminary Site Plan

GIS Online

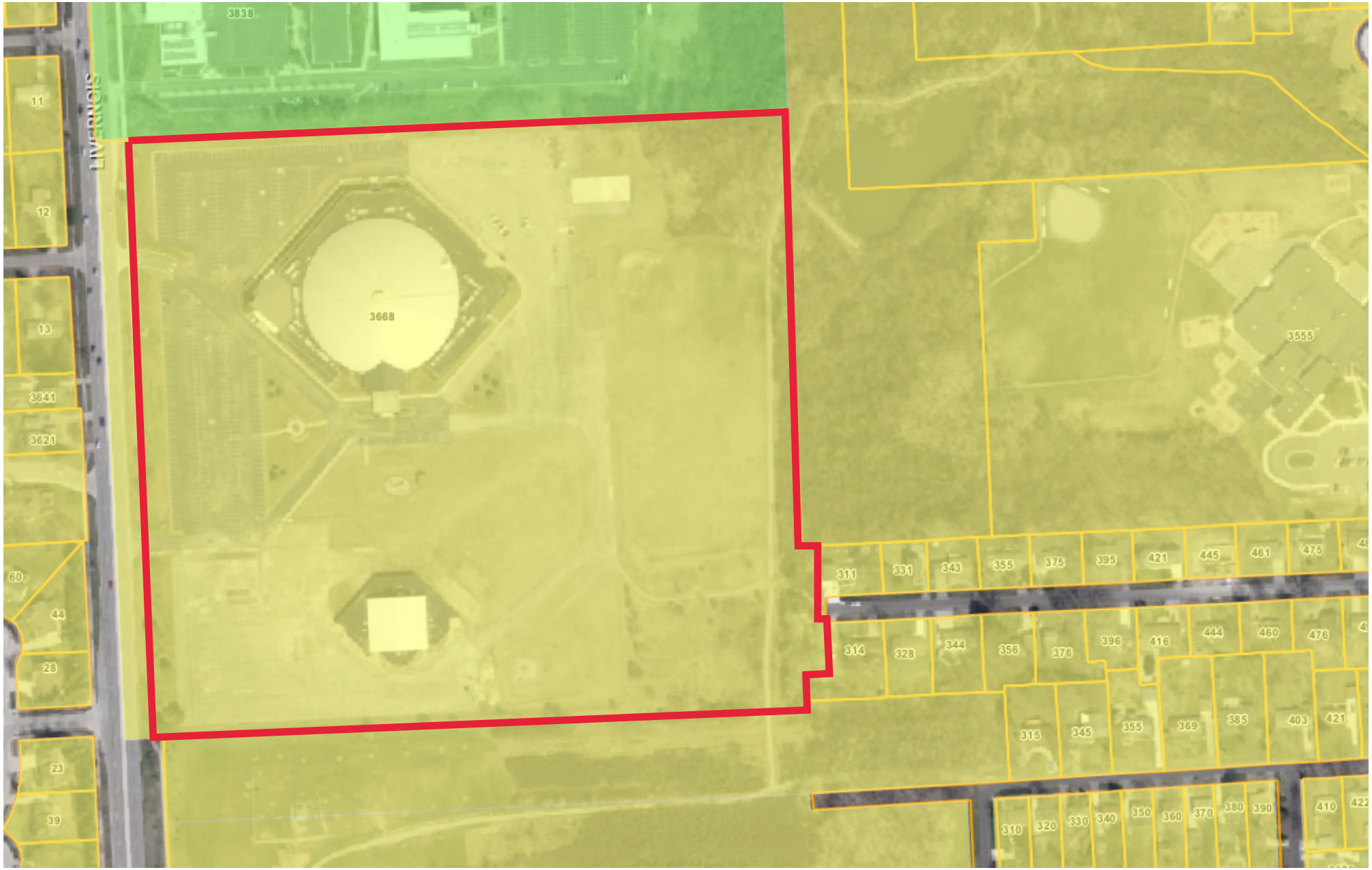


0 400 800 ft

Print Date: 11/3/2025

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.

GIS Online



0 400 800 ft

Print Date: 11/3/2025

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.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 5, 2025
September 9, 2025
October 14, 2025

Conditional Rezoning and Preliminary Site Plan Approval Review
For
City of Troy, Michigan

Applicant: Joe Maniaci, Tableau by Mondrian

Project Name: Troy Trails North

Plan Date: October 2, 2024

Location: 3668 Livernois (east side of Livernois, north of Big Beaver, south of Wattles)

Zoning: R1-C, One Family Residential

Proposed Zoning: RT, One Family Attached

Action Requested: Conditional Rezoning and Preliminary Site Plan Recommendation

PROJECT SUMMARY

A Conditional Rezoning and Preliminary Site Plan application was submitted to construct a 156-unit residential project. The project includes three different housing products:

- Sixty-three (63) single family residential lots
- Thirty-seven (37) townhomes
- Fifty-six (56) stacked flats

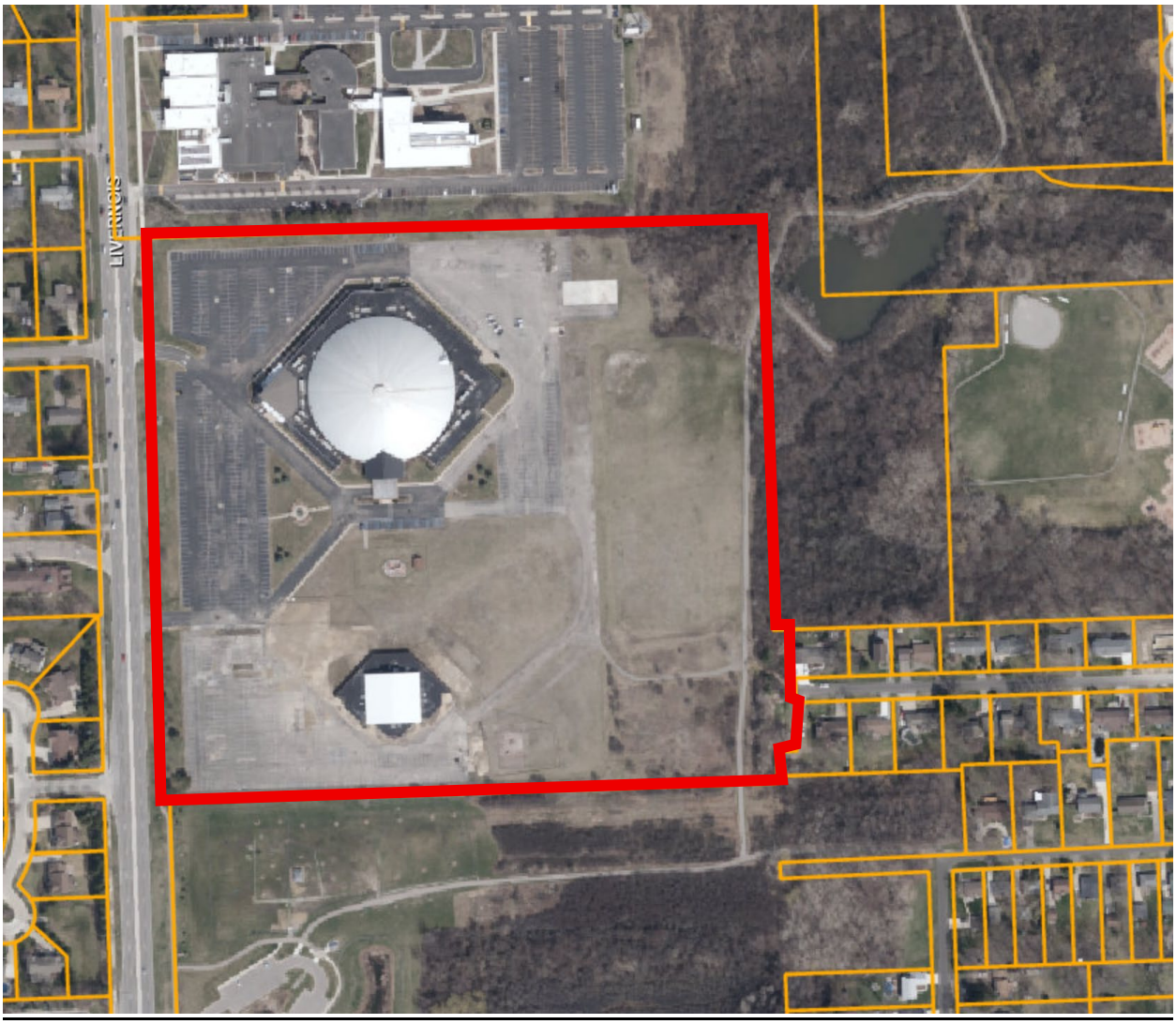
The 33.9-acre site is the current site of the Motor City church. The applicant proposes to demolish the two (2) buildings on site and redevelop the site. The eastern portion of the site is

located in the floodplain. The applicant proposes to cut and fill in the floodplain, and improve with a community park and trail access.

The proposed project requires a conditional rezoning and preliminary site plan review. The subject site is currently zoned R-1C, One Family residential. The applicant proposes to rezone entire site to RT, One Family Attached to build single-family homes, townhomes, and and apartments. All forms of housing are permitted uses in the RT, One Family Attached zoning district.

Site amenities include improving access to the trail and a community park along the trial.

Location of Subject Site:



Current Zoning
R-1E, One Family Residential

Proposed Zoning:
RT, One-family Attached

Current Use of Subject Property:
Place of Worship and Private School

Proposed Uses of Subject Property:
Residential

Surrounding Property Details:

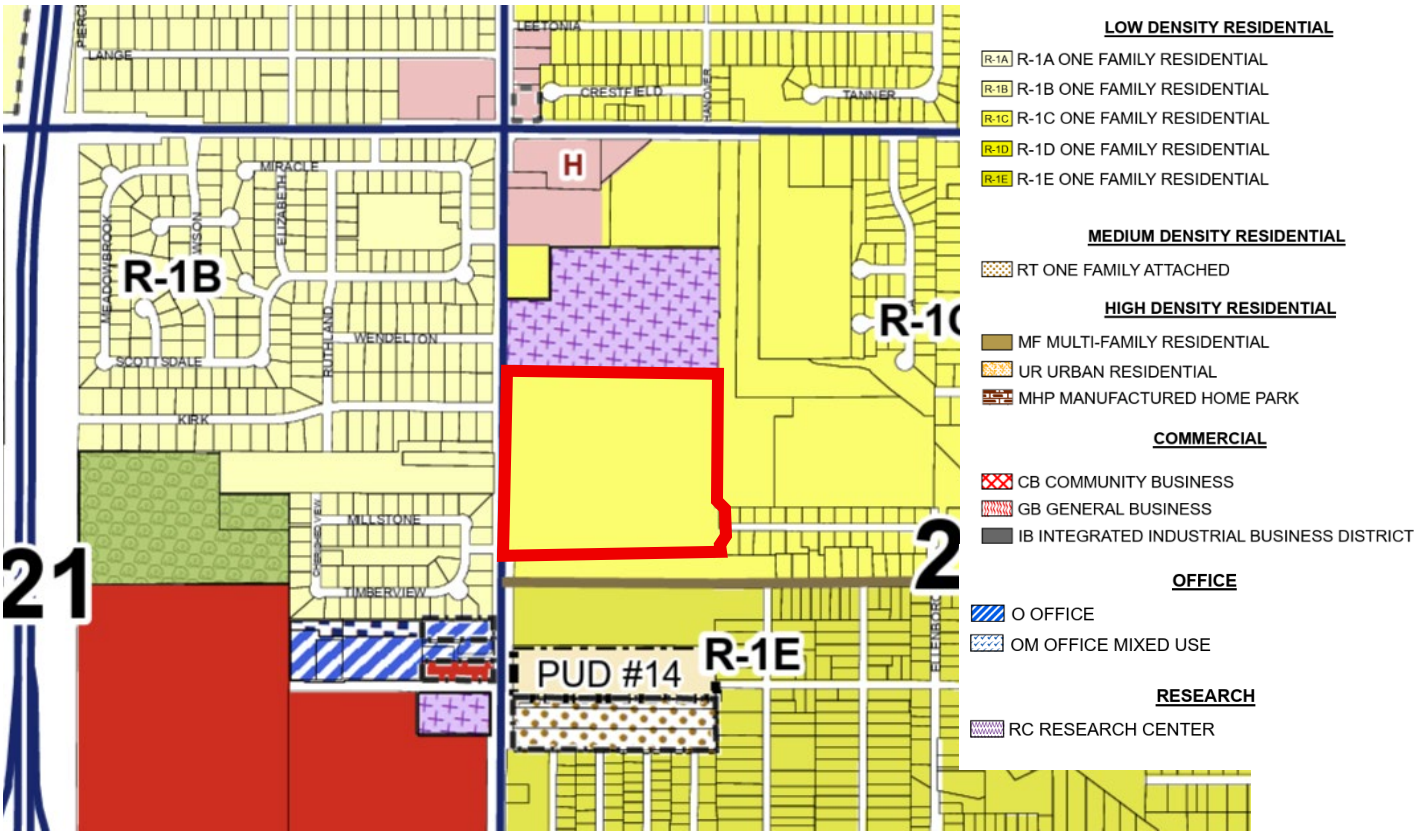
Direction	Zoning	Use
North	CF, Community Facility	Walsh College
South	R-1E, One Family Residential	City Dog Park
East	R1-C, One Family Residential	Vacant and One Family Residential
West	R1-B, One Family Residential	Place of Worship and One Family Residential

CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

1. *The Preliminary Site Plan is approved as presented.*
2. *The Preliminary Landscape Plan is approved as presented.*
3. *The total number of units within the property proposed to be rezoned shall not exceed 156.*
4. *The maximum height of all units shall not exceed 2.5 stories and/or 30 feet.*
5. *Maximum % of Lot Area Covered by Buildings will be 30%.*
6. *Building Materials shall be a mix of brick, asphalt shingles, metal accents, and plank siding with a variety of color palettes and durable low-maintenance materials.*
7. *All units shall have a garage.*
8. *The proposed development will include 24% of the site area as open space.*
9. *A 5.3-acre community park will be conveyed to the City of Troy. The park will include a playground and trail installed by the developer, a donation valued between land and equipment at approximately $2,000,000. The City of Troy to maintain park in perpetuity after initial installation.*

ZONING



The subject site is zoned R-1C, One Family-Residential. There are a variety of zoning districts around the subject site and in the general proximity including R-1C One-Family Residential, R-1B One-Family Residential, CF Community Facility, PUD, Neighborhood Node, and O Office. There is RT One-family Residential zoning four (4) parcels to the south.

Uses in the immediate area are a mix including single-family residential, community facility (Walsh College), public park, office, and commercial.

MASTER PLAN

The future land use map identifies the site as Single-Family Residential:



The predominant land use in the City of Troy is single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas. The single family areas of the City are arranged around Social Neighborhoods. Social Neighborhoods are unique, self-contained areas bounded by Troy's main thoroughfares. They are mostly single-family areas centered on community elements like schools or parks. -Page 88

Approximately 75% of the development's land area is dedicated to single-family residential use, which clearly aligns with the Master Plan. The remaining 25% is planned for a mix of multiple-family and attached single-family housing. The inclusion of a range of housing types is consistent with the Master Plan's single-family designation, provided such housing is contextually appropriate, thoughtfully integrated with the single-family areas, and functions effectively as a transitional buffer to more intensive land uses. Additionally, Chapter 8 of the Master Plan identifies a community need for greater housing diversity, further supporting this approach:

A diverse mix of housing types is essential to meeting the needs of current residents, while attracting new households to the community. The City of Troy is a leader in the Knowledge Economy and should continue to meet the needs of this young, ambitious workforce by providing desirable entry level housing options. The City is also a leader in public education, recreation amenities, and community services; such quality of life factors make Troy an attractive community for families and empty nesters. Housing diversity provides a mixture of housing options that allows people with different housing needs to be able to live in Troy and remain when their needs change. This requires a diversity of housing types at a range of price points, available to rent or own. -Page 75

Overall, we find that the applicant has successfully integrated a mix of housing types that not only enhances housing diversity but also serves as a transitional buffer between the proposed single-family residential area and Walsh College to the north. The development includes three distinct housing types, offering a variety of options that can appeal to a broad spectrum of existing and future Troy residents.

NATURAL FEATURES

Topography: A topographic survey has been provided on Sheet P-1.0. The site is generally flat towards Livernois, however the rear of the site slopes towards the wetland and floodplain.

Wetlands: The applicant has submitted a wetland delineation, which indicates that two wetlands are likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). We note that wetland delineation is from 2021 and should be updated as wetlands may have expanded or contracted in that time.

Floodplain: The site is located within a flood zone. Impacts to be reviewed by City Engineer.

Woodlands: A tree survey and plan was provided on sheets LS-9 and 10.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	0 inches	0 inches
Woodland	85 inches	42.5 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Total	**42.5 inches required for replacement.**	

Items to be Addressed: *Provide updated wetland delineation*

SITE ARRANGEMENT

The applicant proposes a 156-unit residential project. The project includes three different housing products:

- Sixty-three (63) single family residential lots
- Thirty-seven (37) townhomes
- Fifty-six (56) stacked flats

The 33.9-acre site is the current site of the Motor City church. The applicant proposes to demolish the two (2) buildings on site and redevelop the site. The eastern portion of the site is located in the floodplain. The applicant proposes to cut and fill in the floodplain, and improve trail access.

Approximately 75% of the site, 40% of the total units, is devoted to single family residential. The

remaining 25% of the site is devoted to attached single family residential (townhomes) and multiple family stacked flats. Both the single-family and multiple-family portions of the development have access points from Livernois, and are also connected internally through a shared roadway, promoting circulation and connectivity within the site.

The development includes internal sidewalk connections, connections to the existing sidewalk on Livernois, and access to the Troy Trail. Approximately 5.3 acres of the site is being dedicated as a community park. The park is being dedicated to the City to maintain.

Site Layout Concerns

- Townhome Cluster (Units 28–37): We have concerns regarding the placement of townhomes 28–37 as an "island" surrounded by stacked flats. We recommend rearranging the layout so that either these townhomes are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats. This adjustment would create a more cohesive neighborhood pattern and improve compatibility of housing types.

- Livernois Frontage (Units 1–8 and 41–48): Units 1–8 and 41–48 of the stacked flats currently present their side elevations—with garage door–dominated façades—toward Livernois. We strongly encourage site modifications to orient the front façades of these buildings to Livernois, rather than the garage-dominated sides. This adjustment would enhance the project's street presence and align with the City's goals for an active, pedestrian-friendly corridor.

Items to be Addressed: *1). Reorient Building 1-8 and 41-48 of the Stacked Flats so that they fronts on Livernois rather than portrays a garage door dominated façade; and 2). Rearrange the layout so that either townhomes 28-37 are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats.*

AREA, WIDTH, HEIGHT, SETBACKS

Dimensional standards of RT, One Family Attached are set forth in Section 4.07:

	Required	Provided	Compliance
RT, Residential Attached			
Front Setback	25 feet	25 feet	Complies
Front Setback adjacent to Major Arterial (Livernois)	50 feet	50 feet	Complies

Side Setbacks	5 single / 15 total feet	5 single / 15 total feet	Complies
Rear Setback	35 feet	35 feet	Complies
Maximum Building Lot Coverage	30%	20.5%	Complies
Maximum Building Height	2.5 stories/ 30 feet	2 stories, 28 feet	Complies
Maximum Density	5,000 sq/ft per unit	9,475 sq/ft per unit	Complies

We note that while the RT District requires a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet, the applicant is proposing single-family lots with a minimum width of 60 feet and a minimum lot area of 6,600 square feet. This exceeds the district's minimum standards and would result in larger single-family lots than required.

Items to be Addressed: *None*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Multiple-Family Residential			
1 space per each efficiency dwelling unit 2 spaces per each dwelling unit	8 units per building = 16 spaces per building	12 garage spaces + 4 striped spaces in driveways	Complies
Townhomes			

2 spaces per each dwelling unit	2 spaces per unit	2 spaces per unit	Complies
Single Family			
2 spaces per each dwelling unit	2 spaces per unit	2 spaces per unit	Complies

The applicant notes that on-street parking is provided around the site.

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION

Vehicular Access:

Both the single-family and multiple-family portions of the development have access points from Livernois, and are also connected internally through a shared roadway, promoting circulation and connectivity within the site.

Pedestrian Circulation:

The development includes internal sidewalk connections, connects to the existing sidewalk on Livernois, and access to the Troy Trail.

Items to be Addressed: *None.*

LANDSCAPING

A landscaping plan has been provided on Sheet L-1.0. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Greenbelt Landscaping			
Livernois: 1 deciduous tree per 30 lineal feet of street frontage	1,057/30 = 35	53 trees (45 new; 8 existing)	Complies
Interior Landscaping			

1 deciduous tree per 50 lineal feet of street frontage	9,023/50 = 181 trees	187 trees	Complies
Screening Between Uses (Interior – Single Family and Stacked Flats)			
Retail to Residential: 1 large evergreen tree per 10 lineal feet OR 1 large evergreen tree per 10 lineal feet + 1 narrow evergreen tree per 5 lineal feet	Interior Screening: 560 lineal feet = 56 trees	36 trees	Does not comply
Retail to Residential: 1 large evergreen tree per 10 lineal feet OR 1 large evergreen tree per 10 lineal feet + 1 narrow evergreen tree per 5 lineal feet	Interior Screening: 370 lineal feet = 37 trees	27 trees	Does not comply
Overall Site Landscaping			
A minimum of 20% of the site area shall be comprised of landscape material	20%	20.0%	Complies

Screening

As set forth in Table 13.02-B, Landscape Screening Schedule, landscape screening is required between single-family detached uses and two-family or multi-family residential uses. The table does not waive this requirement when mixed housing types are located within the same development. Therefore, the applicant is required to provide landscape screening between the single-family portion and the multi-family portion of the site. While the applicant has included some screening, the plan does not meet the full amount required by the ordinance.

Trash Arrangement and Screening:

There will be no exterior trash containers for the residential units. Personal trash and recycling containers will be stored in each unit's garage and placed at the curb on the designated collection day.

***Items to be Addressed**: Provide required screening between onsite single-family and stacked flats.*

PHOTOMETRICS

The applicant has provided a photometric plan. The applicant proposes five (5) bollard/pole light and the remainder are building lights. All lighting requirements have been met.

***Items to be Addressed:** none*

FLOOR PLAN AND ELEVATIONS

Materials:

Townhomes & Single-Family Homes – Exterior Materials

1. Siding
   - Fiber cement lap siding: Used extensively as the primary wall finish.
   - Vertical fiber cement board and batten: Used in accent areas to provide material variation and visual interest.
2. Masonry
   - Brick or stone veneer wainscoting: Applied at the base of buildings for enhanced durability and design variety.
3. Trim and Accents
   - Trim boards and fascia: Painted to contrast or complement siding, emphasizing roof lines and building articulation.
   - Shutters and window trim: In some elevations to enhance façade depth and break up wall massing.
4. Roofs
   - Asphalt shingles: Composition shingles in neutral tones, likely dimensional shingles for aesthetic quality.
   - Gabled roof forms: Dominant form with varying pitches, overhangs, and returns.
5. Windows and Doors
   - Vinyl windows with divided light patterns (especially on front façades).
   - Front doors: Often feature sidelights or transom windows; some units include porch or stoop canopies.
6. Garage Doors
   - Paneled and architecturally coordinated with overall façade design.

Stacked Flats – Exterior Materials & Design Features

1. Siding
    - Horizontal lap siding (likely fiber cement) is the dominant wall finish.
    - Vertical board and batten siding is used at key accent areas to visually break up the massing.
    - Shingle-style siding panels appear in gable ends and select vertical bays for texture contrast.
2. Masonry
    - Stone veneer or brick wainscoting is applied at the ground level, typically around building bases and stair enclosures for both aesthetic strength and durability.
3. Trim and Architectural Detailing
    - Painted trim boards are used to outline windows, doors, and cornices.
    - Balconies feature metal railings (dark-colored), adding contrast and functional outdoor space.
    - Decorative brackets and horizontal banding help define floor levels and reduce perceived building height.
4. Roof Forms
    - Varied rooflines including front-facing gables, dormer-style elements, and overhanging eaves.
    - Architectural asphalt shingles in dark tones are the primary roofing material.
5. Entrances & Windows
    - Main entrances are covered by shed-style or gabled awnings supported by columns or brackets.
    - Double-hung and picture windows with grilles are arranged symmetrically to maintain rhythm and scale.
    - Recessed balconies or projecting decks are integrated into upper stories to provide private outdoor areas and façade articulation.

Architecture Program:

1. Single-Family Detached Homes
    - Traditional neighborhood-style homes
    - Variety of elevations and rooflines to create visual diversity
    - Typically front-loaded with attached garages
2. Townhomes
    - Attached two- and three-story homes
    - Varied facades within each building group to avoid monotony
    - Each unit has an individual entry and garage
3. Stacked Flats
    - Multi-unit residential buildings with vertically stacked flat-style units
    - Includes individual balconies, stairwells, and articulated façades

Color

Renderings indicate a neutral earth-tone palette (beiges, taupes, greys, and off-whites) with darker roofing materials and occasional bolder trim or accent color (e.g., black or deep brown).

Items to be Addressed: *1). Provide color rendering of side and rear (garage) elevations; and 2). Provide 3-D modeling of the site in context.*

CONDITIONAL REZONING STANDARDS

As set forth in section 16.04.C.3, Standards for Approval, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
2. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
    a. A change in City policy since the Master Plan was adopted.
    b. A change in conditions since the Master Plan was adopted.
    c. An error in the Master Plan.
3. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
4. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
5. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

<u>Section 8.06 outlines Site Plan Review Design Standards.</u>

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
    c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
    b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
    c. *Develop buildings with creativity that includes balanced compositions and forms.*
    d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
    e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
    f. *Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

3. *Enhance the character, environment and safety for pedestrians and motorists.*
    a. *Provide elements that define the street and the pedestrian realm.*
    b. *Create a connection between the public right of way and ground floor activities.*
    c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
    d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
    e. *Improve safety for pedestrians through site design measures.*

SUMMARY

We recommend that the Planning Commission hold a public hearing, consider public comments, and discuss the following items with the applicant:

1. *Compliance with Section 16.04.C.3 Conditional Rezoning Standards*
2. *Compliance with Section 18.06 Site Plan Standards*
3. *Layout and orientation:*
    a) *Provide color rendering of side and rear (garage) elevations.*
    b) *Provide 3-D modeling of the site in context.*
    c) *Reorient Building 1-8 and 41-48 of the Stacked Flats so that they fronts on Livernois rather than portrays a garage door dominated façade.*
    d) *Rearrange the layout so that either townhomes 28-37 are located adjacent to or clustered with the other townhome buildings or there is more even distribution of townhomes with stacked flats.*

If the Planning Commission recommends approval the following design considerations should be conditions of approval:

1. *Provide required screening between onsite single-family and stacked flats.*
2. *Provide wetland delineation.*

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
President

CONDITIONAL REZONING APPROVAL

5. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (JPCR2025-009) – Proposed Troy Trail North, East of Livernois and North of Big Beaver (PIN 88-20-22-101-034), Section 22, From R-1C (One-Family) District to RT (One-Family Attached) District

An introductory video of the proposed Troy Trail North application prepared by the applicant was presented.

Mr. Carlisle reviewed the proposed Conditional Rezoning application. He noted the Planning Commission is a recommending body to the City Council who has final approval of a Conditional Rezoning application. Mr. Carlisle addressed the variety of proposed housing types, surrounding zoning, site layout, how the application relates to the Master Plan and improvements to the community trail and park. He identified the nine conditions offered by the applicant.

Mr. Carlisle asked the applicant to address 1) the placement of townhomes surrounded by the stacked flats; 2) the garage-dominated side elevation of the stacked flats along Livernois; and 3) landscape screening between the mixed housing types as required by the Zoning Ordinance.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberations compliance with Section 16.04.C.3 Conditional Rezoning Standards, compliance with Section 8.06 Site Plan Review Design Standards, and the layout and orientation of the site. He said any approval of the application should be subject to providing the required screening between onsite single-family and the stacked flats and providing an updated wetland delineation.

Present were Joseph Mondrian of Tableau by Mondrian, Project Architect Alexander Bogaerts and Project Engineer John Thompson of PEA Group.

Mr. Bogaerts addressed the integration and blend of the multiple family units with the single family homes, the steep grade change on Livernois and vegetation along Livernois that will obscure the garage-door dominance of the stacked flats, and the location of the City park near the trail entrance and parking.

Some comments during discussion related to the following:

- Consideration to add architectural details to the side elevation of townhomes.
- Location of City park to the south to accommodate user access and parking.
- Elimination of required landscape screening between housing variety offers openness and social opportunity among neighbors.
- Traffic study findings; comments, recommendations by Traffic Engineer and City Traffic Consultant (OHM). Livernois under jurisdiction of the Road Commission for Oakland County (RCOC).
- Price point of homes; market rate determinant.
- All homes would be under one Homeowners Association (HOA).
- Dedication of City park and playground as relates to maintenance and liability.

PUBLIC HEARING OPENED

- David Savage, 790 Harris; addressed density of the proposed application, would prefer single family zoning for consistency with neighboring subdivisions, expressed concern with impact to infrastructure and schools.
- Ray Richard, 344 Colebrook; addressed existing flooding issues in the location of the park to be dedicated to the City.

PUBLIC HEARING CLOSED

Mr. Thompson addressed stormwater management, existing floodplain and historically known flooding issues. He addressed ongoing mitigation of the flooding concerns and said the application under consideration this evening would not have an increased impact on the floodplain.

Resolution # PC-2025-11-xxx
Moved by: Fox
Seconded by: Buechner

RESOLVED**,** That the Planning Commission has considered an application to conditionally rezone certain property approximately 33.9 acres in size, located within Section 22 of the City of Troy, east of Livernois Road, north of Big Beaver Road, with property identification number (PIN) 88-20-22-101-034. Planning Commission hereby **RECOMMENDS APPROVAL** of the application to conditionally rezone the subject property from R-1C to RT zoning, as permitted pursuant to Section 16.04 of the City of Troy Zoning Ordinance. The recommendation is based on the following findings made pursuant to the standards outlined in Troy's Zoning Ordinance:

1. The request does comply with the Master Plan, specifically with reference to the variety of housing types.
2. The rezoning would permit greater flexibility in use and development of the property, offering a variety of housing types.
3. The conditions offered by the applicant reasonably protect the adjacent properties, providing appropriate screening, setbacks and transition.

4. The rezoning is compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design consideration:

1. Provide an updated wetland delineation.

Discussion on the motion on the floor.

Ms. Dufrane addressed the conditions offered by the applicant that are tied to any approval of the Site Plan. She noted the updated wetland delineation is a Site Plan requirement to an approval of the application and does not need to be in the Resolution as a design consideration.

The Tableau by Mondrian team was commended on the application.

Board members asked the City Council in its deliberations to consider the following:
- Maintenance, liability, and parking arrangement of the proposed City park.
- Site layout as proposed that integrates multiple family units with single family homes.
- Mitigation of potential traffic concerns.

Mr. Savidant stated he would revise the Planning Department portal website to update the conditions offered by the applicant.

Written communication from Mary Ellen Barden, 2105 Babcock, who addressed concerns with the density of the proposed application, was acknowledged as received.

Mr. Lambert stated he would not vote in favor of the application. He said the proposed stacked flats are not a good fit or compatible with the single family homes located on the west side of Livernois.

Mr. Fox acknowledged the design consideration included in the previously stated Resolution is not necessary and asked that it be omitted. Mr. Buechner agreed to its omission.

Resolution # PC-2025-11-065
Moved by: Fox
Seconded by: Buechner

RESOLVED**,** That the Planning Commission has considered an application to conditionally rezone certain property approximately 33.9 acres in size, located within Section 22 of the City of Troy, east of Livernois Road, north of Big Beaver Road, with property identification number (PIN) 88-20-22-101-034. Planning Commission hereby **RECOMMENDS APPROVAL** of the application to conditionally rezone the subject property from R-1C to RT zoning, as permitted pursuant to Section 16.04 of the City of Troy Zoning Ordinance.

The recommendation is based on the following findings made pursuant to the standards outlined in Troy's Zoning Ordinance:

1. The request does comply with the Master Plan, specifically with reference to the variety of housing types.
2. The rezoning would permit greater flexibility in use and development of the property, offering a variety of housing types.
3. The conditions offered by the applicant reasonably protect the adjacent properties, providing appropriate screening, setbacks and transition.
4. The rezoning is compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

Yes: Buechner, Faison, Fox, Hutson, Krent, Malalahalli, Perakis, Tagle
No: Lambert

MOTION CARRIED

PRELIMINARY SITE PLANS

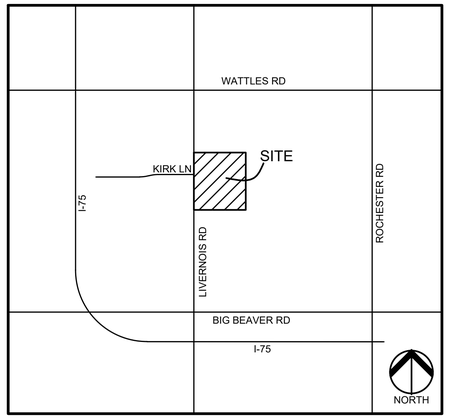
TROY TRAIL NORTH

3668 LIVERNOIS ROAD

TROY, OAKLAND COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	OVERALL TOPOGRAPHIC SURVEY
P-1.1	TOPOGRAPHIC SURVEY - NORTH
P-1.2	TOPOGRAPHIC SURVEY - SOUTH
P-2.0	PRELIMINARY SITE PLAN - OVERALL
P-2.1	PRELIMINARY SITE PLAN - NORTH
P-2.2	PRELIMINARY SITE PLAN - SOUTH
P-3.1	PRELIMINARY GRADING PLAN - NORTH
P-3.2	PRELIMINARY GRADING PLAN - SOUTH
P-4.1	PRELIMINARY UTILITY PLAN- NORTH
P-4.2	PRELIMINARY UTILITY PLAN - SOUTH

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MI
CONTACT: JOE MANIACI
PHONE: 586.726.7350
EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: 844.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

ARCHITECT

ALEXANDER V. BOGAERTS & ASSOCIATES
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BLOOMFIELD TWP, MI 48302
CONTACT: XANDER BOGAERTS, AIA, NCARB
PHONE: 248.334.5000
EMAIL: XBOGAERTS@BOGAERTS.US

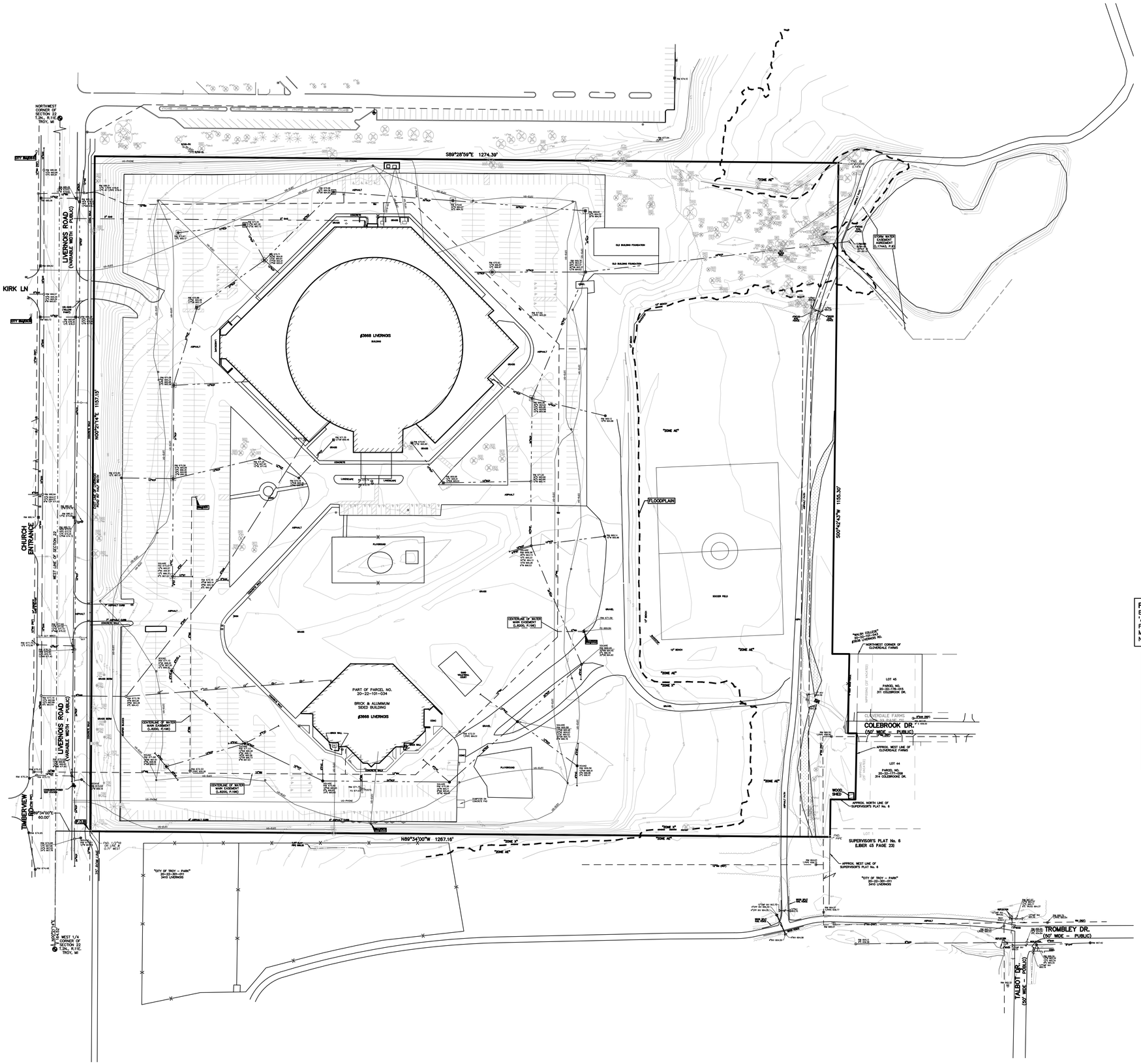
LANDSCAPE ARCHITECT

FELINO A. PASCUAL AND ASSOCIATES
24333 ORCHARD LAKE ROAD, SUITE G
FARMINGTON HILLS, MICHIGAN 48336
CONTACT: FELINO A. PASCUAL (JOEL), RLA, CLARB
PHONE: 248.557.5588
EMAIL: FELINO@FPA.LA

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/7/2025
REVISED PER CITY OF TROY REVIEW DATED 8/5/2025	8/21/2025

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
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- EX. TRANSFORMER & IRRIGATION VALVE
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- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:

WATER MAIN	CITY OF TROY UTILITY GIS
SANITARY SEWER	TROMBLEY AVE SANITARY SEWER CD'S
SANITARY SEWER	COLEBROOK AVE SANITARY SEWER CD'S

BENCHMARKS
(CITY OF TROY DATUM)

BM#301
PUNCH MARK ON HYDRANT, IN CENTER OF WESTERLY PARKING LOT BETWEEN NORTH AND SOUTH ENTRANCES OFF LIVERNOIS.
ELEV. – 674.19

BM#302
PUNCH HOLE IN HYDRANT ARROW, LOCATED ±195' NORTHEAST OF THE SOUTHWEST CORNER OF THE SAND VOLLEYBALL COURT.
ELEV. – 673.82

BM#303
SCRIBED '+' ON NORTH FACE OF CONCRETE LIGHT POLE BASE, ALONG SOUTH PROPERTY LINE ±130' WEST OF THE SOUTHEAST ASPHALT PARKING LOT CORNER.
ELEV. – 673.87

CITY OF TROY BM0638
ARROW T/HYD#21–70 AT SW COR KIRK LAND AND LIVERNOIS
ELEV. – 687.359

CITY OF TROY BM0640
ELEW. N–RIM BELL MH W–SIDE LIVERNOIS +/–150' S OF WENDELTON
ELEV. – 686.015

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, A PORTION OF THE SITE IS WITHIN ZONE 'AE', AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN (100–YEAR FLOOD) PER FLOOD INSURANCE RATE MAP, OAKLAND COUNTY MICHIGAN, PANEL 534 OF 704, MAP NUMBER 26125C0534F, EFFECTIVE DATE SEPT. 29, 2006.

LEGAL DESCRIPTION
(As surveyed by PEA Group)

OVERALL PARCEL – PARCEL NO. 20–22–101–034
The Southwest 1/4 of Northwest 1/4, except the South 5.00 acres, of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, also except the West 60 feet thereof taken for Livernois Road, being more particularly described as:

Commencing at the West 1/4 corner of said Section 22, thence N00°21'14"E, 164.52 feet along the west line of Section 22; thence S89°34'00"E, 60.00 feet to the east line of Livernois Road (60' wide – Public) and the POINT OF BEGINNING;

thence N00°21'14"E, 1157.15 feet along said east line;
thence S89°28'59"E, 1274.39 feet;
thence S00°42'43"W, 1155.30 feet;
thence N89°34'00"W, 1267.16 feet to the POINT OF BEGINNING;
Containing ±33.73 acres, more or less.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS

REV PER CITY DATED 8/5/25	8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
OVERALL TOPOGRAPHIC SURVEY

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH – TROY\ENG\SITE_PLAN\P-1.0\TOPO-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

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NORTH

0 25 50 100
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SHELBY TWP., MICHIGAN

PROJECT TITLE
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3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY- NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH – TROY\DWG\SITE_PLAN\(P-1.0)TOPO-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

SEE SHEET P-1.2

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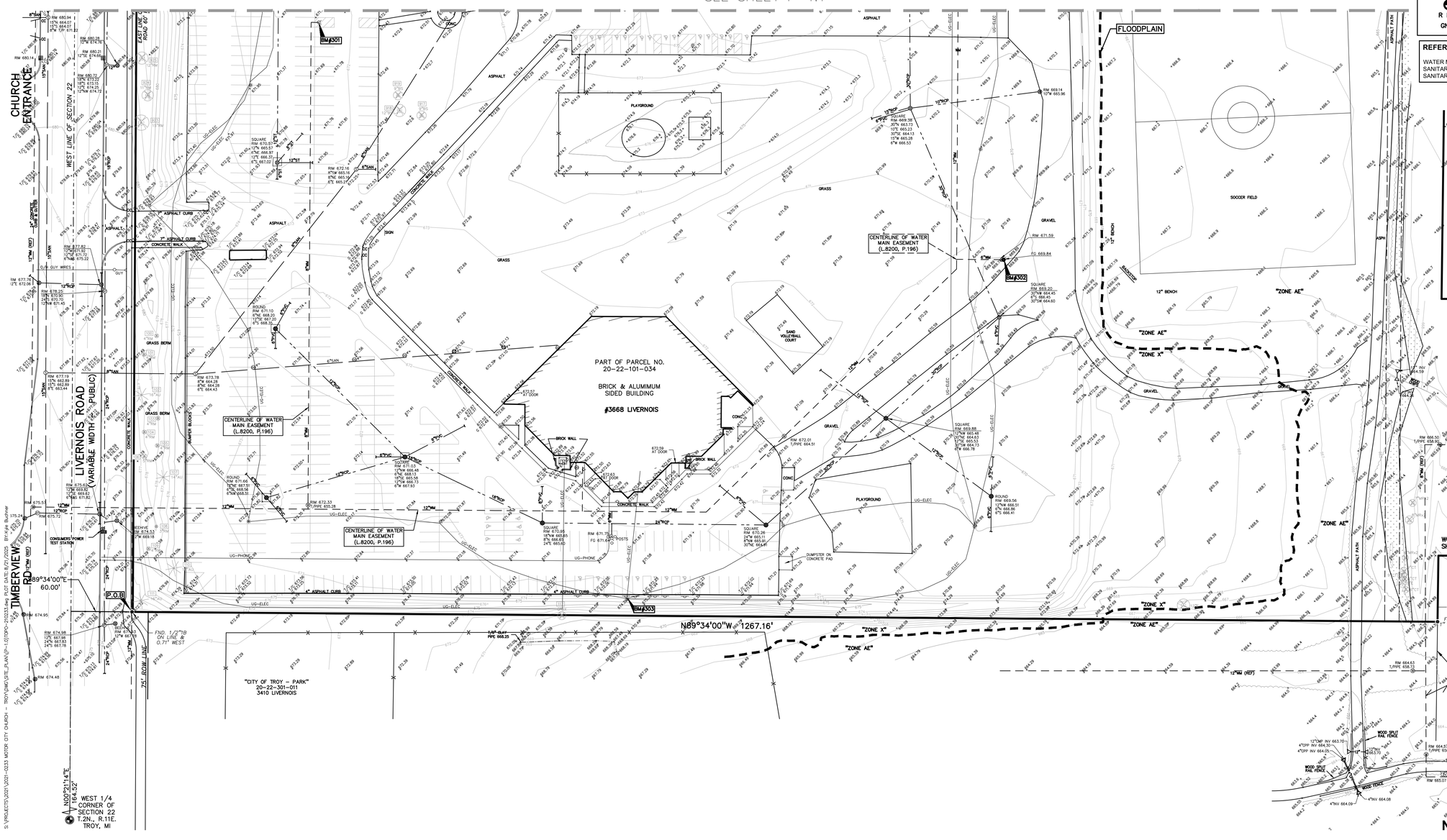
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SEE SHEET P-1.1



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NORTH

0 25 50 100
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CLIENT
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50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS

REV	PER CITY DATED	8/5/25	8/21/2025

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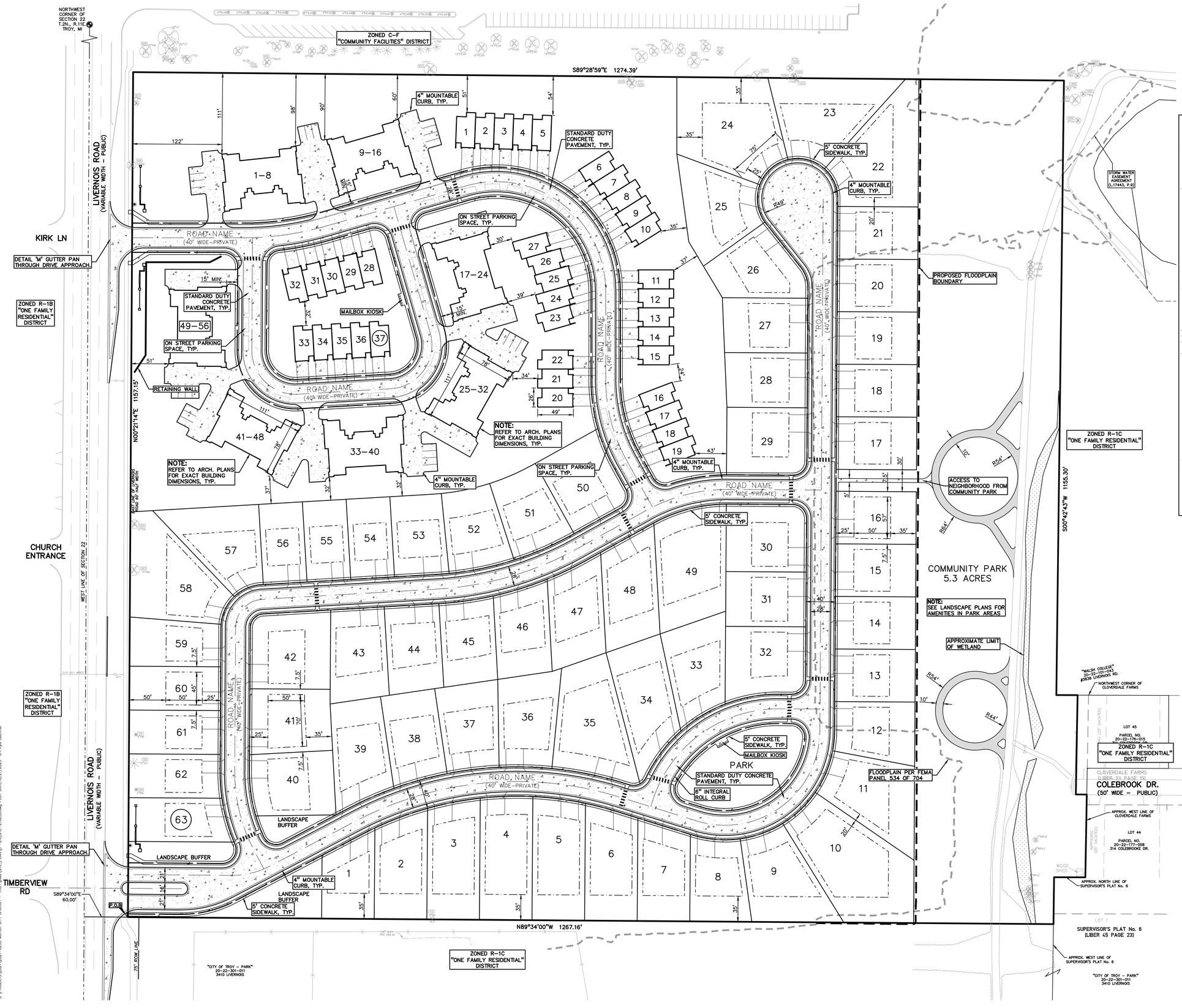
DRAWING TITLE
TOPOGRAPHIC SURVEY- SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-1.0 TOPO-21023.dwg 8:40 AM, 8/21/2025 BY: Kyle Buckner



LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- WETLAND
- CONCRETE CURB AND GUTTER
- SETBACK LINE

SITE DATA TABLE:

SITE AREA: 33.9 ACRES (1,478,101 SF.) NET AND GROSS

CURRENT ZONING: R-1C ONE FAMILY RESIDENTIAL
PROPOSED CONDITIONAL RE-ZONE: RT- ONE FAMILY ATTACHED

PROPOSED USE: 63 SINGLE FAMILY LOTS, 37 2-STORY TOWNHOUSES AND 7 8-PLEXES TOTALING 56 UNITS,
TOTAL UNITS = 156

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT
  RT: 30' (2.5 STORIES)
- PROPOSED BUILDING HEIGHT = 2 STORY (30 FEET)
- BUILDING FOOTPRINT AREA
  RT = 743 S.F. (TOWNHOUSE) & 6,150 S.F. (8-PLEX)
- MAXIMUM % OF LOT AREA COVERED BY BUILDINGS
  RT = 30%
- BUILDING LOT COVERAGE = 21%

DWELLING UNIT DENSITY
ALLOWED = 8 UNITS/ACRE
PROVIDED = 156 UNITS / 33.9 ACRES = 4.6 UNITS/ACRE

SETBACK REQUIREMENTS:	REQUIRED:	PR.(MF):	PR. (SF):
RT			
• FRONT	25'	15'	25'
• SIDE (LEAST ONE)	5'	30'	7.5'
• SIDE (LEAST TWO)	15'	30'	15'
• REAR	35'	30'	35

PARKING CALCULATIONS:
RT
REQUIRED
- 2 SPACES PER DWELLING UNIT x 156 DWELLING UNITS = 312 SPACES

PROPOSED
- **LOTS**
  2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER DWELLIING
  63 LOTS X 3 = 189 SPACES
- **TOWNHOUSE**
  2 GARAGE SPACES + 1 DRIVEWAY SPACE = 3 SPACES PER TOWNHOUSE
  37 TOWNHOUSES x 3 = 111 SPACES
  ON STREET PARKING SPACES = 12
- **8-PLEX**
  12 GARAGE SPACES = 12 SPACES PER 8-PLEX
  7 8-PLEXES x 12 = 84 SPACES
  GUEST SPACES = 26 SPACES
  ON STREET PARKING SPACES = 14
- **TOTAL**
  436 SPACES

PROVIDED OPEN SPACE = 24%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

LENAWEE SILTY CLAY LOAM
METEA LOAMY SAND
SPRINKS LOAMY SAND
SHEBEON-URBAN LAND COMPLEX
OSHTEMO-BOYER LOAMY SANDS

SITE PLAN NOTES:

1. THE MULTIFAMILY BUILDINGS (SINGLE FAMILY 8 PLEX BUILDINGS AND TOWNHOMES) MAY BE INTERCHANGED WITHIN THE SITE PLAN.
2. THE CITY OF TROY WAIVES THE BUILDING PERMIT STREET TREE FEES AS A CONDITION OF THE REZONING.

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www.peagroup.com

NORTH

0 30 60 120
SCALE: 1" = 60'

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PRELIMINARY SITE PLAN - OVERALL

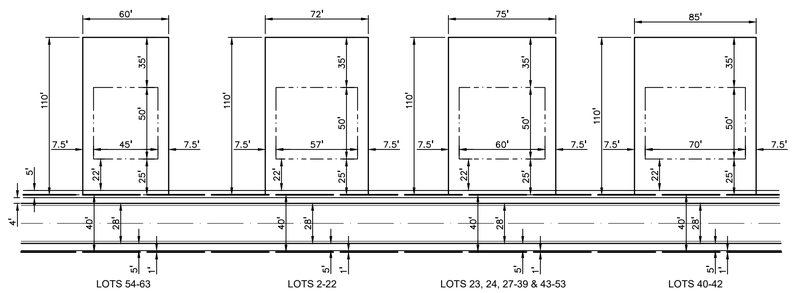
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P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.0\SITE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	7,632	14	7,920	27	8,658	40	9,859	53	8,008
2	10,058	15	7,920	28	8,386	41	9,690	54	6,600
3	11,554	16	7,920	29	10,098	42	11,498	55	6,600
4	12,170	17	7,920	30	10,098	43	9,677	56	6,600
5	11,955	18	7,920	31	8,250	44	8,865	57	11,121
6	10,907	19	7,920	32	10,436	45	8,479	58	14,538
7	9,371	20	7,920	33	10,096	46	8,959	59	7,847
8	8,722	21	7,920	34	11,845	47	9,831	60	7,500
9	11,848	22	14,945	35	14,439	48	10,899	61	7,500
10	19,026	23	14,074	36	10,089	49	14,656	62	7,535
11	12,060	24	17,522	37	9,367	50	10,114	63	8,094
12	8,601	25	11,028	38	9,100	51	8,697		
13	7,920	26	9,554	39	10,487	52	8,728		



TYPICAL LOT DIMENSIONS

N.T.S.

NOTE:
LOTS 1, 25, & 26 ARE DETAILED ON THE SITE PLAN

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

PEA GROUP
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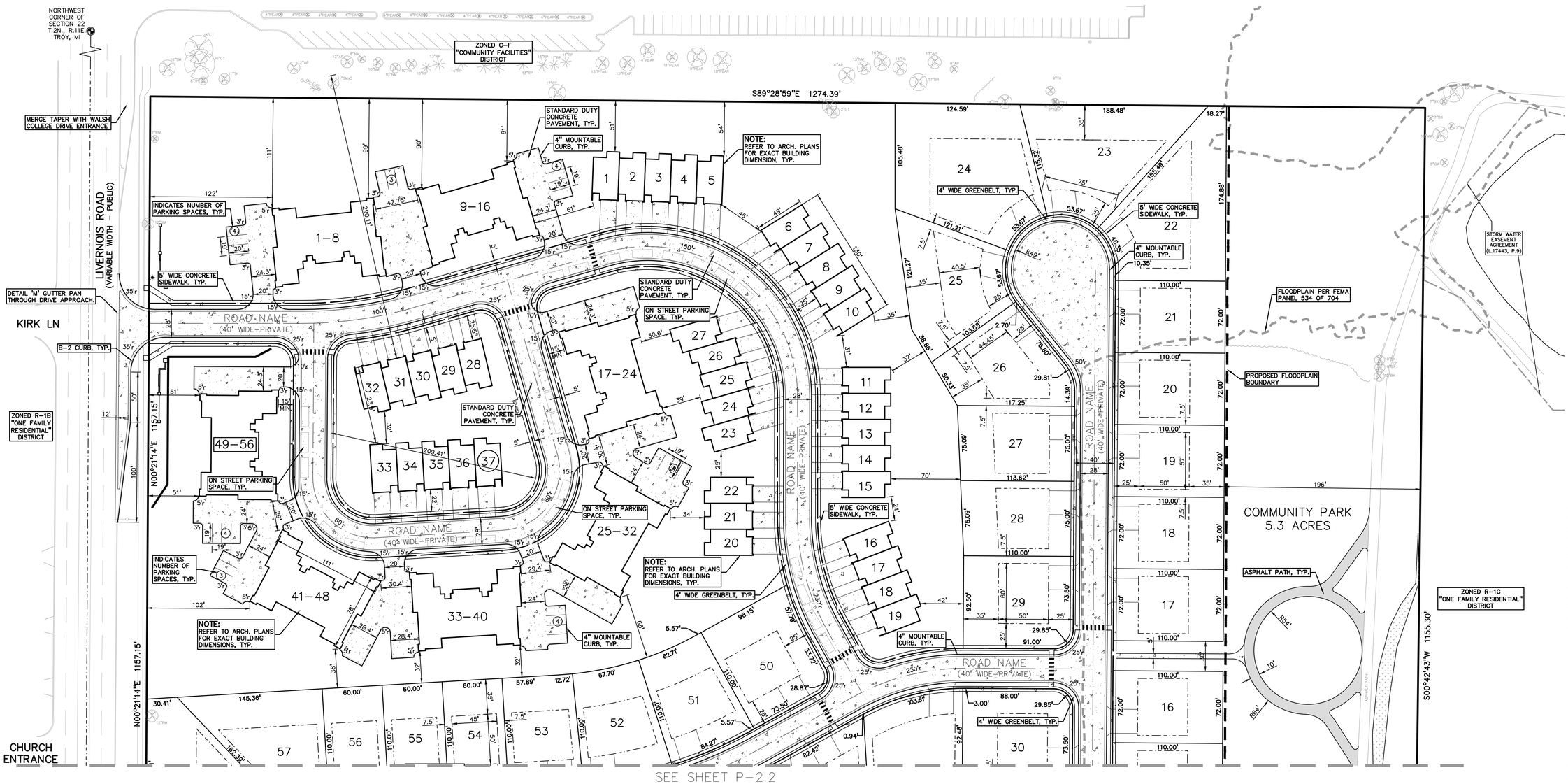
NORTH

0 25 50 100

SCALE: 1" = 50'

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CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS	
REV PER CITY DATED 8/5/25	8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN - NORTH

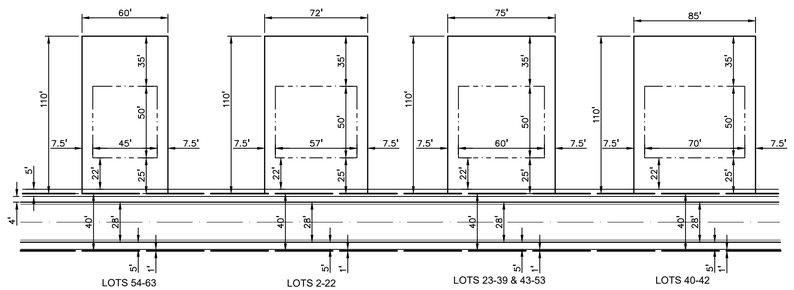
PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021-0233 MOTOR CITY CHURCH – TROY\DWG\SITE_PLAN\P-2.1SITE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	7,632	14	7,920	27	8,658	40	9,859	53	8,008
2	10,058	15	7,920	28	8,386	41	9,690	54	6,600
3	11,554	16	7,920	29	10,098	42	11,498	55	6,600
4	12,170	17	7,920	30	10,098	43	9,677	56	6,600
5	11,955	18	7,920	31	8,250	44	8,865	57	11,121
6	10,907	19	7,920	32	10,436	45	8,479	58	14,538
7	9,371	20	7,920	33	10,096	46	8,959	59	7,847
8	8,722	21	7,920	34	11,845	47	9,831	60	7,500
9	11,848	22	14,945	35	14,439	48	10,899	61	7,500
10	19,026	23	14,074	36	10,089	49	14,656	62	7,535
11	12,060	24	17,522	37	9,367	50	10,114	63	8,094
12	8,601	25	11,028	38	9,100	51	8,697		
13	7,920	26	9,554	39	10,487	52	8,728		

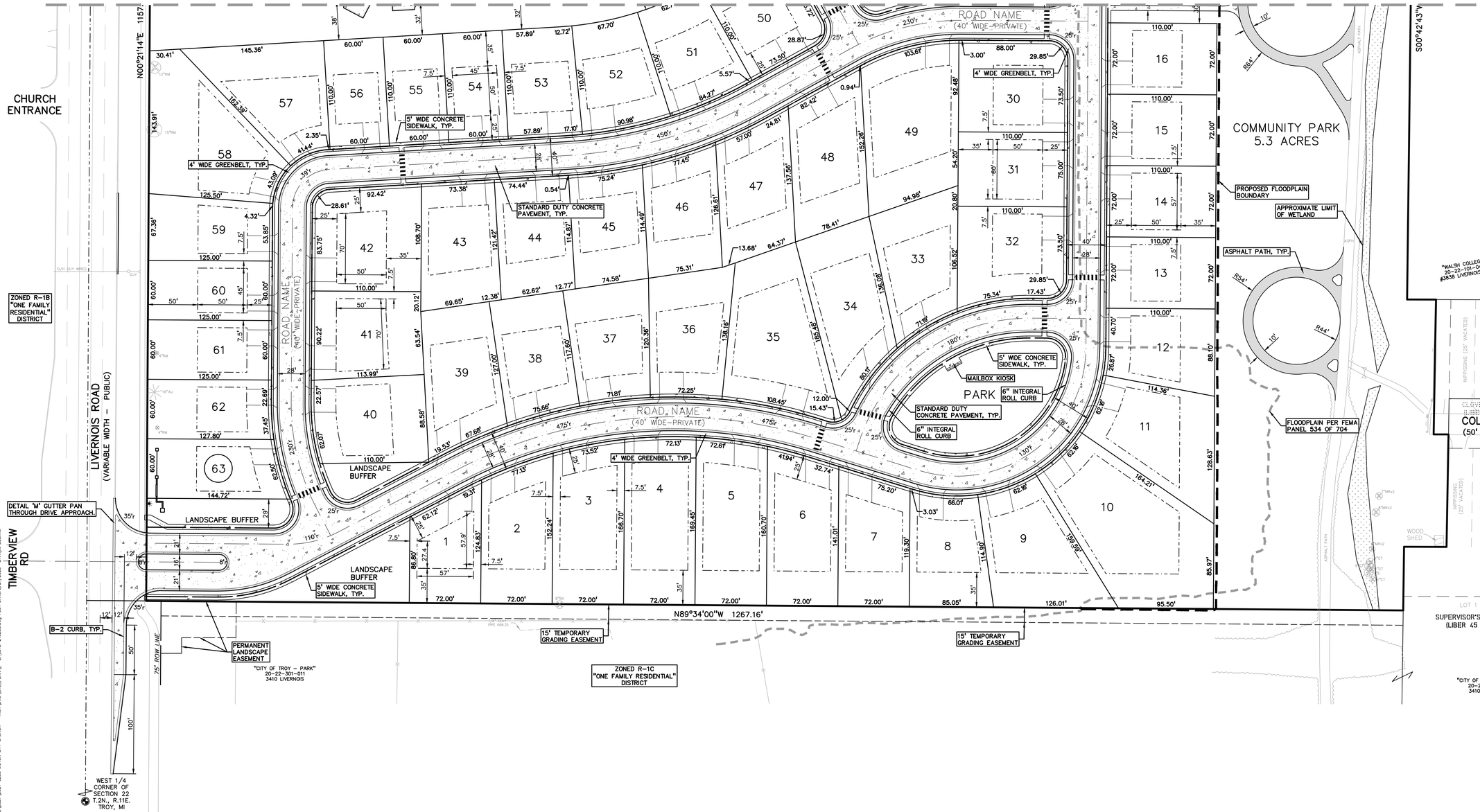


TYPICAL LOT DIMENSIONS
N.T.S.

NOTE:
LOTS 1, 25, & 26 ARE DETAILED ON THE SITE PLAN

LEGEND:
- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SEE SHEET P-2.1



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NORTH

0 25 50 100
SCALE: 1" = 50'

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50215 SCHOENHERR
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PROJECT TITLE
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3668 LIVERNOIS RD.
TROY, MI

REVISIONS

REV PER CITY DATED 8/5/25	8/21/2025

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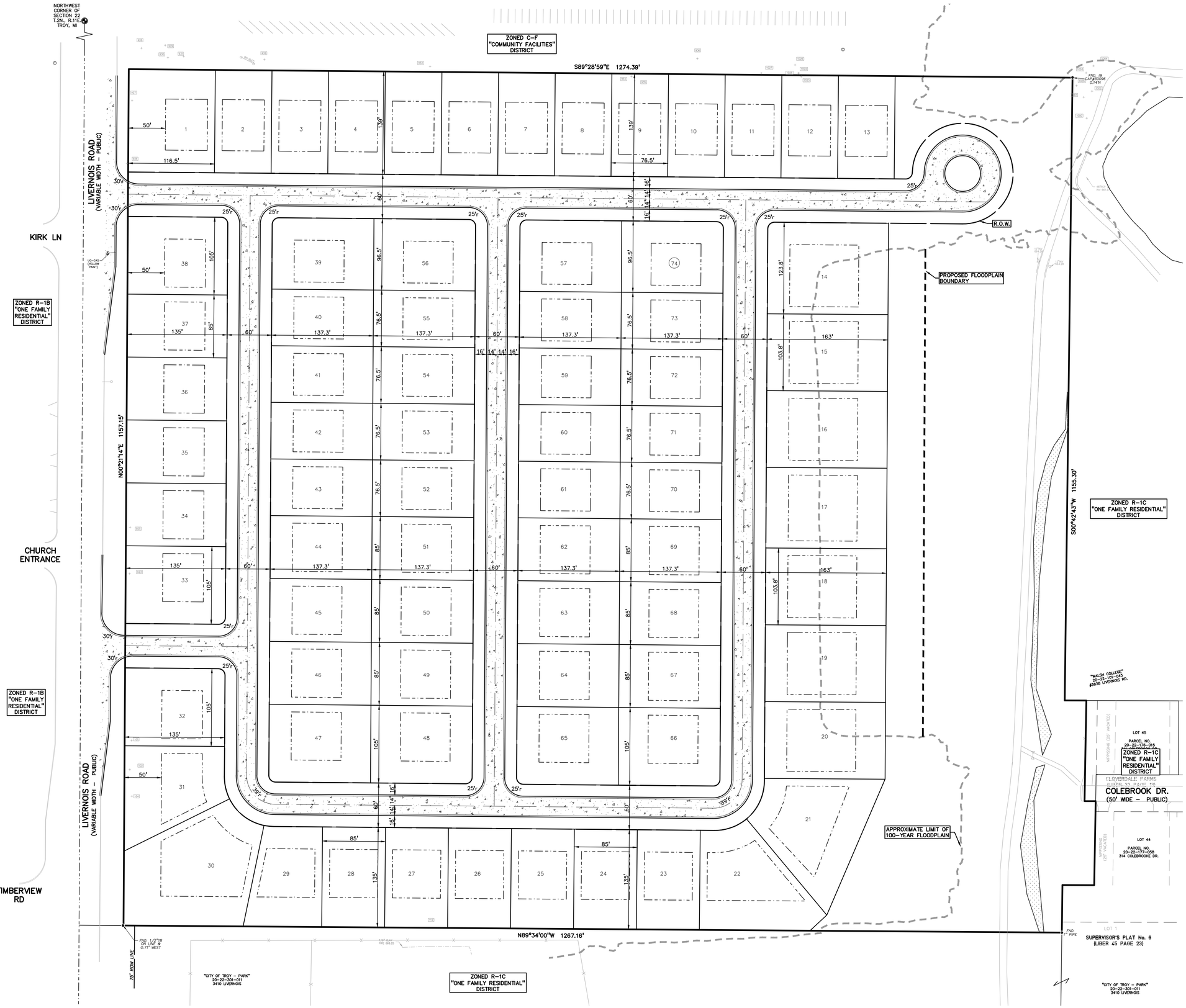
DRAWING TITLE
PRELIMINARY SITE PLAN - SOUTH

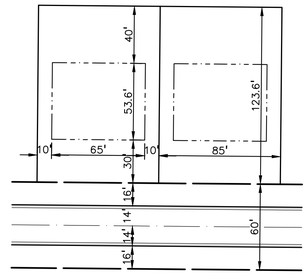
PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\CIVIL\SITE_PLAN\P-2.1(SITE-210233).dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner





LOT AVERAGE TABLE			
LOT#	WIDTH	DEPTH	AREA
1	116.5	139	16,156
2	76.5	139	10,609
3	76.5	139	10,609
4	76.5	139	10,609
5	76.5	139	10,609
6	76.5	139	10,609
7	76.5	139	10,609
8	76.5	139	10,609
9	76.5	139	10,609
10	76.5	139	10,609
11	76.5	139	10,609
12	76.5	139	10,609
13	76.5	139	10,609
14	123.8	163	20,136
15	103.8	163	16,883
16	103.8	163	16,883
17	103.8	163	16,883
18	103.8	163	16,883
19	103.8	163	16,883
20	103.8	163	16,883
21	-	-	19,249
22	-	-	17,768
23	85	135	11,433
24	85	135	11,475
25	85	135	11,475
26	85	135	11,475
27	85	135	11,475
28	85	135	11,475
29	85	135	11,475
30	-	-	24,452
31	-	-	14,722
32	105	135	14,175
33	105	135	14,175
34	85	135	11,441
35	85	135	11,441
36	85	135	11,441
37	85	135	11,441
38	105	135	14,133
39	96.5	135	12,989
40	76.5	137	10,503
41	76.5	137	10,503
42	76.5	137	10,503
43	76.5	137	10,503
44	85	137	11,671
45	85	137	11,671
46	85	137	11,671
47	105	137	14,417
48	105	137	14,417
49	85	137	11,671
50	85	137	11,671
51	85	137	11,671
52	76.5	137	10,503
53	76.5	137	10,503
54	76.5	137	10,503
55	76.5	137	10,503
56	96.5	137	13,249
57	96.5	137	13,249
58	76.5	137	10,503
59	76.5	137	10,503
60	76.5	137	10,503
61	76.5	137	10,503
62	85	137	11,671
63	85	137	11,671
64	85	137	11,671
65	105	137	14,417
66	105	137	14,417
67	85	137	11,671
68	85	137	11,671
69	85	137	11,671
70	76.5	137	10,503
71	76.5	137	10,503
72	76.5	137	10,503
73	76.5	137	10,503
74	96.5	137	13,249
AVG.	86.9	139.6	12,542
REQ.	85	-	10,500

THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.01
MIN. UNIT AREA REQUIRED = 9,450 SQ. FT.
MIN UNIT WIDTH AT BLDG. SETBACK REQUIRED = 76.50 FT

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NORTH

0 30 60 120
SCALE: 1" = 60'

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50215 SCHOENHERR
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PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PARALLEL PLAN

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\P-2.3 PARALLEL- 210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

RETAINING WALL NOTE:

TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS
(CITY OF TROY DATUM)

BM#301
PUNCH MARK ON HYDRANT, IN CENTER OF WESTERLY PARKING LOT BETWEEN NORTH AND SOUTH ENTRANCES OFF LIVERNOIS.
ELEV. – 674.19

BM#302
PUNCH HOLE IN HYDRANT ARROW, LOCATED ±195' NORTHEAST OF THE SOUTHWEST CORNER OF THE SAND VOLLEYBALL COURT.
ELEV. – 673.82

BM#303
SCRIBED '+' ON NORTH FACE OF CONCRETE LIGHT POLE BASE, ALONG SOUTH PROPERTY LINE ±130' WEST OF THE SOUTHEAST ASPHALT PARKING LOT CORNER.
ELEV. – 673.87

CITY OF TROY BM0638
ARROW T/HYD#21–70 AT SW COR KIRK LAND AND LIVERNOIS
ELEV. – 687.359

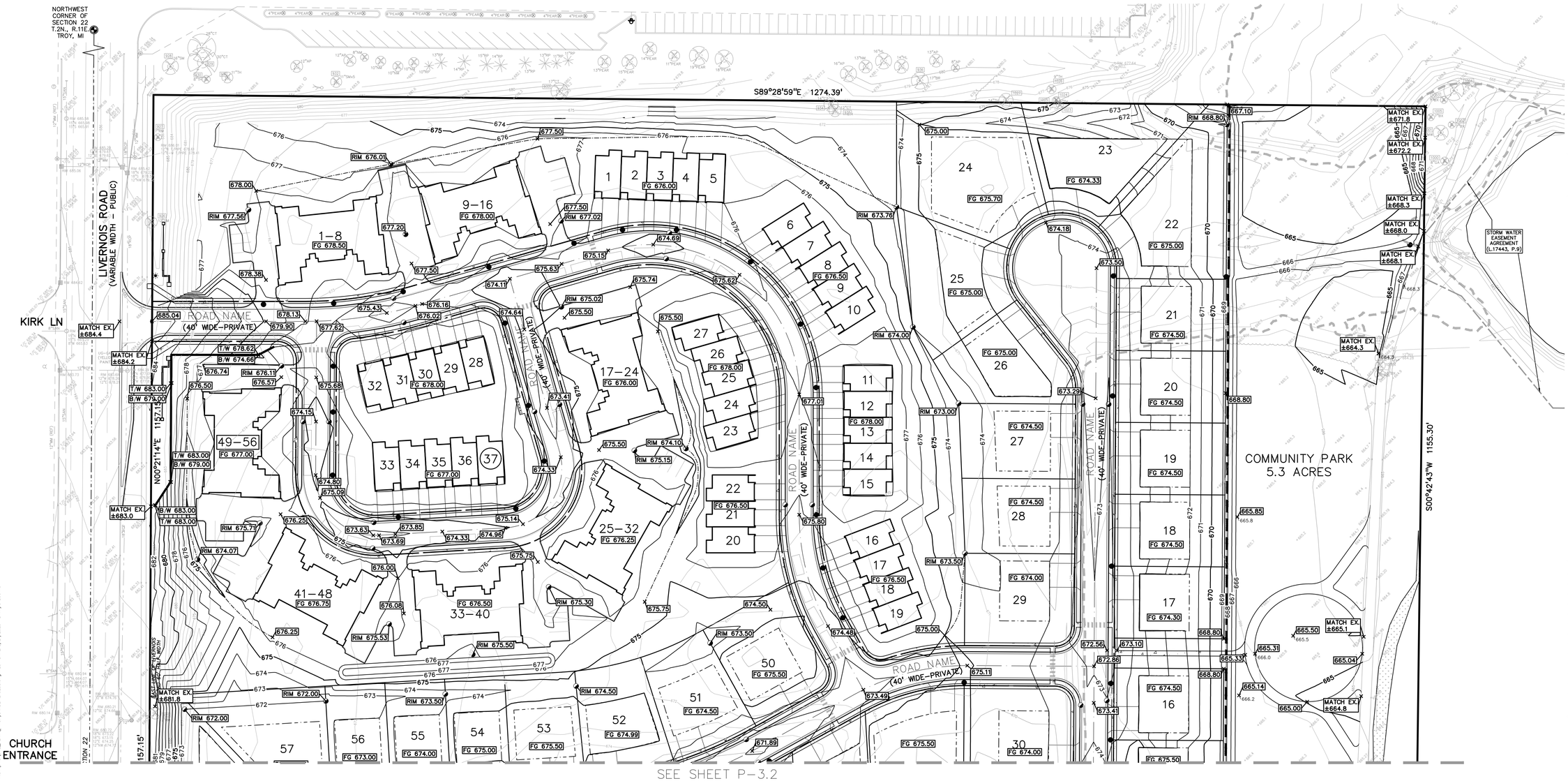
CITY OF TROY BM0640
ELEV. N–RIM BELL MH W–SIDE LIVERNOIS +/–150' S OF WENDELTON
ELEV. – 686.015

GRADING LEGEND:

- +698.91 / 622.50 — EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION



NORTH

0 25 50 100

SCALE: 1" = 50'

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REVISIONS
REV PER CITY DATED 8/5/25 8/21/2025

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DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\ENGR\SITE_PLAN\P-3.1\GRADE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

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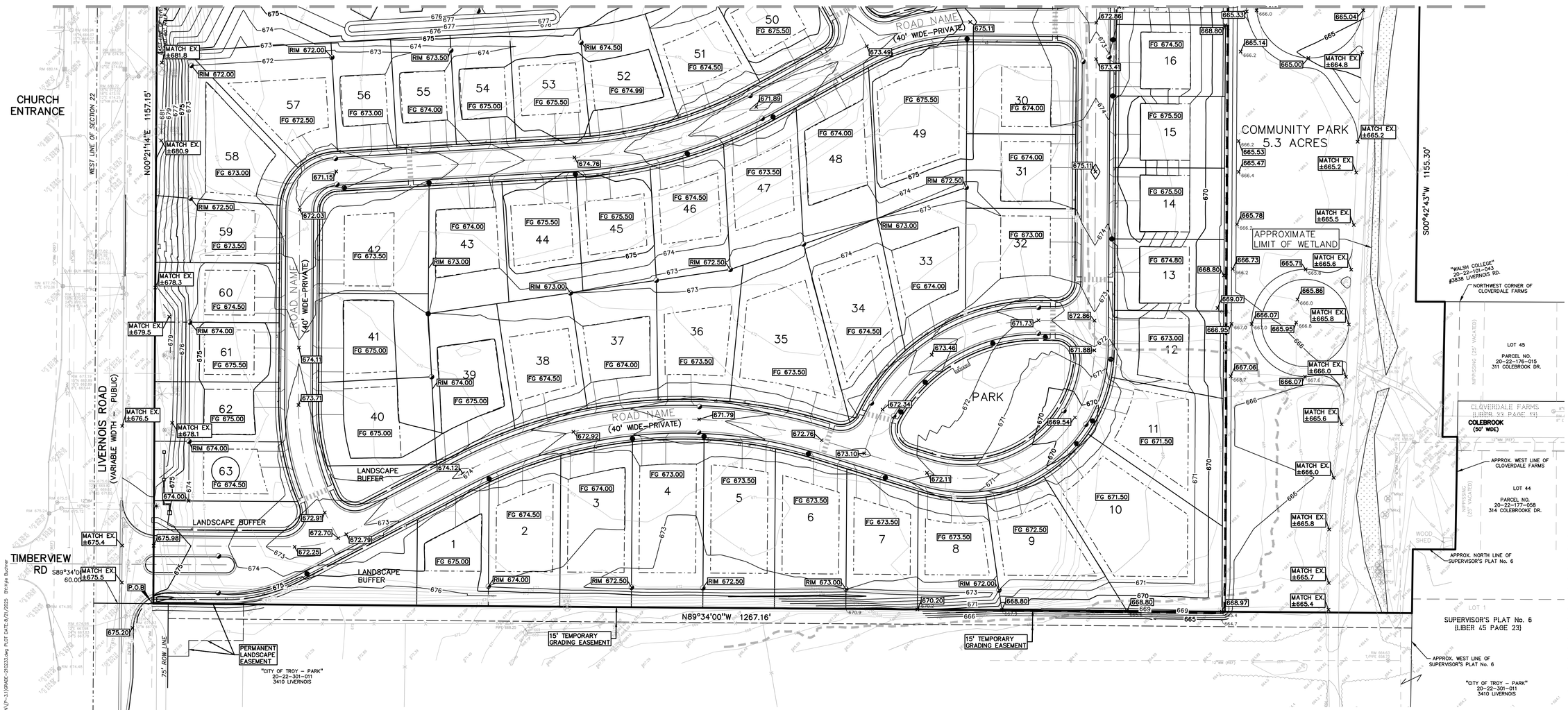
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T/W = TOP OF WALL	FG = FINISH GRADE
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SEE SHEET P–3.1



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NORTH

0 25 50 100
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DRAWING TITLE
PRELIMINARY GRADING PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.2

NOT FOR CONSTRUCTION

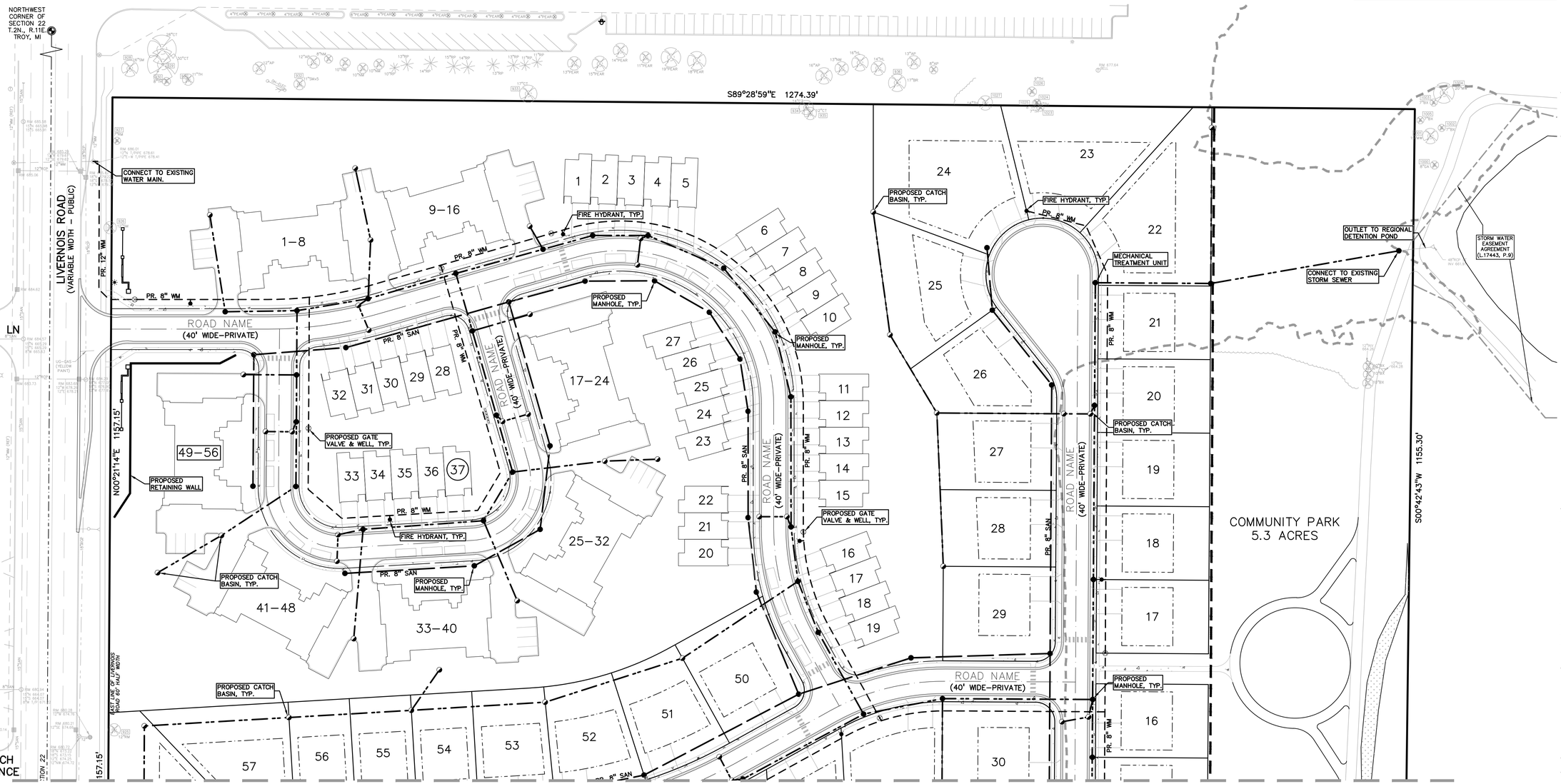
S:\PROJECTS\2021\21-0233 MOTOR CITY CHURCH – TROY\CIVIL\SITE_PLAN\P-3.1\GRADE-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buckner

SANITARY SEWER BASIS OF DESIGN:	
MULTI-FAMILY:	
Number of Residences	91
REU (0.6 Per Residence)	54.6
People / REU	3.5
Population (P)	191 People
SINGLE FAMILY:	
Number of Lots	63
REU (1.0 Per Dwelling)	63
People / REU	3.5
Population (P)	221 People
TOTAL	
REU	117.6
	412 People
Average Flow (100 GPCPD)	41200 G.P.D.
	0.064 C.F.S.
P (1000s)	0.412
Peaking Factor (PF)	4.02
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	165460 G.P.D.
Peak Flow (C.F.S.)	0.256 C.F.S.
8" Pipe Capacity Provided	0.857 C.F.S.

WATER MAIN BASIS OF DESIGN:	
(Unit Factors Based on Oakland County Unit Assignment Factors)	
MULTI-FAMILY:	
Number of Residences	91
REU (0.6 Per Residence)	54.6
People / REU	3.5
Population (P)	191 People
SINGLE-FAMILY:	
Number of Lots	63
REU (1.0 Per Dwelling)	63
People / REU	3.5
	221 People
TOTAL	
REU	118
	412 People
Average Flow (150 GPCPD)	61800 G.P.D.
	0.096 C.F.S.
	0.062 M.G.D.
Design Max. Flow = (2*avg)	123600 G.P.D.
	0.191 C.F.S.
	0.124 M.G.D.

UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN



NORTH

0 25 50 100

SCALE: 1" = 50'

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DRAWING TITLE
PRELIMINARY UTILITY PLAN - NORTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0233 MOTOR CITY CHURCH - TROY\DWG\SITE_PLAN\[P-4.1]UTIL-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

SEE SHEET P-4.1

UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
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- EX. WATER MAIN
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- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

CHURCH ENTRANCE

WEST LINE OF SECTION 22

N00°21'14"E 1157.15'

EAST LINE OF LIVERNOIS ROAD (80' R/W)

LIVERNOIS ROAD (VARIABLE WIDTH - PUBLIC)

TIMBERVIEW RD S89°34'00"E 60.00'

P.O.B

N00°21'14"E 164.52

WEST 1/4 CORNER OF SECTION 22 T.2N., R.11E. TROY, MI

75' ROW LINE

"CITY OF TROY – PARK" 20-22-301-011 3410 LIVERNOIS

BULKHEAD SANITARY TO REMAIN UNDER LIVERNOIS

ABANDON SANITARY SEWER WITH FLOWABLE FILL PER CITY STANDARDS

CONNECT TO EXISTING 12" WM

ABANDON EXISTING WATER MAIN UNDER LIVERNOIS

LANDSCAPE BUFFER

PROPOSED CATCH BASIN, TYP.

PROPOSED MANHOLE, TYP.

FIRE HYDRANT, TYP.

ROAD NAME (40' WIDE–PRIVATE)

PR. 8" SAN

PR. 8" WM

PROPOSED GATE VALVE & WELL, TYP.

PARK

N89°34'00"W 1267.16'

SANITARY SEWER THROUGH CITY OF TROY PARK PROPERTY.

CITY OF TROY TO APPROVE CONNECTION TO EXISTING SANITARY SEWER AT TROMBLEY ROAD

COMMUNITY PARK 5.3 ACRES

S00°42'43"W 1155.30'

"WALSH COLLEGE" 20-22-101-043 #3838 LIVERNOIS RD.

NORTHWEST CORNER OF CLOVERDALE FARMS

LOT 45 PARCEL NO. 20-22-176-015 311 COLEBROOK DR.

CLOVERDALE FARMS (LIBER 23 PAGE 52)

COLEBROOK (50' WIDE)

APPROX. WEST LINE OF CLOVERDALE FARMS

LOT 44 PARCEL NO. 20-22-177-058 314 COLEBROOKE DR.

WOOD SHED

APPROX. NORTH LINE OF SUPERVISOR'S PLAT No. 6

LOT 1 SUPERVISOR'S PLAT No. 6 (LIBER 45 PAGE 23)

APPROX. WEST LINE OF SUPERVISOR'S PLAT No. 6

"CITY OF TROY – PARK" 20-22-301-011 3410 LIVERNOIS

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100

SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT GUARANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE
TROY TRAIL NORTH
3668 LIVERNOIS RD.
TROY, MI

REVISIONS

REV PER CITY DATED 8/5/25	8/21/2025

ORIGINAL ISSUE DATE:
JULY 7, 2025

DRAWING TITLE
PRELIMINARY UTILITY PLAN - SOUTH

PEA JOB NO.	21-0233
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.2

S:\PROJECTS\2021\0233 MOTOR CITY CHURCH - TROY\SHEETS\SITE_PLAN\[P-4.1UTIL-210233.dwg PLOT DATE: 8/21/2025 BY: Kyle Buchner

Troy Trail North

A Planned Mixed Use Residential Community

City of Troy, Michigan

sheet index

LS-1	OVERALL PLAN VIEW
LS-2	LANDSCAPE PLANTING DETAIL (Multi - Family)
LS-3	LANDSCAPE PLANTING DETAIL (Single Family)
LS-4	LANDSCAPE PLANTING DETAIL (Single Family & Community Park)
LS-5	ENTRANCE DETAILS & LANDSCAPE NOTES
LS-6	SOD SEEDING PLAN
LS-7	SITE AMENITY PLAN
LS-8	ENTRANCE MONUMENT -SIGN
LS-9	TREE REMOVAL PLAN
LS-10	TREE SURVEY LIST

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINNG OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES. GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF TROY AND LANDSCAPE ARCHITECT

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 2" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK , 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.) SHADE TREES _____ 5 FT.
   b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
   c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL TO MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

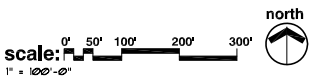
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 16" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

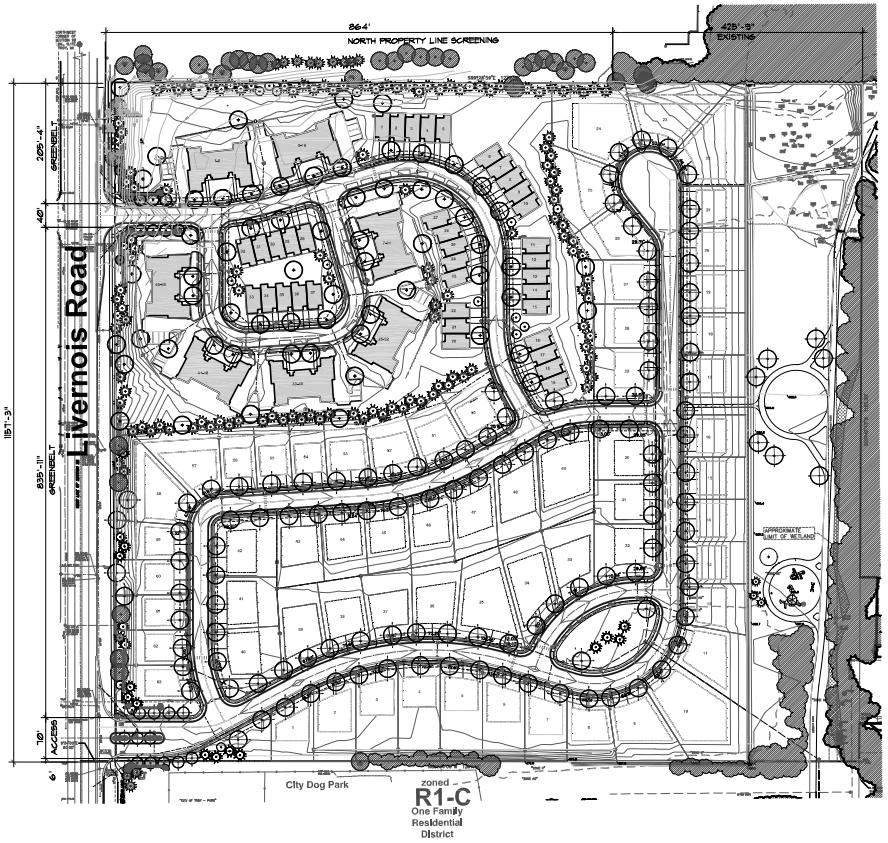
18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.





landscape requirements:

greenbelt (Livernois Ave.)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF STREET FRONTAGE (1,057' LN.FT. - LESS 110' ACCESS = 1,047')	1,057'±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (1,047' / 30' PER TREE = 34.9 TREES')	35	8-EXISITNG & 45-PROPOSED (53 TOTAL)
GRASSES AND SHRUBS	0	284

screening- multi-family (North property line)

	REQUIRED	PROVIDED
TOTAL LIN.FT. OF NORTH PARKING PROPERTY LINE	864'	
ONE (1) LARGE EVERGREEN TREE PER 10 LIN.FT. (864' / 10 FT. PER TREE =86.4 TREES)	86	2- EXISITNG & 45 PROPOSED (47 TREES)
NO. OF EXISITNG TREES ON ADJACENT PROPERTY		41 (88 TOTAL)

screening (interior between multi & single family- north/south)

REQUIRED	PROVIDED
0	27

screening (interior between multi & single family- east/west)

REQUIRED	PROVIDED
0	34

parking (multi-family)

	REQUIRED	PROVIDED
TOTAL NO. OF PARKING SPACES PROVIDED	25	
ONE (1) 2 1/2" DECIDUOUS TREES PER 8-SPACES (25 SPACES / 8 TREES = 3.125 TREES)	4	4

street trees (single family)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR ROAD FRONTAGE	5,742±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (5,742' LN.FT. / 50 LN.FT. = 115.8 TREES)	116	122

street trees (multi-family)

	REQUIRED	PROVIDED
TOTAL LN. FT. OF INTERIOR STREET FRONTAGE	3,251'±	
ONE (1) CANOPY or EVERGREEN TREE PER 50 LN.FT. (3,251' LN.FT. / 50 LN.FT. = 64.8 TREES)	65	65

supplement trees

NO. OF SUPPLEMENT TREES PROVIDED IN COMMUNITY PARK STREET ISLAND AND GENERAL OPEN SPACE AREAS: 27

landscape totals

	REQUIRED	PROVIDED
TOTAL NO. OF LANDSCAPE TREES	308	372

site landscaping

	REQUIRED	PROVIDED
TOTAL AREA OF THE SITE	33.97 ACRE±	
20% OF SITE SHALL BE LANDSCAPE MATERIAL (33.97 ACRE x 0.20 = 6.79 ACRE)	6.79	7.0+

tree replacement summary

TOTAL NO. OF EXISTING TREES SURVEY	130
NO. OF EXISTING TREES OFF SITE	9
NO. OF EXISTING TREES ON-SITE	121
NO. OF EXISTING CODE COMPLIANCE TREES ON-SITE	28
NO. OF EXISTING EXEMPT TREES ON-SITE (DEAD, POOR, PROHIBITED TREES)	82
NO. OF EXISTING REGULATED TREES ON-SITE	11
TOTAL NO. OF EXISTING TREES SAVED ON SITE	21
TOTAL NO. OF EXISTING TREES REMOVED ON SITE	100
NO. OF EXISTING CODE COMPLIANCE TREES REMOVED	22
NO. OF EXISTING EXEMPT TREES REMOVED (DEAD, POOR, PROHIBITED TREES)	68
NO. OF EXISTING REGULATED TREES REMOVED	10 (85")
TOTAL NO. OF TREE REPLACEMENT REQUIRED (85" X 50 (50%) = 425" / 2 1/2" PER TREE =171 TREES)	171
TOTAL NO. OF TREE REPLACEMENT PROVIDED	171

SEE LS-9&10 FOR TREE REMOVAL PLAN AND TREE SURVEY

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Community Land Planner and registered Landscape Architect
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phone: (248) 557-5588

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
OVERALL LANDSCAPE PLANTING VIEW

job no. / issue / revision date:
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LS25.042.06 Review 6-26-2025
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LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

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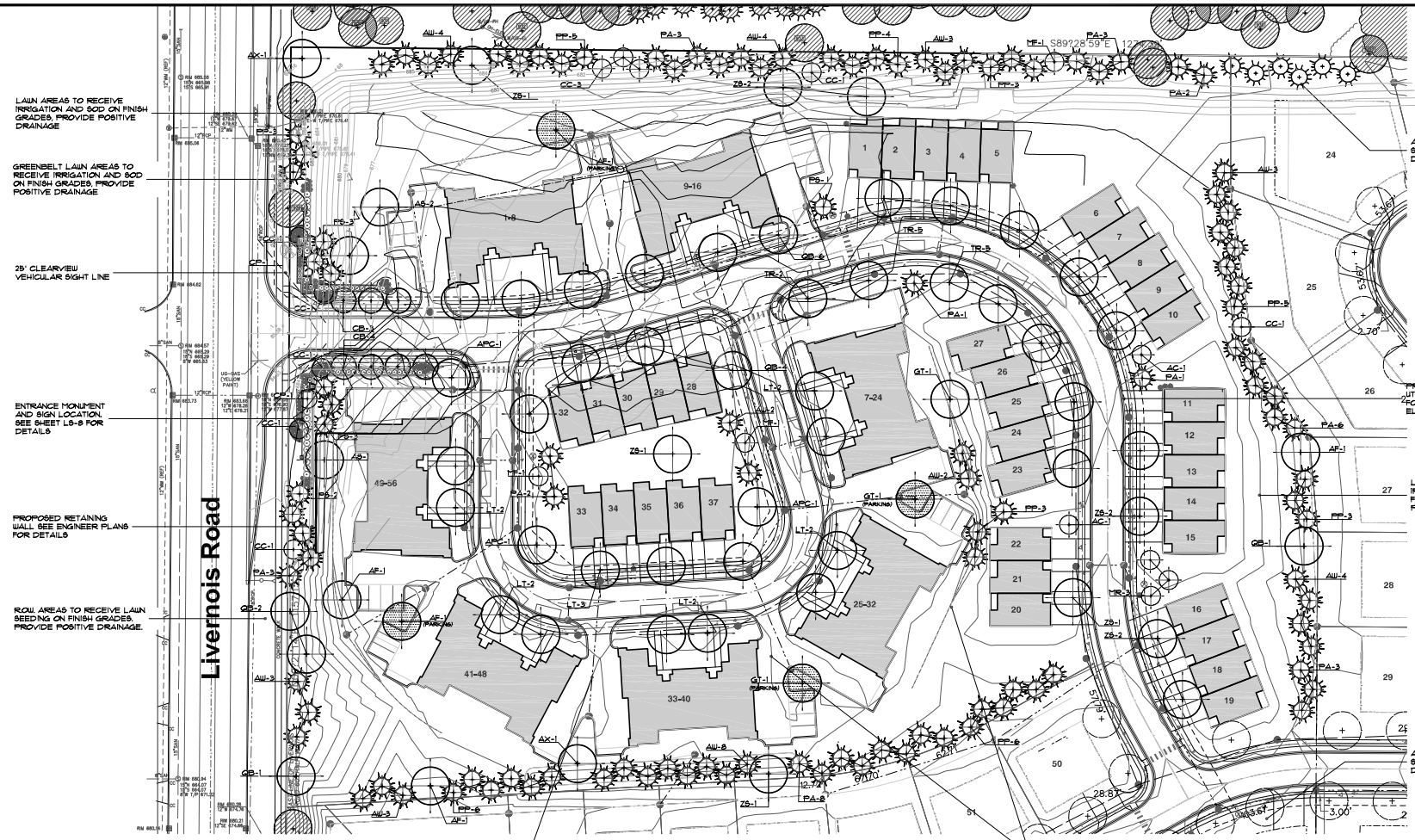
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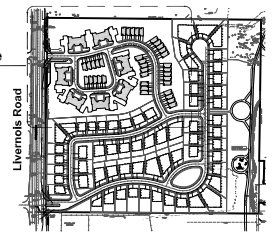
project no:
LS25.042.06

sheet no:
LS-1 of 10



2A multi- family planting detail
SCALE: 1" = 40'-0"

2A enlarge area



key reference location map
NO SCALE

plant material list

key	quant. LS#3	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
APC	3	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" B&B	
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" B&B	
GT	3	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" B&B	
AF	5	ACER X. FREEMANII'	AUTUMN BLAZE RED MAPLE	2 1/2" B&B	
TR	12	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" B&B	
AS	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" B&B	
LT	13	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" B&B	
QB	14	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" B&B	
CB	7	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" B&B	
AX	2	AESCULUS X CARNEA 'FORT MCNAIR'	RED HORSECHESTNUT	2 1/2" B&B	

plant material list

key	quant. LS#3	botanical name	common name	size	comments
		ORNAMENTAL TREES			
MR	3	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" B&B	
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	8' B&B	MULTI-STEM
MF	3	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" B&B	
AC	2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' B&B	MULTI-STEM
CP	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8' B&B	MULTI-STEM
		EVERGREEN TREES			
PA	32	PICEA ABIES	NORWAY SPRUCE	6' B&B	
PP	38	PICEA PUNGENS	COLORADO SPRUCE	6' B&B	
PS	9	PINUS STROBUS	EASTERN WHITE PINE	6' B&B	
AW	36	ABIES CONCOLOR	CONCOLOR FIR	6' B&B	

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project location:
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LANDSCAPE PLANTING DETAIL - MULTI FAMILY

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

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project no:
LS25.042.06

sheet no:
LS-2 of 10

plant material list

key	quant. (Lsw)	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
APC	3	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" B&B	
ZS	18	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" B&B	
GT	11	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" B&B	
AF	18	ACER X. FREEMANII'	AUTUMN BLAZE RED MAPLE	2 1/2" B&B	
TR	16	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" B&B	
AS	2	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" B&B	
LT	12	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" B&B	
QB	18	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" B&B	
ARA	9	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" B&B	
CB	3	CARPINUS BETULA 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" B&B	
		ORNAMENTAL TREES			
MR	1	MALUS RED BARRON	RED BARRON FLOWERING CRABAPPLE	2" B&B	
CC	1	CERCIS CANADENSIS	EASTERN REDBUD (MULTI-STEM)	8' B&B	
MF	2	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" B&B	
		EVERGREEN TREES			
PA	6	PICEA ABIES	NORWAY SPRUCE	6' B&B	
PP	3	PICEA PUNGENS	COLORADO SPRUCE	6' B&B	
PS	2	PINUS STROBUS	EASTERN WHITE PINE	6' B&B	
AW	7	ABIES CONCOLOR	CONCOLOR FIR	6' B&B	

3A enlarge area

key reference location map
NO SCALE

ADJACENT PLANTINGS SEE SHEET L6-2 FOR DETAILS

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS

PROPOSED STREET TREES TO BE LOCATION BETWEEN SIDE WALK AND BUILDING ENVELOPE. NO TREES TO BE INSTALLED ON PROPOSED AND EXISTING UNDERGROUND UTILITIES. SEE ENGINEERING PLAN FOR FINAL LOCATION

GREENBELT LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

ROW AREAS TO RECEIVE LAWN SEEDING ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

ENTRANCE MONUMENT AND SIGN LOCATION. SEE SHEET L6-9 FOR DETAILS

CROWN 18"LAND 12" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

CROWN 18"LAND 24" AT CENTER. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

PROPOSED UNDERGROUND UTILITIES -SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS

APPROX. LIMIT OF "ZONE AE"

3A single family planting detail
SCALE: 1" = 40'-0"

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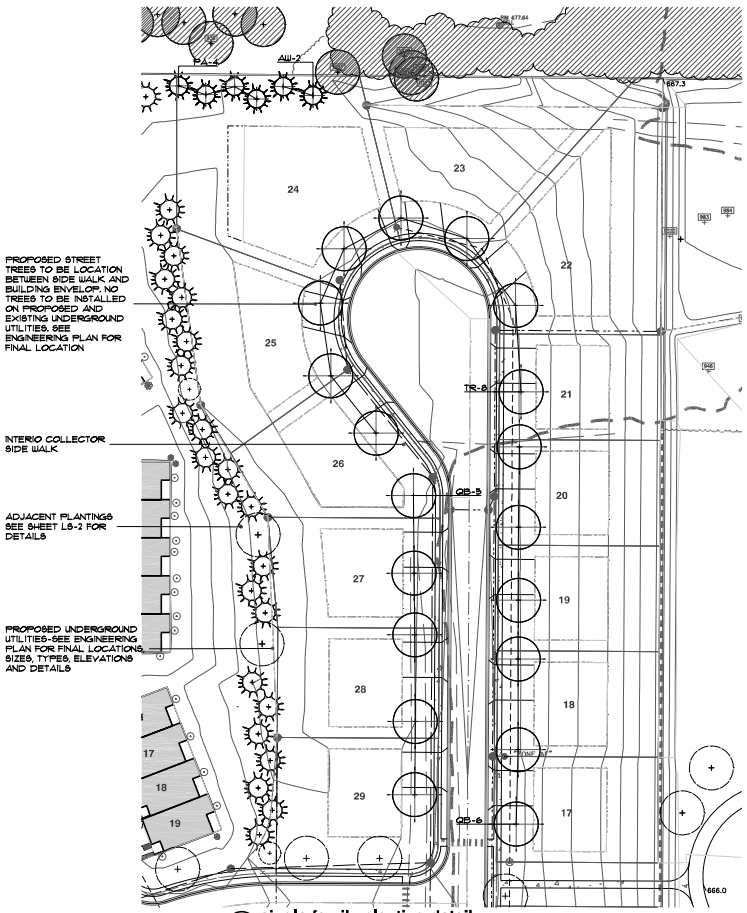
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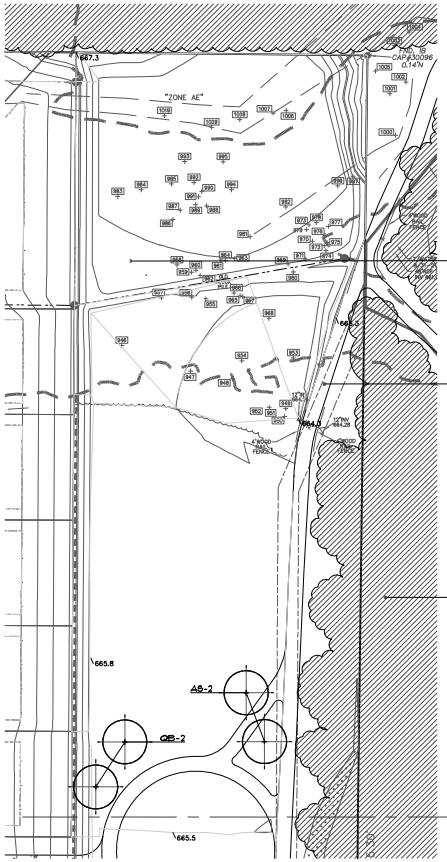
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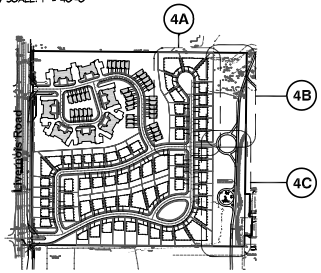
sheet no:
LS-3 of 10



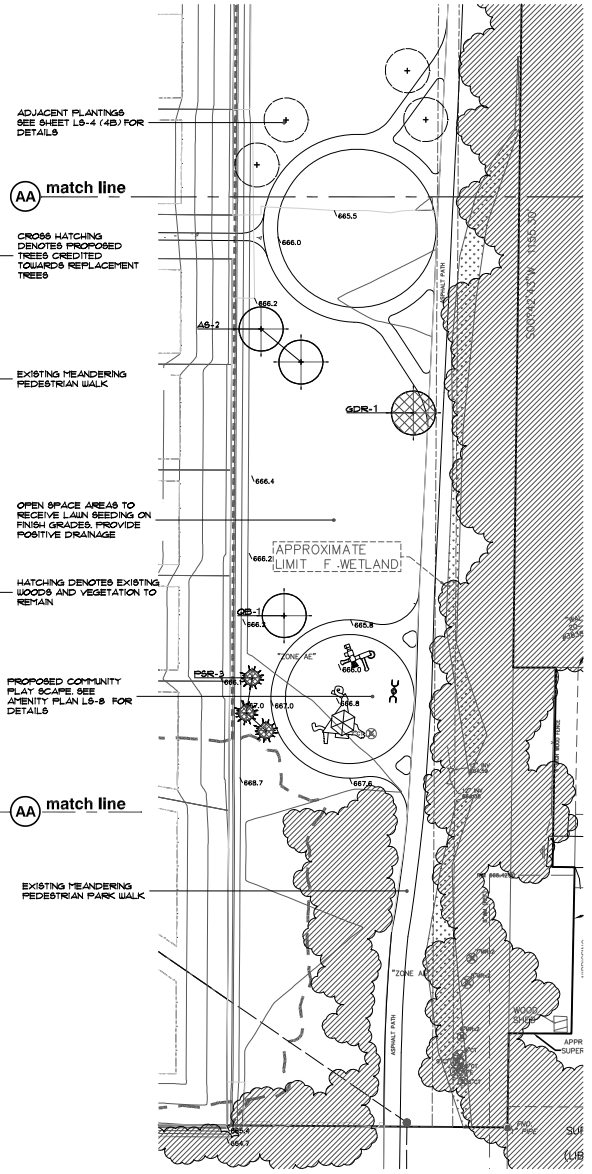
4A single family planting detail
SCALE: 1" = 40'-0"



4B community park planting detail
SCALE: 1" = 40'-0"



key reference location map
NO SCALE



4C community park planting detail
SCALE: 1" = 40'-0"

plant material list

key	quant. 4A	quant. 4B	quant. 4C	botanical name	common name	size	comments
				LARGE AND SMALL DECIDUOUS TREES			
TR	8	-	-	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" BB	
AS	-	2	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" BB	
QB	11	2	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" BB	
				EVERGREEN TREES			
PA	4	-	-	PICEA ABIES	NORWAY SPRUCE	6' BB	
AW	2	-	-	ABIES CONCOLOR	CONCOLOR FIR	6' BB	
				REPLACEMENT TREES			
GDR	-	-	1	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2 1/2" BB	REPLACEMENT
PSS	-	-	5	PINUS STROBUS	EASTERN WHITE PINE	6' BB	REPLACEMENT

FP A
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Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd. Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:
FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
LANDSCAPE PLANTING DETAIL - SINGLE FAMILY& PARK

job no. / issue / revision date:
LS24.061.03 Review 5-17-2023
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Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

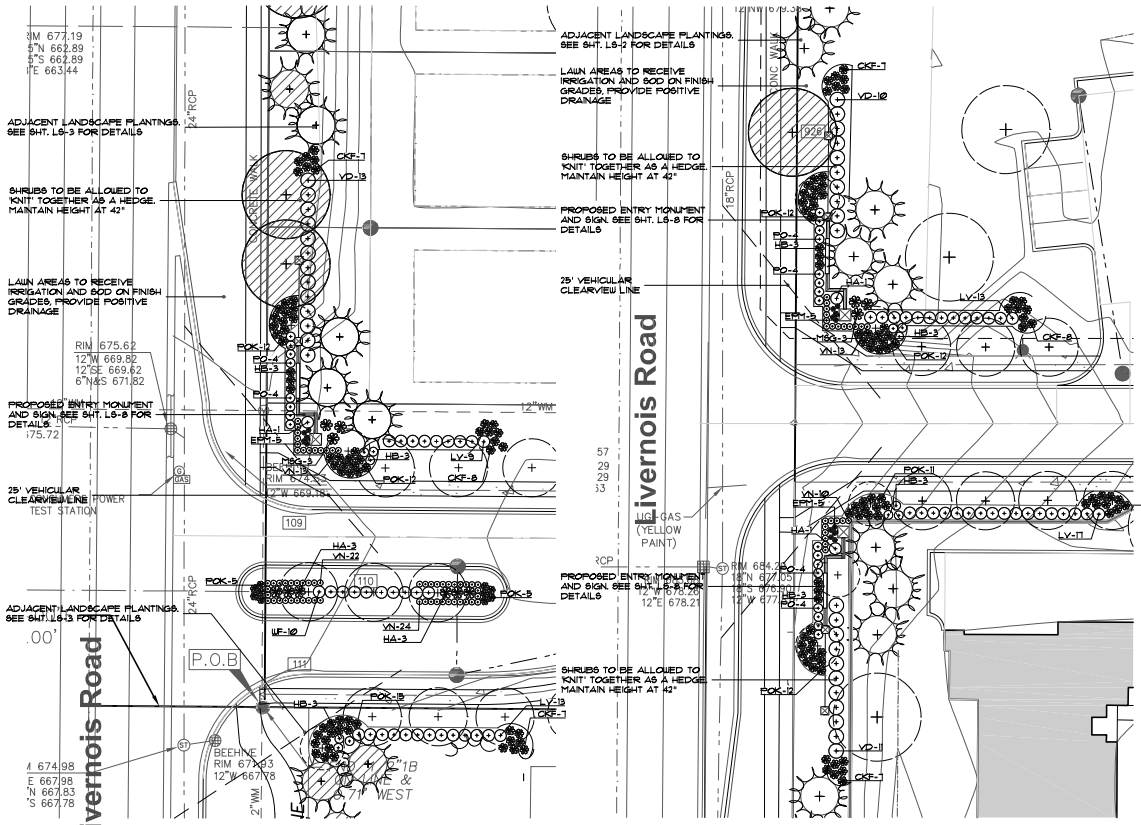
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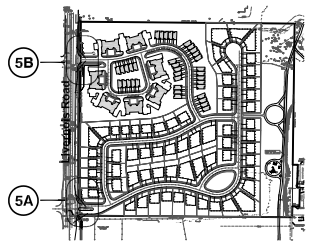
project no:
LS25.042.06

sheet no:
LS-4 of 10



5A **entrance planting detail**
SCALE: 1" = 20'-0"

5B **entrance planting detail**
SCALE: 1" = 20'-0"



key reference location map
NO SCALE

landscape maintenance notes:

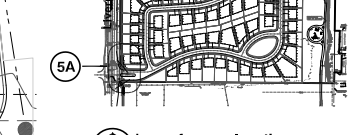
LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES. ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.



transformer pad planting detail
SCALE 1"=20'-0"

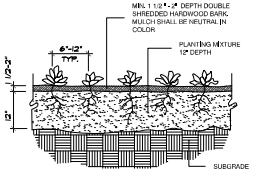
A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROUN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD. 8" MAINTAINED BELOW 4" FULL GROUTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROUTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-98)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.

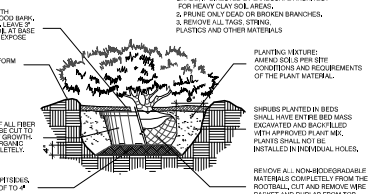
SEE ENGINEERING PLANS PREPARED BY ATWELL, LLC PROPOSED FINAL FOR TREE PROTECTION FENCE LOCATIONS

plant material list (entrance monument)

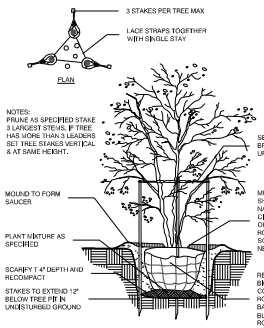
key	quant. 5A	quant. 5B	botanical name	common name	size	comments
			SHRUBS			
LV	22	36	LIGUSTRUM X. 'VICARYII'	GOLDEN VICARY PRIVET	36" CONT	48" O.C. SPACING
HB	9	12	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	36" CONT	36" O.C. SPACING
HA	7	2	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	36" CONT	36" O.C. SPACING
VD	15	21	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	36" CONT	48" O.C. SPACING
VN	58	23	VIBURNUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH	15" CONT	24" O.C. SPACING
PO	8	16	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	36" CONT	48" O.C. SPACING
WF	10	-	WEIGELA FLORIDA 'ALEXANDRA'	WINE ROSE WEIGELA	36" CONT	48" O.C. SPACING
			GRASSES AND PERENNIALS			
MSG	3	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	42" O.C. SPACING
PCK	49	47	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT	36" O.C. SPACING
CKF	22	32	CALAMAGROSTIS X.A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	42" O.C. SPACING
EPM	5	10	NEPETA X.F. 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C. SPACING



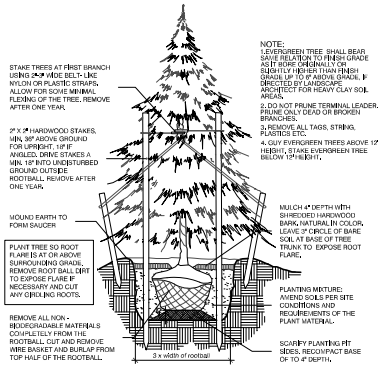
perennial planting detail
no scale



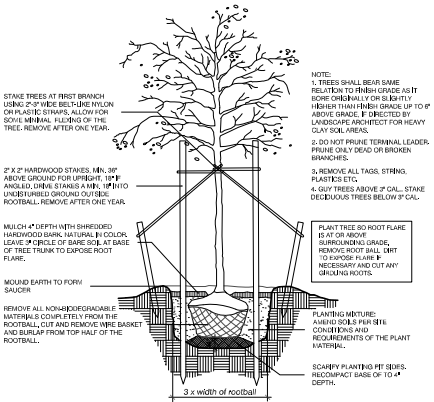
shrub planting detail
no scale



multi-stem tree planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

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client:
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3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
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sheet title:
Entrance Landscape Detail

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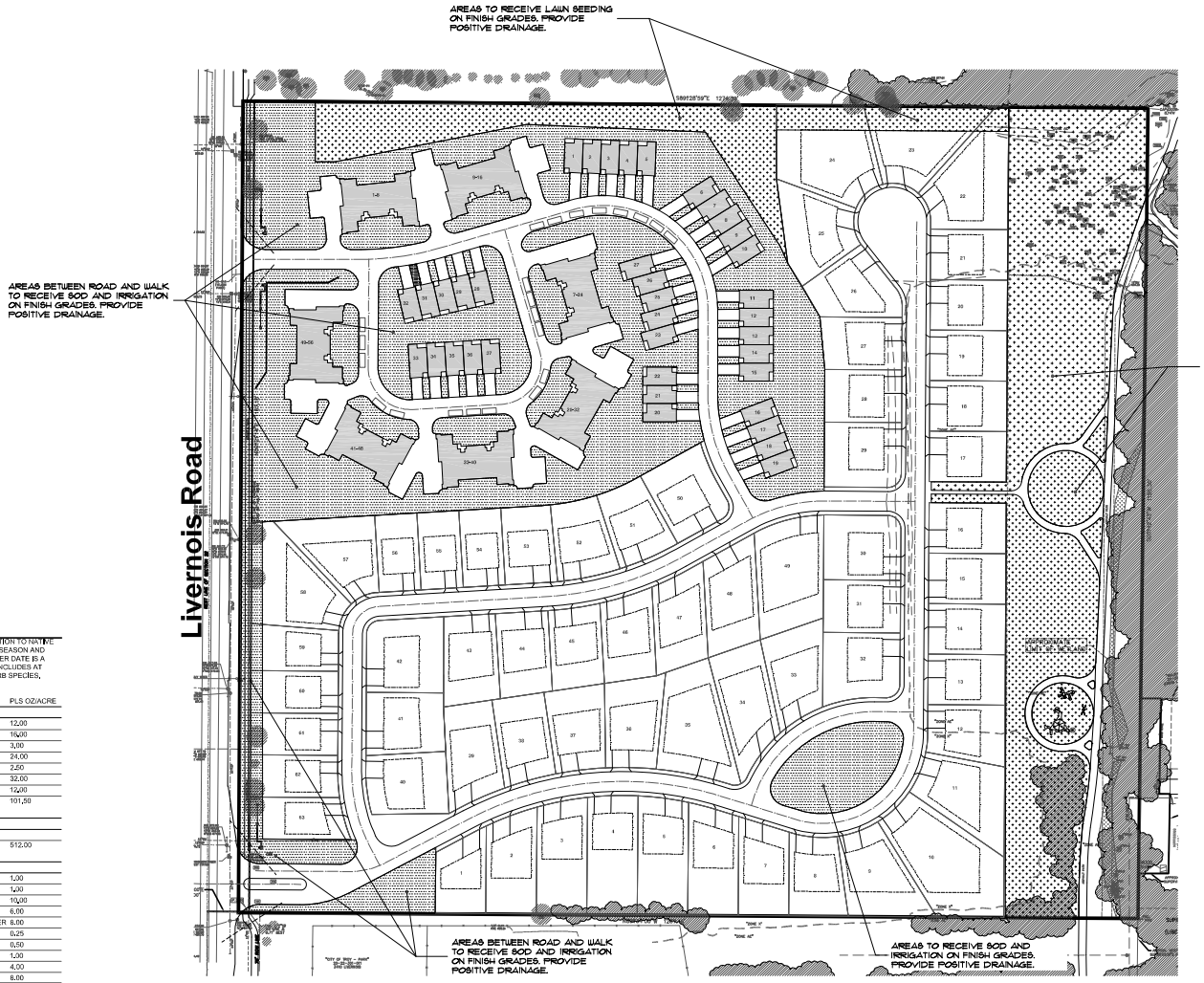
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LS25.042.06

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LS-5 of 10



lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEWING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

economy prairie seed mix

THE PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES, FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 10 OF 13 NATIVE FORB SPECIES, APPLY AT 40.95 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	12.00
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	16.00
CAREX SPP.	PRAIRIE SEDGE SPECIES	3.00
ELYMUS CANADENSIS	CANADA WILD RYE	24.00
PANICUM VIRGATUM	SWITCH GRASS	2.50
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32.00
SORGHASTRUM NUTANS	INDIAN GRASS	12.00
	TOTAL	101.50
TEMPORARY COVER		
AVENA SATIVA	COMMON OAT 512.00	
	TOTAL	512.00
FORBS		
ASCLEPIAS SYRIACA	COMMON MILKWEED	1.00
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1.00
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	10.00
COREOPSIS LANCEOLATA	SAND COREOPSIS	8.00
ECHINACEA PURPUREA	BROAD-LEAVED PURPLE CONEFLOWER	8.00
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0.25
MONARDA FISTULOSA	WILD BERGAMOT	0.50
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE	1.00
RATIBIDA PINNATA	YELLOW CONEFLOWER	4.00
RUDBECKIA HIRTA	BLACK-EYED SUSAN	8.00
SOLIDAGO SPECIOSA	SHOWY GOLDENROD	0.50
SYMPHYOTRICHUM LAEVE	SMOOTH BLUE ASTER	1.00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
	TOTAL	41.75

6A sod seeding and irrigation reference plan
NO SCALE.

hatch pattern legend

- AREAS TO RECEIVE IRRIGATION AND SOD, MAINTAINED AND MOWED WEEKLY
- AREAS TO RECEIVE LAWN SEEDING
- AREAS TO RECEIVE DETENTION POND SEED MIX

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seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
SOD, SEEDING, & IRRIGATION REFERENCE PLAN

job no. / issue / revision date:

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drawn by: JK
checked by: FP
date: 3-6-2025

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LS-6 of 10



A trash receptacle



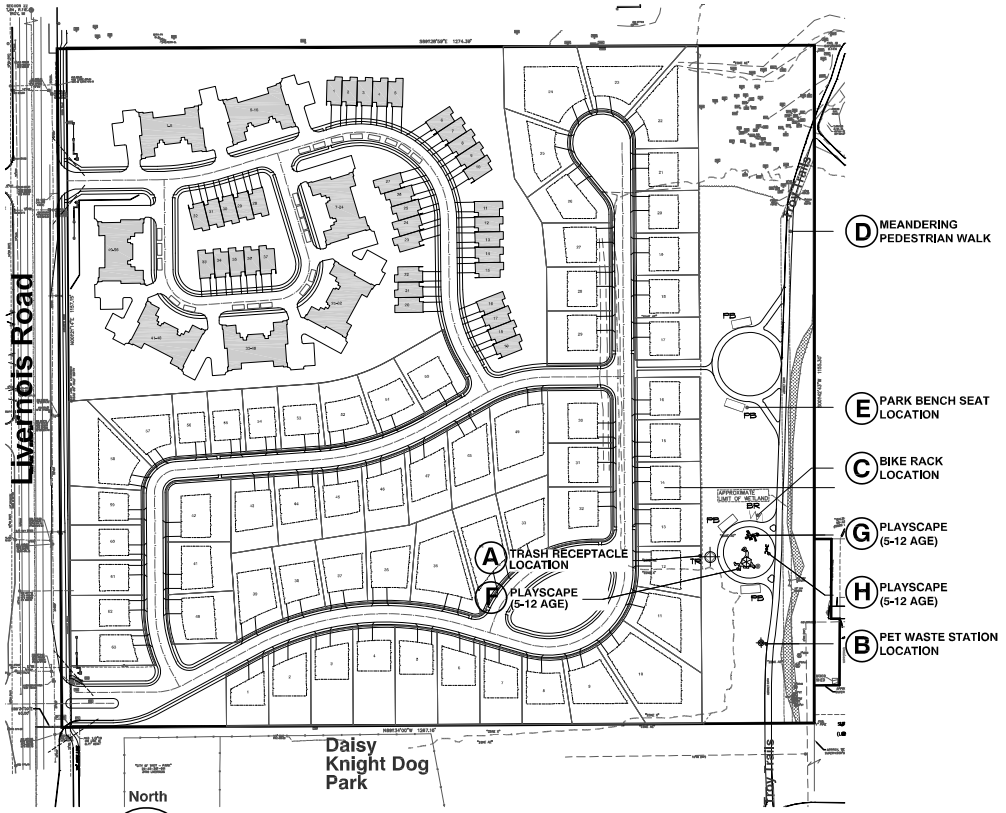
B pet waste station



C bicycle rack



D meandering pedestrian walk



site amenity reference location map

SCALE: 1"=100'-0"

site amenity key

- BR BIKE RACK
- PB PARK BENCH SEAT
- PS PET WASTE STATION
- TR TRASH RECEPTACLE



H hoopla unity swing



G playscape (2-5 age)



F playscape (5-12 age)



E park bench seating

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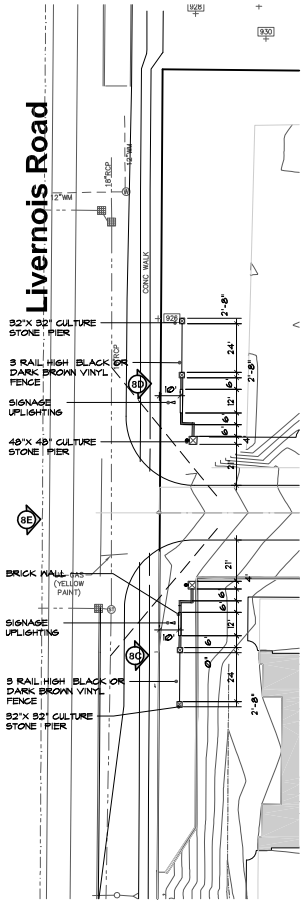
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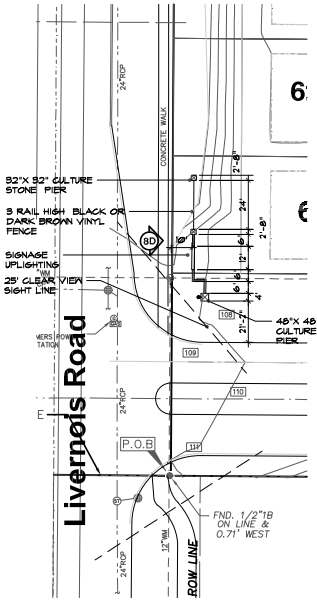
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sheet no:
LS-7 of 10



8A **entry sign monument site plan**
SCALE: 1" = 30' - 0"



8B **entry sign monument site plan**
SCALE: 1" = 30' - 0"



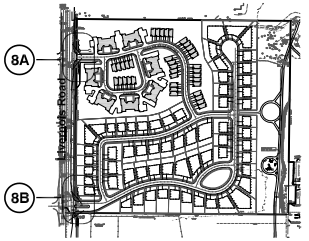
MANUFACTURER:
COPPER LIGHTING SOLUTION

MODEL: NFFLD-S
NIGHT FALCON SMALL
FINISH : BRONZE

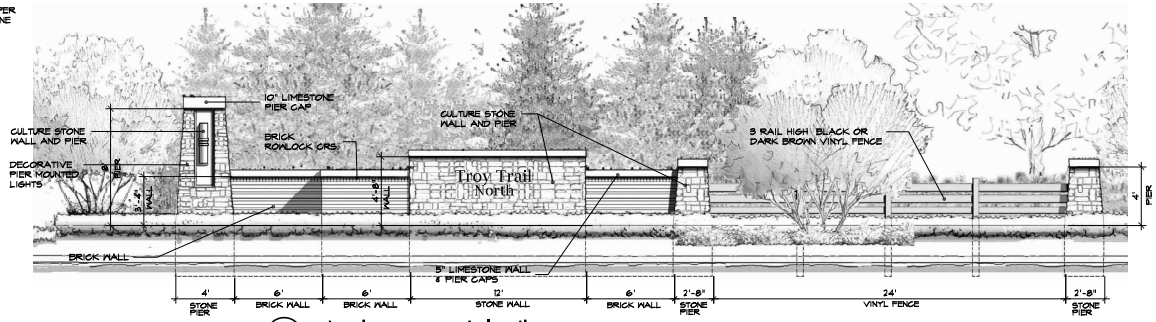
sign panel uplighting
(3-CONDITIONS)

entry wall monument / pier/ signage / notes:

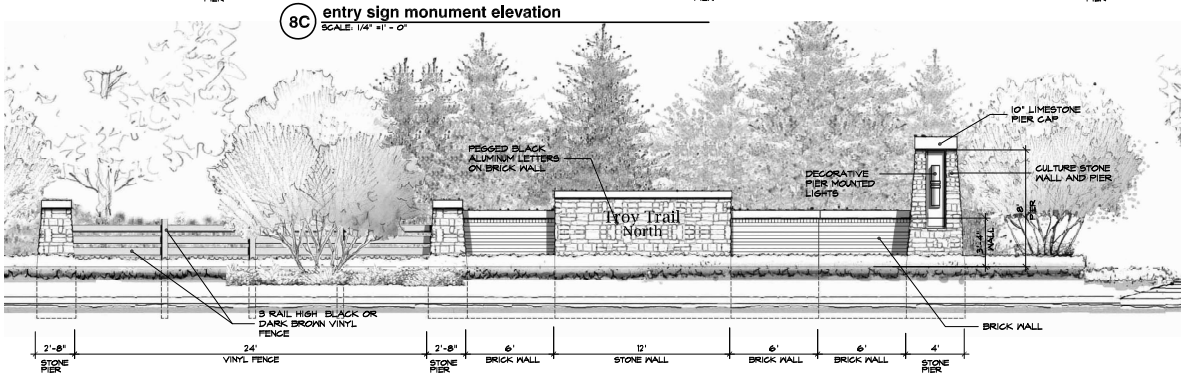
1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH LANDSCAPE ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A 'PHOTO-EYE' SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROWS AND ADJACENT PROPERTIES.
3. SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENT ON SHT. LS-9
4. VERIFY SOIL BEARING CAPACITY PRIOR TO TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
5. SIGNAGE TEXT AND LOGO TO BE METAL PRISMATIC DIMENSIONAL LETTERS, PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER CITY OF TROY REQUIREMENTS AND APPROVALS.
6. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
7. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2000# P.S.I. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
8. MINIMUM CONCRETE STRENGTH TO BE 3000# P.S.I. @ 28 DAYS. U.O.N.: SLABS SHALL BE 3500 P.S.I. MIN. U.O.N.: EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6% ± 1% ENTRAINED AIR U.O.N.
9. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.
10. PROVIDE DOWELS INTO FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT AT ALL WALLS, UNLESS OTHERWISE NOTED.
11. PROVIDE MINIMUM 3" CONCRETE COVER FOR REINFORCEMENT BARS BELOW GRADE AND MINIMUM 2" CONCRETE COVER FOR REINFORCEMENT BARS ABOVE GRADE.



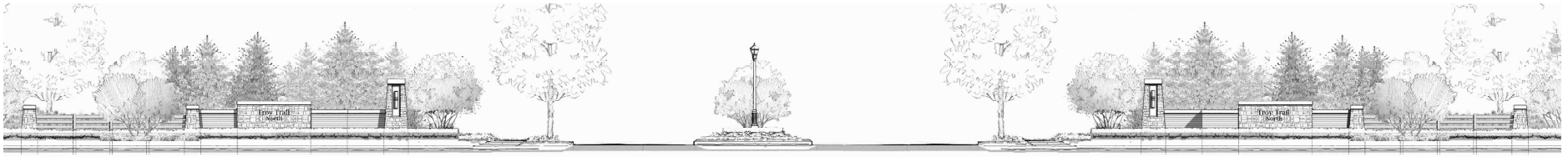
key reference location map
NO SCALE



8C **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"



8D **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"



9E **entry sign monument elevation**
SCALE: 1/4" = 1' - 0"

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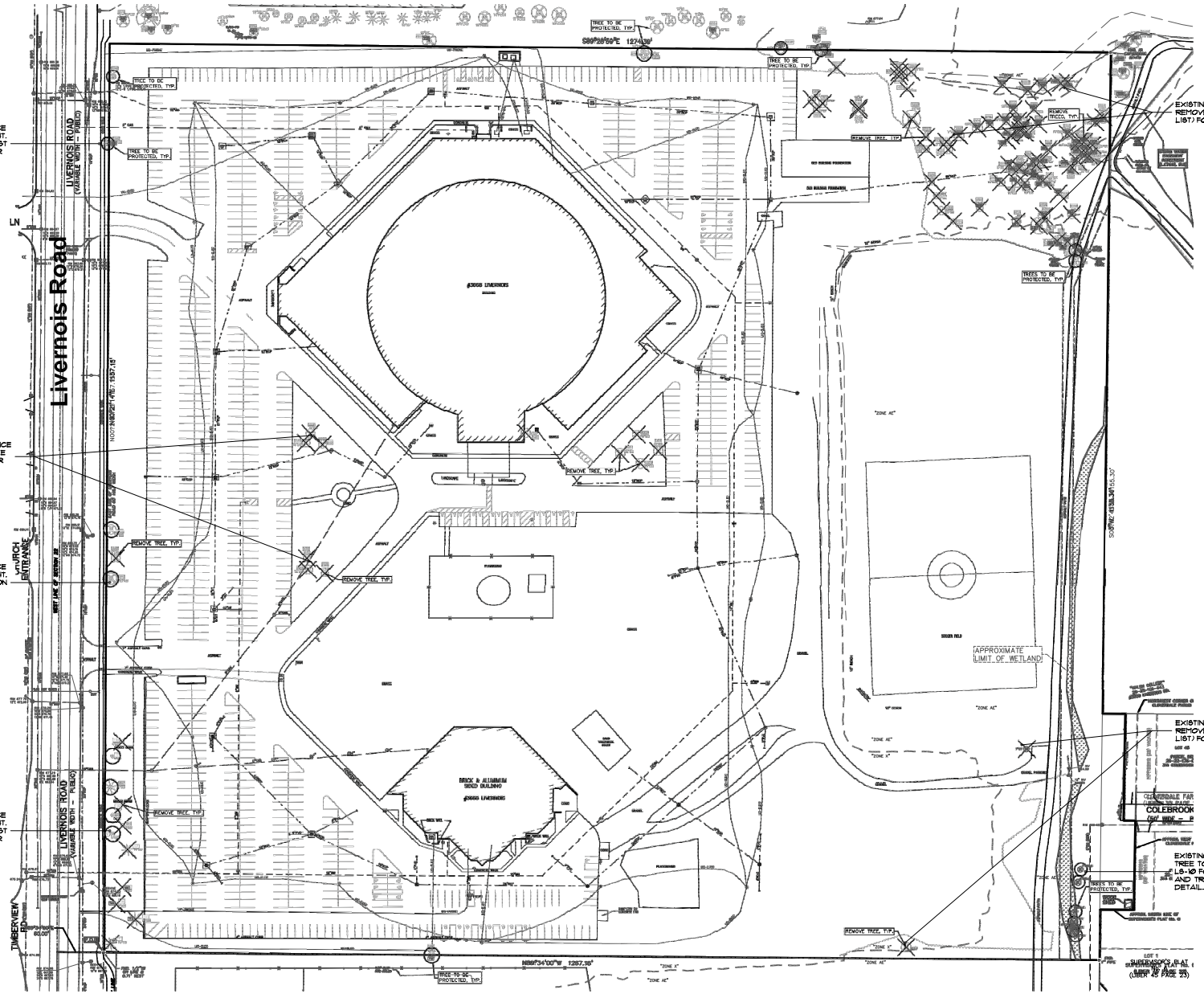
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate, no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS25.042.06

sheet no:
LS-8 of 10



9A **tree removal plan**
SCALE: 1" = 60'-0"

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd. Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:
FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 4133

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

sheet title:
TREE REMOVAL PLAN

job no. / issue / revision date:
LS24.061.03 Review 5-17-2023
LS24.061.03 Review 9-10-2023
Review 9-18-2023
LS25.042.04 site update 3-11-2025
LS25.042.05 Review 6-2-2025
LS25.042.06 Review 6-26-2025
LS25.042.06 CITY 7-7-2025
LS25.042.08 CITY 8-14-2025

drawn by: JK
checked by: FP
date: 3-6-2025

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines
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project no:
LS25.042.06

sheet no:
LS-9 of 10

tree removal legend

tag no.	dbh	common name	botanical name	conditions	foot note	saved / removed	
100	4	Red Maple	Acer rubrum	Fair	CC	removed	X
101	4	Red Maple	Acer rubrum	Fair	CC	removed	X
102	16	Austrian Pine	Pinus nigra	Good	CC	saved	
103	4	Red Maple	Acer rubrum	Fair	CC	removed	X
104	4	Red Maple	Acer rubrum	Fair	CC	saved	
105	4	Red Maple	Acer rubrum	Fair	CC	removed	X
106	5	Red Maple	Acer rubrum	Fair	CC	saved	
107	14	Austrian Pine	Pinus nigra	Fair	CC	removed	X
108	3	Red Maple	Acer rubrum	Fair	CC	removed	X
109	4	Red Maple	Acer rubrum	Fair	CC	removed	X
110	16	Austrian Pine	Pinus nigra	Good	CC	removed	X
111	16	Austrian Pine	Pinus nigra	Good	CC	removed	X
112	8	Box elder	Acer negundo	Fair	EXE	removed	
912	11	Blue Spruce	Picea pungens	Good	CC	removed	X
913	12	Blue Spruce	Picea pungens	Good	CC	removed	X
914	12	Blue Spruce	Picea pungens	Good	CC	removed	X
915	12	Blue Spruce	Picea pungens	Fair	CC	removed	X
916	6	Bradford Pear	Pyrus calleryanna	Fair	CC	removed	X
917	9	Blue Spruce	Picea pungens	Fair	CC	removed	X
918	12	Blue Spruce	Picea pungens	Good	CC	removed	X
919	9	Blue Spruce	Picea pungens	Good	CC	removed	X
920	10	Blue Spruce	Picea pungens	Fair	CC	removed	X
921	10	Bur oak	Quercus macrocarpa	Fair	CC	removed	X
922	11	Blue Spruce	Picea pungens	Fair	CC	removed	X
923	15	Red Maple	Acer rubrum	Fair	CC	saved	
924	11	Red Maple	Acer rubrum	Good	CC	removed	X
925	12	Red Maple	Acer rubrum	Good	CC	saved	
926	12	Silver Maple	Acer saccharinum	Good	EXE	saved	
927	7	Red Maple	Acer rubrum	Good	CC	saved	
928	13	Silver Maple	Acer saccharinum	Fair	EXE	saved	
929	30	Cottonwood	Populus deltoides	Good	EXE	saved	
930	8	Thornapple/Hawthorne	Crataegus spp.	Good	OS	saved	
931	13	Thornapple/Hawthorne	Crataegus spp.	Good	OS	saved	
932	12	Silver Maple	Acer saccharinum	Good	EXE	saved	
933	16	Cottonwood	Populus deltoides	Fair	EXE	saved	
934	12	Cottonwood	Populus deltoides	Good	EXE	saved	
935	12	Cottonwood	Populus deltoides	Good	EXE	saved	
936	17	Bur oak	Quercus macrocarpa	Good	OS	saved	
937	9	Cottonwood	Populus deltoides	Good	EXE	removed	X
938	8	Cottonwood	Populus deltoides	Fair	EXE	removed	X
939	10	Cottonwood	Populus deltoides	Fair	EXE	removed	X
940	15	Cottonwood	Populus deltoides	Dead	EXE	removed	X
941	12	Cottonwood	Populus deltoides	Dead	EXE	removed	X
942	6	Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
943	7	Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
944	10	Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
945	6	Siberian Elm	Ulmus pumila	Good	EXE	removed	X
946	8	Crab Apple	Malus caronaria	Poor	EXE	removed	X
947	11	Box elder	Acer negundo	Fair	EXE	removed	X
948	21	Cottonwood	Populus deltoides	Fair	EXE	removed	X
949	16	Cottonwood	Populus deltoides	Fair	EXE	removed	X
950	9	Cottonwood	Populus deltoides	Fair	EXE	removed	X
951	14	Cottonwood	Populus deltoides	Fair	EXE	removed	X
952	11	Cottonwood	Populus deltoides	Fair	EXE	removed	X
953	10	Box elder	Acer negundo	Fair	EXE	removed	X
954	15	Box elder	Acer negundo	Fair	EXE	removed	X
955	10	Box elder	Acer negundo	Fair	EXE	removed	X
956	14	Box elder	Acer negundo	Fair	EXE	removed	X
957	10	Box elder	Acer negundo	Fair	EXE	removed	X
958	6	Siberian Elm	Ulmus pumila	Good	EXE	removed	X
959	10	Cottonwood	Populus deltoides	Fair	EXE	removed	X
960	15	Cottonwood	Populus deltoides	Good	EXE	removed	X
961	17	Cottonwood	Populus deltoides	Fair	EXE	removed	X
962	8	Cottonwood	Populus deltoides	Good	EXE	removed	X
963	13	Cottonwood	Populus deltoides	Fair	EXE	removed	X
964	12	Box elder	Acer negundo	Fair	EXE	removed	X
965	15	Box elder	Acer negundo	Good	EXE	removed	X
966	8	Box elder	Acer negundo	Fair	EXE	removed	X
967	6	White Mulberry	Morus alba	Fair	REG	removed	X
968	6	Box elder	Acer negundo	Fair	EXE	removed	X
969	8	Crab Apple	Malus caronaria	Fair	REG	removed	X
970	10	White Mulberry	Morus alba	Good	REG	removed	X
971	12	Cottonwood	Populus deltoides	Fair	EXE	removed	X
972	15	Cottonwood	Populus deltoides	Good	EXE	removed	X
973	16	Cottonwood	Populus deltoides	Good	EXE	removed	X
974	12	Cottonwood	Populus deltoides	Fair	EXE	removed	X
975	8	Cottonwood	Populus deltoides	Fair	EXE	removed	X
976	15	Cottonwood	Populus deltoides	Good	EXE	removed	X
977	7	Cottonwood	Populus deltoides	Fair	EXE	removed	X
978	9	Box elder	Acer negundo	Fair	EXE	removed	X
979	10	White Mulberry	Morus alba	Fair	REG	removed	X
980	10	White Mulberry	Morus alba	Fair	REG	removed	X
981	8	American Elm	Ulmus americana	Poor	EXE	removed	X
982	14	White Mulberry	Morus alba	Fair	REG	removed	X
983	13	Box elder	Acer negundo	Good	EXE	removed	X
984	8	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
985	8	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
986	6	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
987	7	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
988	7	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
989	7	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
990	6	Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
991	6	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
992	7	Green Ash	Fraxinus pennsylvanica	Fair	EXE	removed	X
993	10	Box elder	Acer negundo	Good	EXE	removed	X
994	7	Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
995	6	Green Ash	Fraxinus pennsylvanica	Poor	EXE	removed	X
996	10	Box elder	Acer negundo	Fair	EXE	removed	X
997	15	Box elder	Acer negundo	Fair	EXE	removed	X
998	7	Box elder	Acer negundo	Fair	EXE	saved	
999	9	American Elm	Ulmus americana	Poor	EXE	saved	
1000	8	Green Ash	Fraxinus pennsylvanica	Poor	EXE	saved	
1001	15	White Mulberry	Morus alba	Fair	OS	saved	
1002	7	Box elder	Acer negundo	Fair	EXE	saved	
1003	7	Box elder	Acer negundo	Fair	EXE	saved	
1004	20	White Mulberry	Morus alba	Good	OS	saved	
1005	7	Box elder	Acer negundo	Fair	EXE	saved	
1006	7	Box elder	Acer negundo	Good	EXE	removed	X
1007	7	White Mulberry	Morus alba	Good	REG	removed	X
1008	9	Box elder	Acer negundo	Fair	EXE	removed	X
1009	10	Box elder	Acer negundo	Fair	EXE	removed	X
1010	23	Cottonwood	Populus deltoides	Good	EXE	removed	X
1011	11	Cottonwood	Populus deltoides	Good	EXE	removed	X
1012	9	Cottonwood	Populus deltoides	Good	EXE	removed	X
1013	7	Siberian Elm	Ulmus pumila	Good	EXE	removed	X
1014	7	Siberian Elm	Ulmus pumila	Dead	EXE	removed	X
1015	6	Box elder	Acer negundo	Good	EXE	removed	X
1016	11	Box elder	Acer negundo	Fair	EXE	removed	X
1017	6	Ginkgo	Ginkgo biloba	Fair	REG	removed	X
1018	6	Siberian Elm	Ulmus pumila	Fair	EXE	removed	X
1019	7	White Mulberry	Morus alba	Fair	REG	removed	X
1020	7	Bradford Pear	Pyrus calleryanna	Good	REG	removed	X
1021	7	Siberian Elm	Ulmus pumila	Good	EXE	removed	X
1022	6	Bradford Pear	Pyrus calleryanna	Good	CC	removed	X
1023	7	Thornapple/Hawthorne	Crataegus spp.	Poor	EXE	saved	
1024	6	Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1025	8	Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1026	9	Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1027	14	Thornapple/Hawthorne	Crataegus spp.	Fair	OS	saved	
1028	9	Blue Spruce	Picea pungens	Fair	REG	saved	

tree replacement summary:

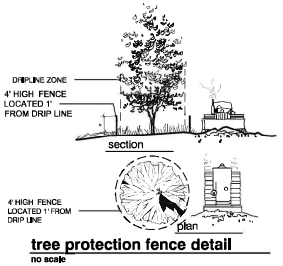
TOTAL NO. OF EXISTING TREES SURVEY 130
NO. OF EXISTING TREES OFF SITE 9
NO. OF EXISTING TREES ON-SITE 121
NO. OF EXISTING CODE COMPLIANCE TREES ON-SITE 28
NO. OF EXISTING EXEMPT TREES ON-SITE 82
(DEAD, POOR, PROHIBITED TREES)
NO. OF EXISTING REGULATED TREES ON-SITE 11

TOTAL NO. OF EXISTING TREES SAVED ON SITE 21
TOTAL NO. OF EXISTING TREES REMOVED ON SITE 100
NO. OF EXISTING CODE COMPLIANCE TREES REMOVED 22
NO. OF EXISTING EXEMPT TREES REMOVED 68
(DEAD, POOR, PROHIBITED TREES)
NO. OF EXISTING REGULATED TREES REMOVED ..... 10 (85")

TOTAL NO. OF TREE REPLACEMENT REQUIRED 17
(85" X 50 (50%) = 42.5" / 2 1/2" PER TREE = 17 TREES)
TOTAL NO. OF TREE REPLACEMENT PROVIDED 17

tree protection notes:

1) EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2) STAKES SHALL BE METAL 'T' POLES SPACED NO FURTHER THAN 5' ON CENTER.
3) FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
4) FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
5) UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
6) NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT LIMITED TO:
   a. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
   b. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
   c. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
   d. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
   e. ANY REQUIRED SWALE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THRU A PROTECTED AREA, THE SWALES NEED TO BE HAND DUG. MACHINERY OF ANY KIND IS PROHIBITED.



tree protection fence detail
no scale

foot note:

REG	REGULATED TREE
LM	LANDMARK TREE
CC	CODE COMPLIANT TREE (existing trees installed per code requirements)
OS	OFF SITE TREE
EXE	EXEMPT / NON REGULATED TREE (poor, dead , and invasive trees)

FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, Michigan 48336
phone: (248) 557-5588

seal:

client:
TABLEAU BY MONDRIAN
3668 Livernois Road, Troy, Michigan

project:
Troy Trail North

project location:
City of Troy, Michigan
Livernois Road

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REMOVAL PLAN

job no. / issue / revision date:
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drawn by: JK
checked by: FP
date: 3-6-2025

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For free location of public utility lines

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project no: LS25.042.06

sheet no: LS-9 of 10



TROY TRAIL NORTH

Tableau
by MONDRIAN

TROY TRAIL NORTH

MIXED RESIDENTIAL DEVELOPMENT

TROY, MI

Tableau
by MONDRIAN



LOCATION MAP

NOT TO SCALE

NORTH

OWNERS:

TABLEAU BY MONDRIAN
50215 SCHOENHERR RD.
SHELBY TOWNSHIP, MI 48315
586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P)

SHEET INDEX

	TOWNHOMES "TYPE 1"
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2	BUILDING PLANS
3	UNIT PLANS
4	ELEVATIONS
5	MATERIAL BOARD
	TOWNHOMES "TYPE 2"
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	SINGLE LEVEL LIVING 8-PLEX
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35	ELEVATIONS-TRANSITIONAL
36	SINGLE FAMILY MATERIAL BOARD

NOTE TO BUILDING OFFICIAL:
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Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: TITLE SHEET
TOWNHOMES "TYPE 1"

CLIENT/PROJECT: TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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- PRELIMINARY SPA 06-06-2025
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- PERMITS SPA 03-26-2025
- CONSTRUCTION 00-00-00

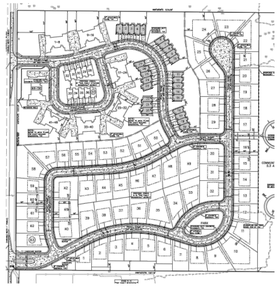
REVISIONS

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SHEET NUMBER: T-1





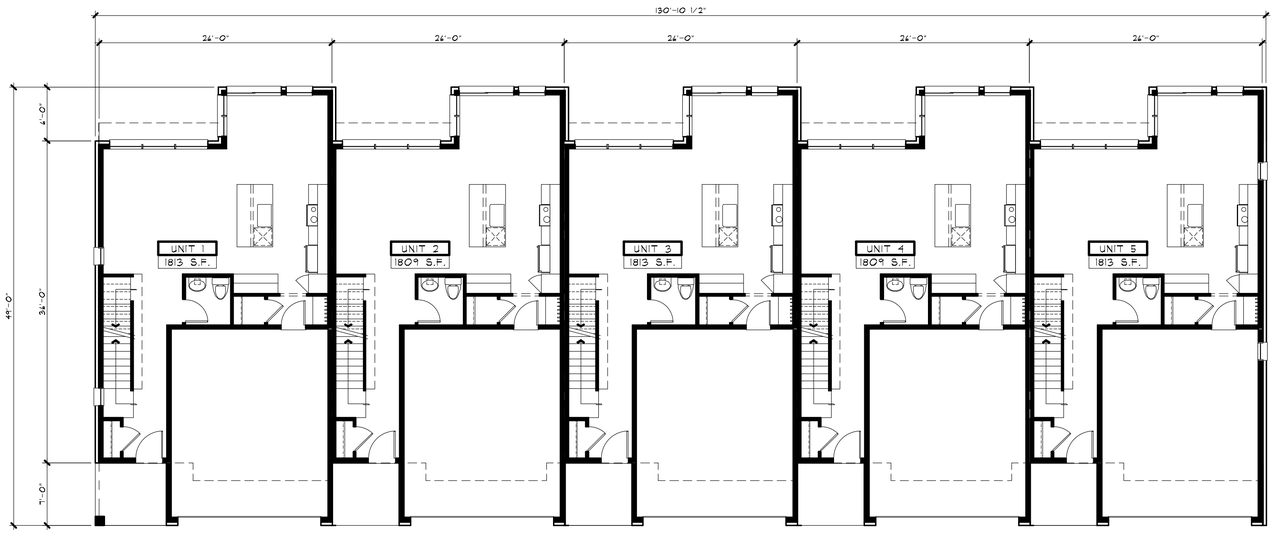




3/2 **SITE**
REFERENCE NO SCALE



2/2 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



1/2 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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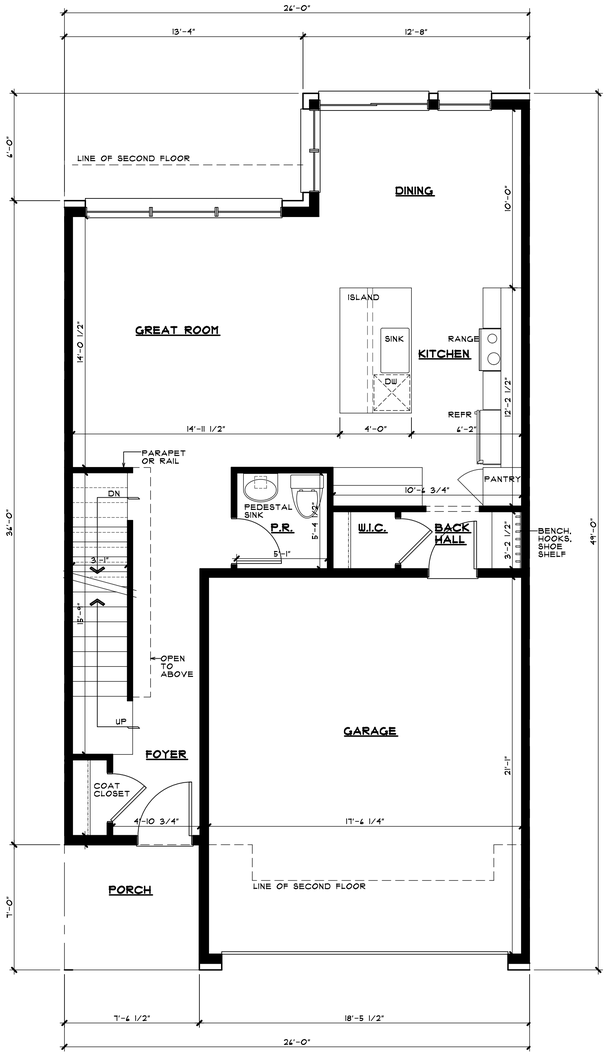
SHEET TITLE: BUILDING PLANS
TOWNHOMES "TYPE I"

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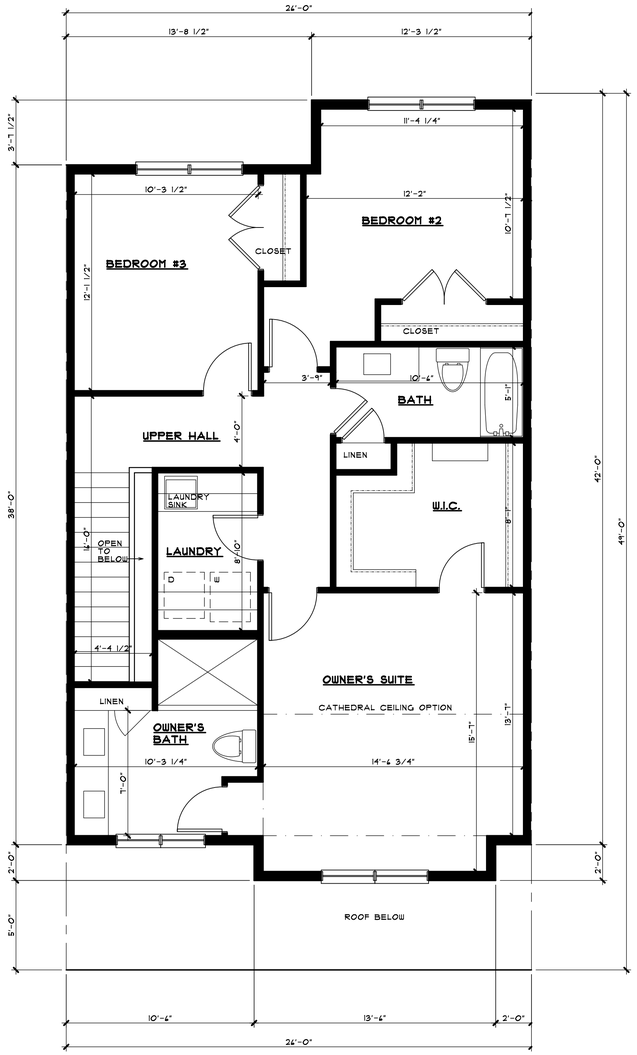
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CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 2



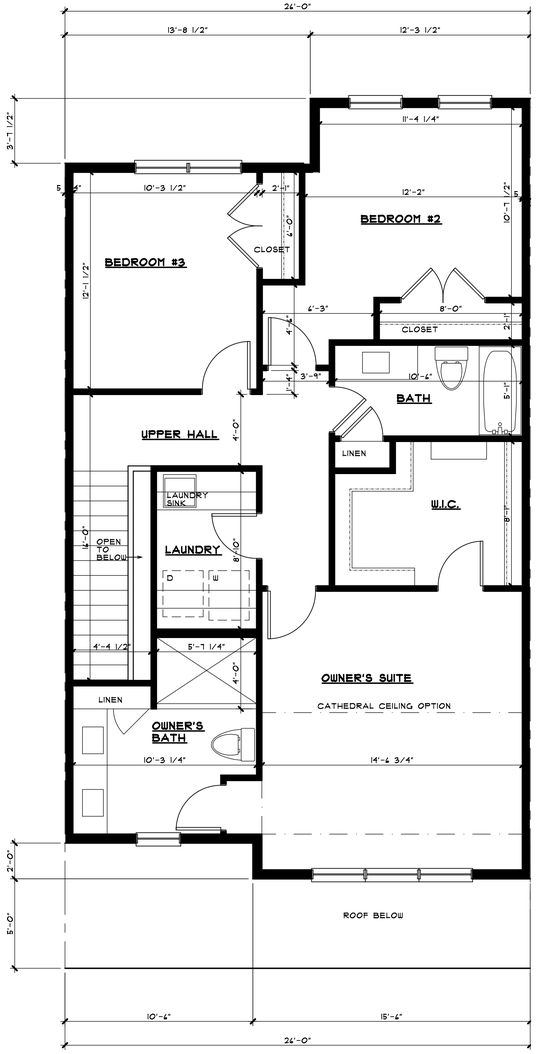
FIRST FLOOR PLAN **743 SQ FT**

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN **1066 SQ FT**
ALTERNATIVE 'A'

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN **1070 SQ FT**
ALTERNATIVE 'B'

SCALE: 1/4" = 1'-0"

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1066 SQ FT
TOTAL	1809 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1070 SQ FT
TOTAL	1813 SQ FT

NOTE TO BUILDING OFFICIAL:
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Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: UNIT PLANS

TOWNHOMES "TYPE I"

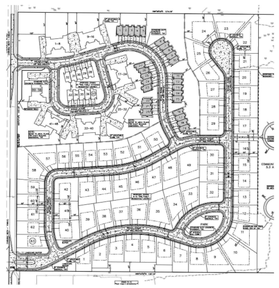
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CHECKED BY: MA/XB/MM
JOB NUMBER: 2892
DATE: 06-06-2025
SHEET NUMBER: 3



5/4 **SITE**
REFERENCE NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Horizontal Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Roof Trim "A" (Fascia & Frieze Board)
7	Engineered PVC Siding
8	Roof Trim "B"(Fascia & Frieze Board)
9	Roof Shingles
10	Metal Roof & Brackets
11	Roof Drip Edge
12	Box Columns
13	Unit Entry Doors
14A	Garage Doors
14B	Garage Doors
15	Gutters and Downspouts
16	Windows (All)
17	E.I.F.S.



1/4 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/4 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



3/4 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



4/4 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
(3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

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SHEET TITLE: BUILDING ELEVATIONS
TOWNHOMES "TYPE I"

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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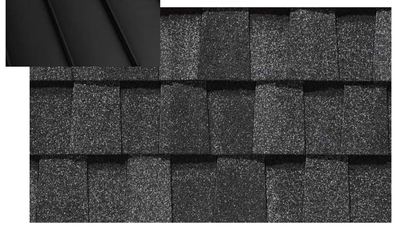
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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 1



Metal Roof:
Black



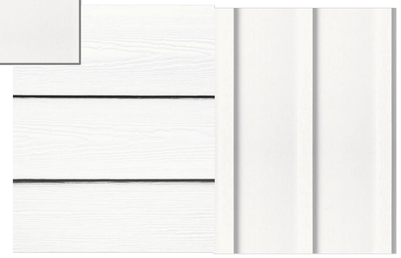
Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof &



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0



Hardie Slding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick:
Michigan Brick "Tawas" with Natural Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Tawas with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Horizontal Siding	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof & Brackets		Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Black	Refer to elevations for locations
14A	Garage Doors	CHI Door	White	Refer to elevations for locations
14B	Garage Doors	CHI Door	Black	
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

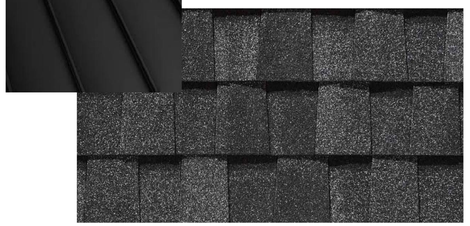
NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Townhouse Buildings: Color Scheme 2



Metal Roof:
Black



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



E.I.F.S.: STO Corp. #158 StoSignature Texture 1.0



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at



Hardie Trim in Artic White. Window Trim, Roof Fascia, Trim Boards and Eaves, Box Columns to Match at Cobblestone Siding Areas.



Hardie Slding in Cobblestone. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Windows: Black. Refer to Elevations for style



Unit Entrance Doors, Gutters & Downspouts, Alernating Garage



Brick: Michigan Brick: Bloomfield with White Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		TOWNHOUSE: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER		NOTES
1	Brick	Michigan Brick	Bloomfield	Mortar Color
2	Board & Batten Siding	JamesHardie	Cobblestone	
3	Horizontal Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	JamesHardie	Artic White	
6	Roof Trim "A" (Fascia & Frieze Board)	JamesHardie	Artic White	
7	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
8	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
9	Roof Shingles	Certainteed	Landmark Pro Max Def	
10	Metal Roof & Brackets	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black	
12	Box Columns	JamesHardie	Artic White	
13	Unit Entry Doors	Sherwin Williams	Tricorn Black SW 6258	
14A	Garage Doors	CHI Door	Black	Refer to elevations for locations
14B	Garage Doors	CHI Door	White	Refer to elevations for locations
15	Gutters and Downspouts	Quallity Aluminum Products	Black	
16	Windows (All)	Black	Black	
17	E.I.F.S.	STO Corp	#158 StoSignature Stone 1.0	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE
MATERIAL BOARD
TOWNHOMES "TYPE I"

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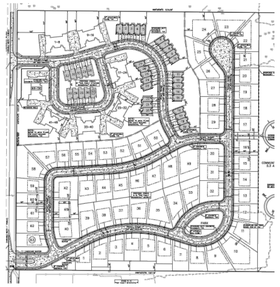
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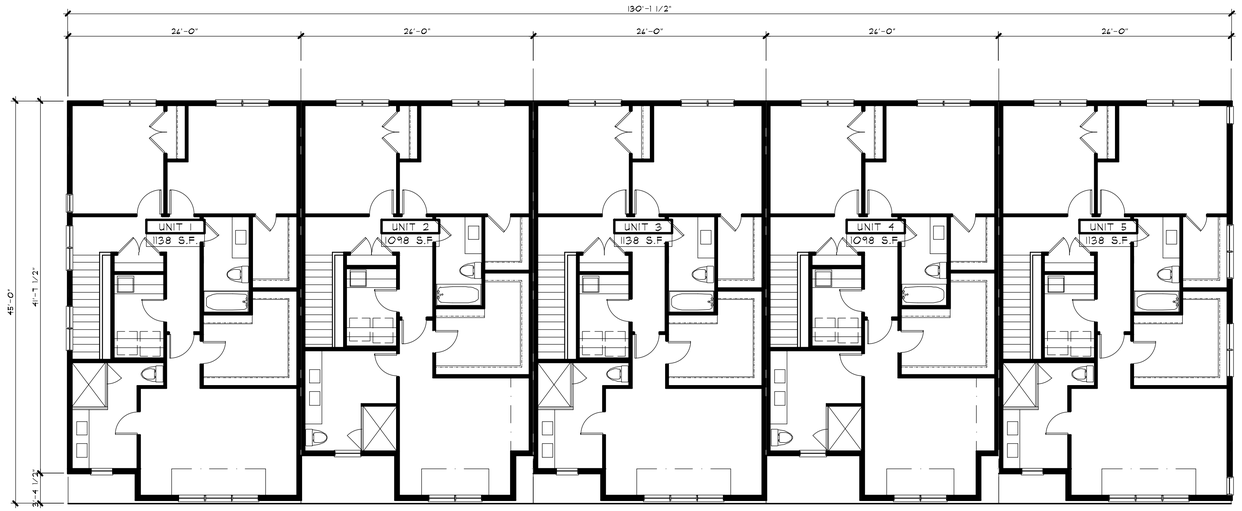




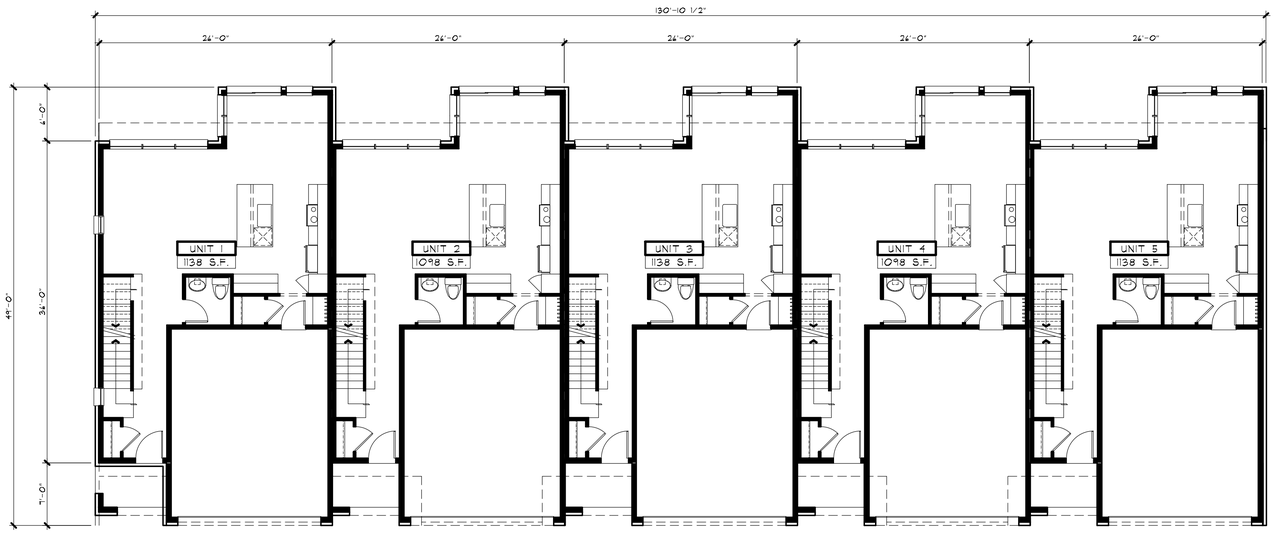




3/7 **SITE**
REFERENCE NO SCALE



1/7 **SECOND FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"



2/7 **FIRST FLOOR PLAN - 5 UNIT BUILDING** (3 & 4 UNIT BLDG. SIM.)
SCALE: 1/8"=1'-0"

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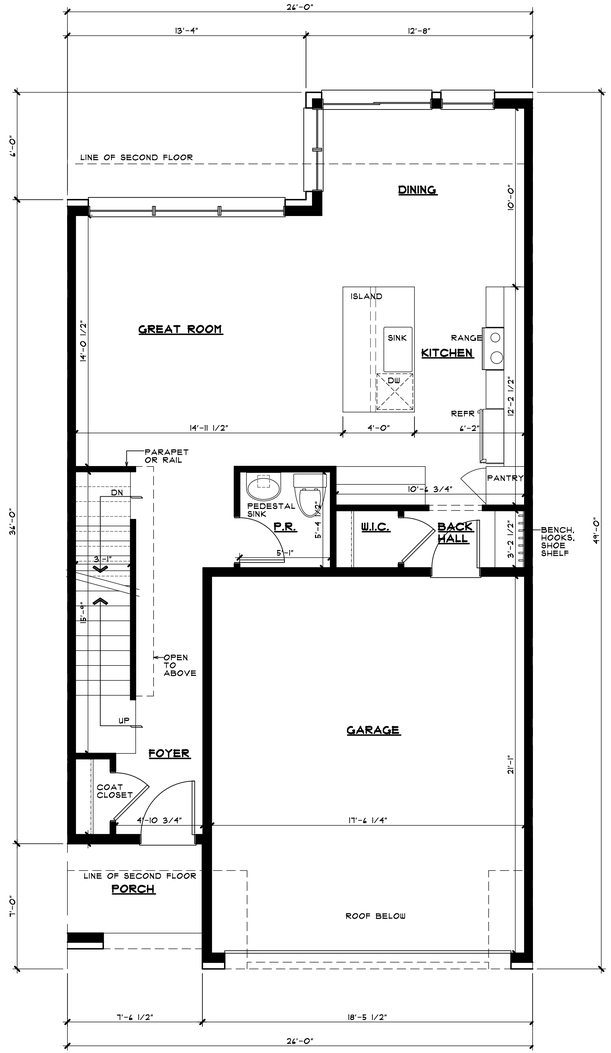
SHEET TITLE
BUILDING PLANS
TOWNHOMES "TYPE 2"

CLIENT/PROJECT
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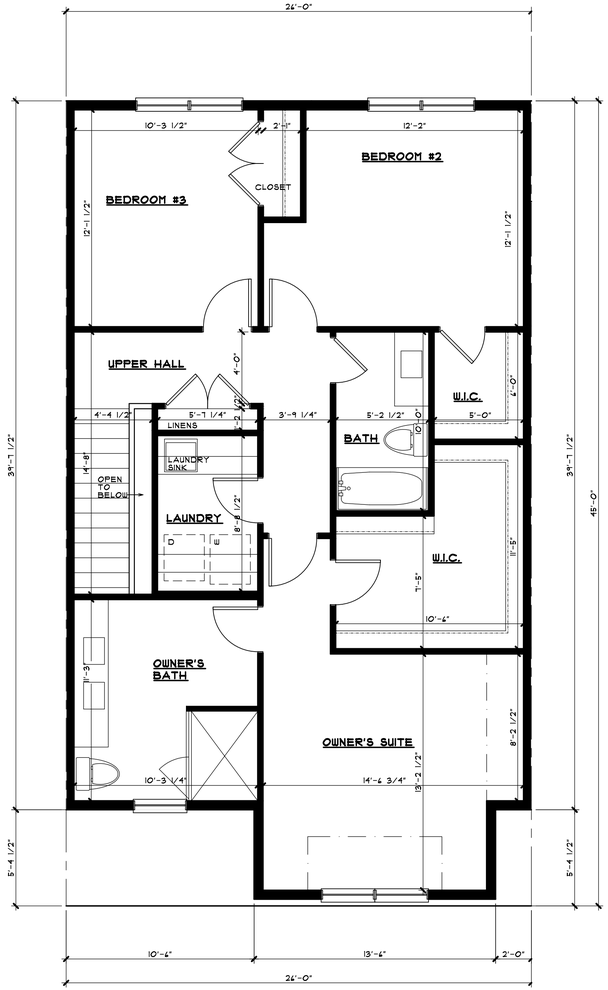
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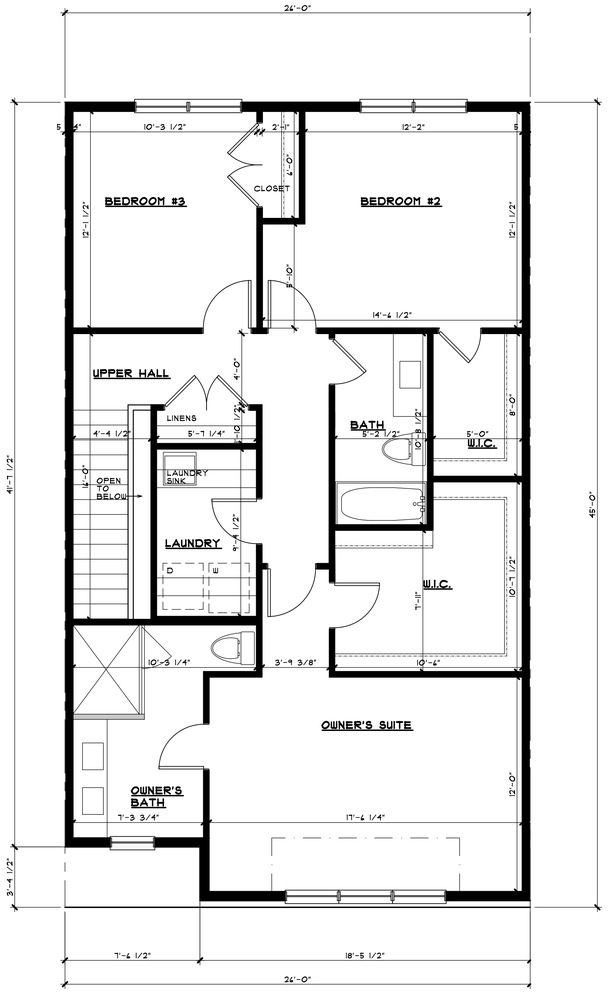
FIRST FLOOR PLAN — 743 SQ FT

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN — 1098 SQ FT
ALTERNATIVE 'A'

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN — 1138 SQ FT
ALTERNATIVE 'B'

SCALE: 1/4" = 1'-0"

ALTERNATIVE 'A'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1098 SQ FT
TOTAL	1841 SQ FT

ALTERNATIVE 'B'

SQUARE FOOTAGE	
1ST FLOOR	743 SQ FT
2ND FLOOR	1138 SQ FT
TOTAL	1881 SQ FT

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SHEET TITLE: UNIT PLANS

TOWNHOMES "TYPE 2"

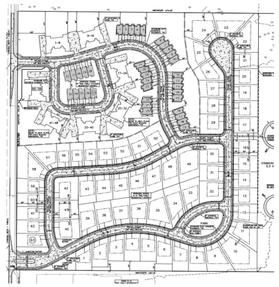
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5/9 **SITE**
REFERENCE NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & Batten Siding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Engineered PVC Siding
10	Roof Trim "B"(Fascia & Frieze Board)
11	E.I.F.S.
12	E.I.F.S.
13	Roof Shingles
14	Metal Roof
15	Roof Drip Edge
16	Brackets @ Metal Roof
17	Unit Entry Door
18	Garage Doors
19	Garage Doors
20	Gutters and Downspouts
21	Windows (All)
22	Flashing



4/9 **REAR - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



2/9 **LEFT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



3/9 **RIGHT SIDE - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"



1/9 **FRONT - BUILDING ELEVATION - 5 UNIT BUILDING**
SCALE: 1/8"=1'-0"

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SHEET TITLE: BUILDING ELEVATIONS
TOWNHOMES "TYPE 2"

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NOTE TO BUILDING OFFICIAL:
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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Alt. Townhouse Building



Metal Roof: Black



E.I.F.S.: STO Corp. #37100
StoSignature Texture 1.0



E.I.F.S.: STO Corp. #16282
StoSignature Texture 1.0



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Garage Doors and Unit Entrance Doors, Gutters & Downspouts:

Garage Doors





Windows: Black



ChamClad 2" Reveal Engineered PVC Siding in Black Sand Finish. Roof and Window Trim Color to Match at Chamclad Areas.



Hardie Slding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Brick:
Bricktech "Grayling" Brick with XXX mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ALT TOWNHOUSE COLOR SCHEME		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Engineered PVC Siding	Chamclad	12" Shadowline Panel with 2" Reveal in Black Sand #6060	Window Trim & Corner Trim @ Chamclad Siding supplied by Chamclad
10	Roof Trim "B"(Fascia & Frieze Board)	JamesHardie	Midnight Black	At Chamclad areas
11	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #37100 Black	
12	E.I.F.S.	STO Corp	StoSignature Stone 1.0 #16282 Gray	
13	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
14	Metal Roof	Atas	Black	
15	Roof Drip Edge	Quallity Aluminum Products	Black #200	
16	Brackets @ Metal Roof	Sherwin Williams	Match Artic White	
17	Unit Entry Door		Black	
18	Garage Doors	CHI Door	Black	
19	Garage Doors	CHI Door	White	
20	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
21	Windows (All)		Black	
22	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE
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TOWNHOMES "TYPE 2"

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SHEET TITLE: 3D RENDERING

SINGLE LEVEL LIVING 8 PLEX

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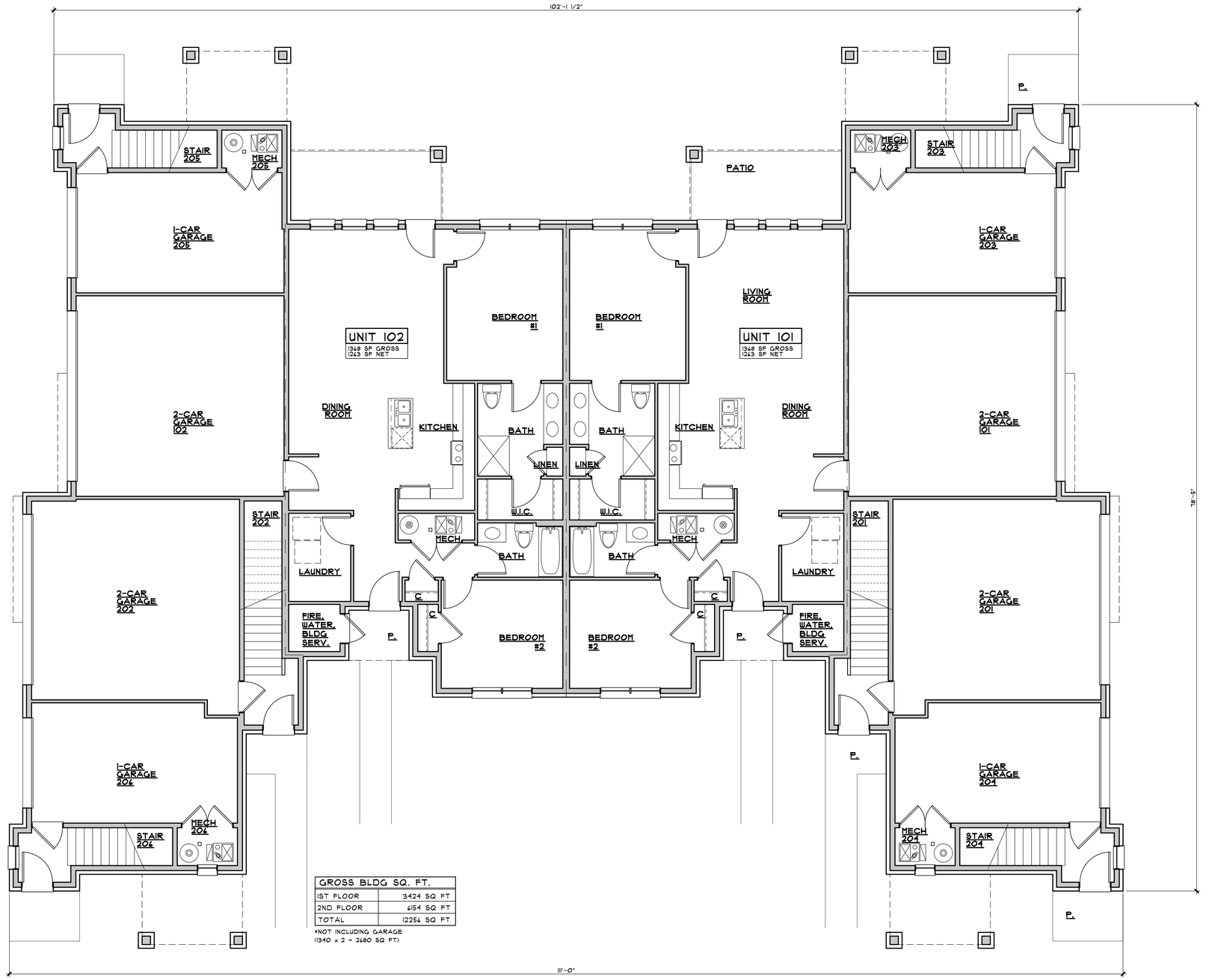








1/12 **SITE**
REFERENCE NO SCALE



UNIT MATRIX		
UNIT NUMBER	GROSS S.F.	NET S.F.
UNIT 101	1348 SF	1243 SF
UNIT 102	1348 SF	1243 SF
UNIT 201	1348 SF	1243 SF
UNIT 202	1348 SF	1243 SF
UNIT 203	854 SF	774 SF
UNIT 204	854 SF	774 SF
UNIT 205	854 SF	774 SF
UNIT 206	854 SF	774 SF

GROSS BLDG SQ. FT.	
1ST FLOOR	3424 SQ FT
2ND FLOOR	6154 SQ FT
TOTAL	12254 SQ FT

*NOT INCLUDING GARAGE
(1340 x 2 = 2680 SQ FT)

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE TO BUILDING OFFICIAL:
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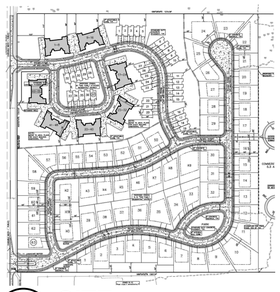
SHEET TITLE: FIRST FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT: TABLEAU BY MONDRIAN
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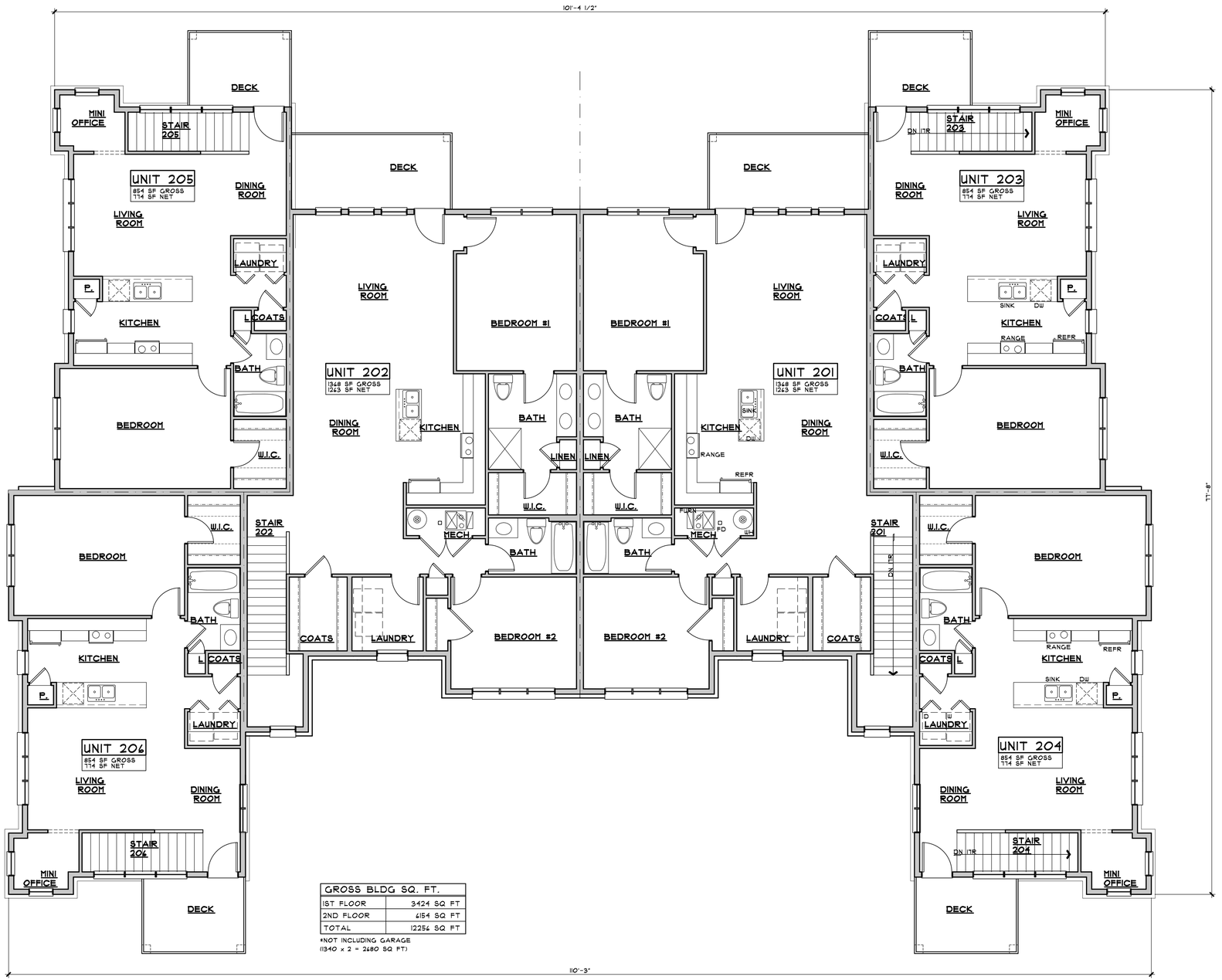
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DATE: 06-06-2025
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1/13 **SITE**
REFERENCE NO SCALE



GROSS BLDG SQ. FT.	
1ST FLOOR	3424 SQ FT
2ND FLOOR	6154 SQ FT
TOTAL	12256 SQ FT

*NOT INCLUDING GARAGE
(1340 x 2 = 2680 SQ FT)

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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SHEET TITLE: SECOND FLOOR PLAN
SINGLE LEVEL LIVING 8 PLEX

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CHECKED BY: MM/XB/MA
JOB NUMBER: 2573
DATE: 06-06-2025
SHEET NUMBER: 1b



4
14
SITE
REFERENCE
NO SCALE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Brick Sill
3	Brick Soldier Course
4	Board & Batten Siding
5	Horizontal Siding
6	Trim (Corner & Window Trim)
7	Trim (Rake)
8	Trim (Fascia and Frieze Board)
9	Roof Shingles
10	Metal Roof
11	Roof Drip Edge
12	Brackets @ Metal Roof
13	Deck Posts, Fascia. Trim
14	Unit Entry Door
15	Garage Doors
16	Gutters and Downspouts
17	Windows (All)
18	Metal Railings
19	Flashing



3
14
REAR ELEVATION
SCALE: 3/16"=1'-0"



2
14
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION OPPOSITE SIMILAR
SCALE: 3/16"=1'-0"



1
14
FRONT ELEVATION
SCALE: 3/16"=1'-0"

NOTE TO BUILDING OFFICIAL:
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SHEET TITLE:
ELEVATION

SINGLE LEVEL LIVING 8 PLEX

CLIENT/PROJECT
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8-Plex Stacked Flats Building: Color Scheme 1



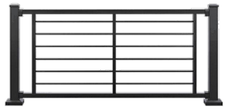
Metal Roof: Black



Windows: Black



Garage and Unit Entrance Doors, Gutters & Downspouts:

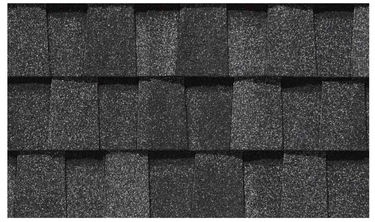


Horizontal Balcony Railings in Black Metal





Hardie SIding in Artic White. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Brick:
Bricktech "Grayling" Brick with XXX mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Grayling with Natural Mortar	
2	Brick Sill	Glen Gery	Grayling with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Grayling with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Artic White	
5	Horizontal Siding	JamesHardie	Artic White	
6	Trim (Corner & Window Trim)	JamesHardie	Artic White	
7	Trim (Rake)	JamesHardie	Artic White	
8	Trim (Fascia and Frieze Board)	JamesHardie	Artic White	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Artic White	
13	Deck Posts, Fascia. Trim	JamesHardie	Black	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

8 Plex Stacked Flats Building: Color Scheme 2



Metal Roof: Black



Windows: Black



Garage and Unit Entrance Doors, Gutters & Downspouts: Black



Horizontal Balcony Railings in Black Metal





Hardie Siding in Aged Pewter. Horizontal, Board and Batten. Window Trim, Roof Fascia, Trim Boards and Eaves to Match.



Roof Shingles:
Certainteed Landmark Pro Max Def in Moire Black



Brick: Bricktech "Cloudscape" with Natural Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		8-PLEX BUILDING: COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Cloudscape with Natural Mortar	
2	Brick Sill	Glen Gery	Cloudscape with Natural Mortar	
3	Brick Soldier Course	Glen Gery	Cloudscape with Natural Mortar	
4	Board & Batten Siding	JamesHardie	Aged Pewter	
5	Horizontal Siding	JamesHardie	Aged Pewter	
6	Trim (Corner & Window Trim)	JamesHardie	Aged Pewter	
7	Trim (Rake)	JamesHardie	Aged Pewter	
8	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	
9	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
10	Metal Roof	Atas	Black	
11	Roof Drip Edge	Quallity Aluminum Products	Black #200	
12	Brackets @ Metal Roof	Sherwin Williams	Aged Pewter	
13	Deck Posts, Fascia. Trim	JamesHardie	Aged Pewter	
14	Unit Entry Door		Black	
15	Garage Doors	CHI Door	Black	
16	Gutters and Downspouts	Quallity Aluminum Products	Black #200	
17	Windows (All)		Black	
18	Metal Railings		Black	
19	Flashing		Match Adjacent Material Color	

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

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SHEET TITLE: MATERIAL BOARD

SINGLE LEVEL LIVING 8 PLEX

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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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SHEET TITLE: 3D RENDERINGS
MANHATTAN
SINGLE FAMILY

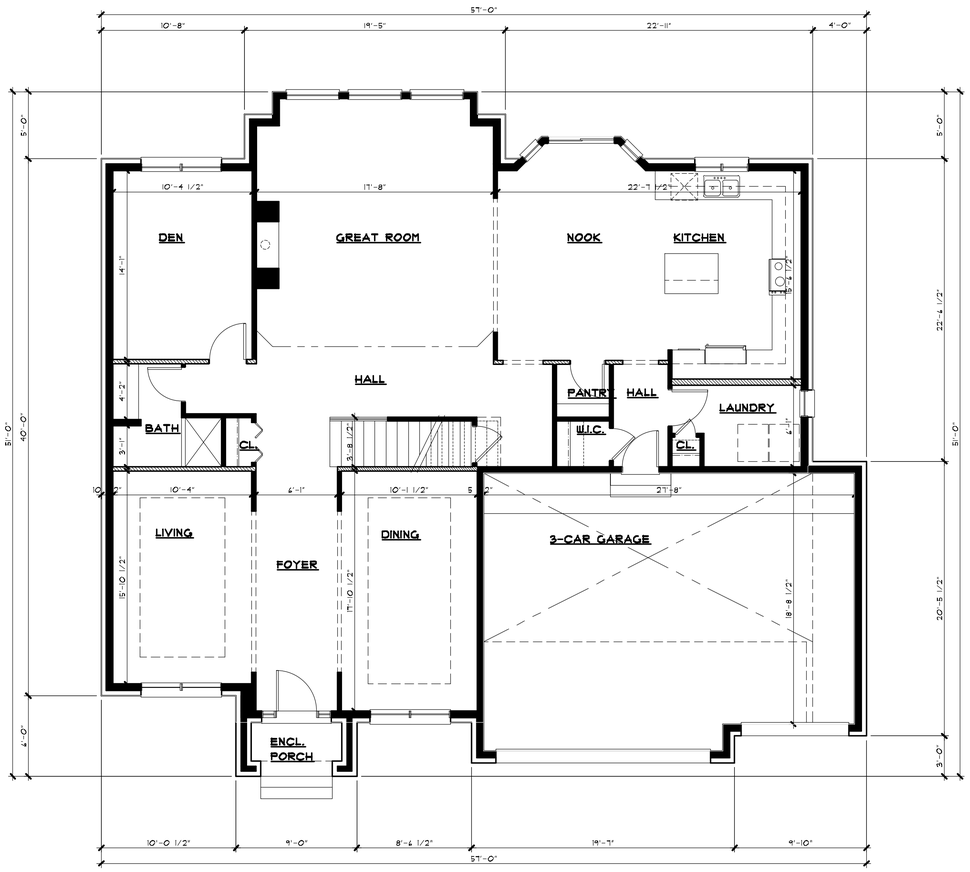
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CAD FILENAME: MONDRIAN_MANH_PLAN, MONDRIAN_MANH_ELEV
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JOB NUMBER: 2814
DATE: 06-06-2025
SHEET NUMBER: 16

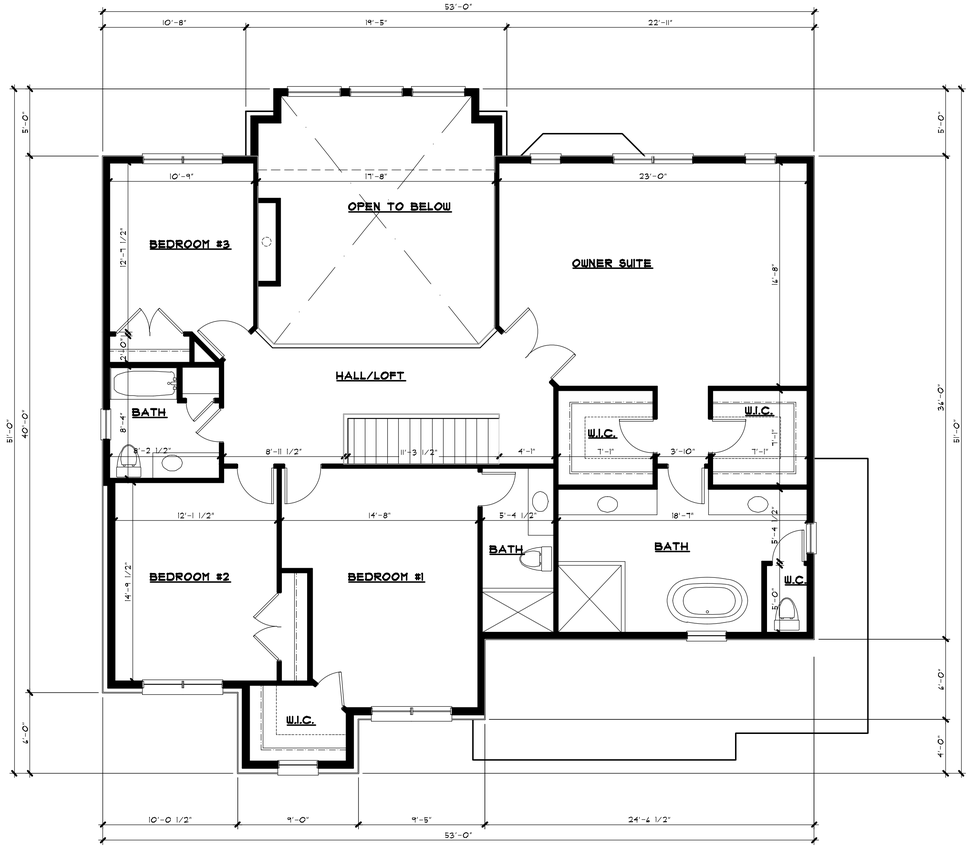
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FIRST FLOOR PLAN

1852 SQ FT

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

1805 SQ FT

SCALE: 3/16" = 1'-0"

GROSS BLDG SQ. FT.	
1ST FLOOR	1852 SQ FT
2ND FLOOR	1805 SQ FT
TOTAL	3700 SQ FT

*NOT INCLUDING GARAGE (553 SQ FT)

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SHEET TITLE: FLOOR PLANS
MANHATTAN
SINGLE FAMILY

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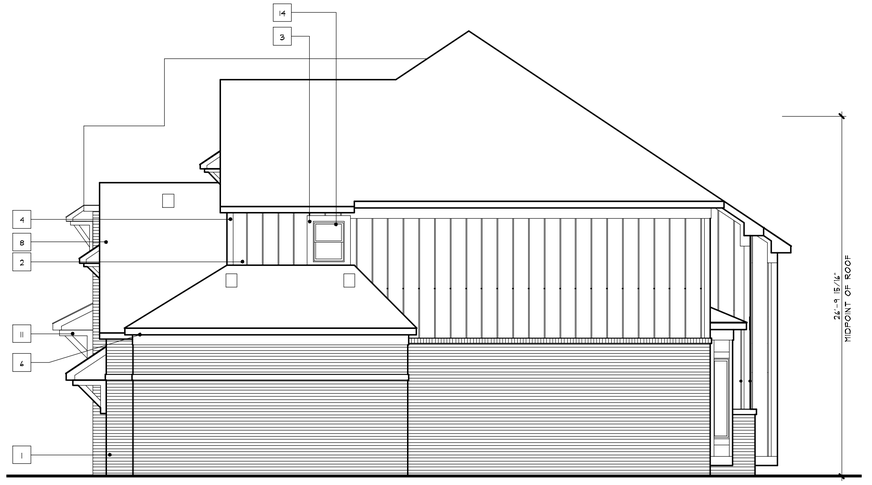
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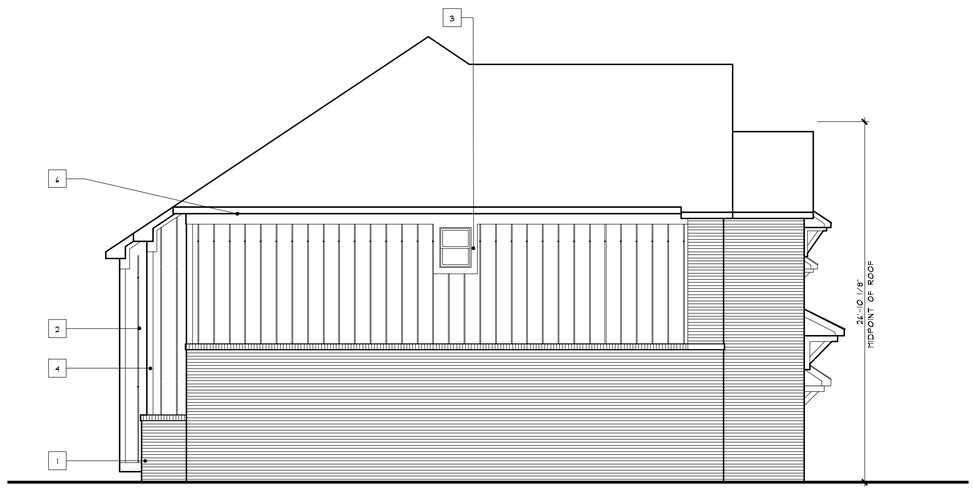
3 REAR ELEVATION
3 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1 / 18
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
MANHATTAN
SINGLE FAMILY

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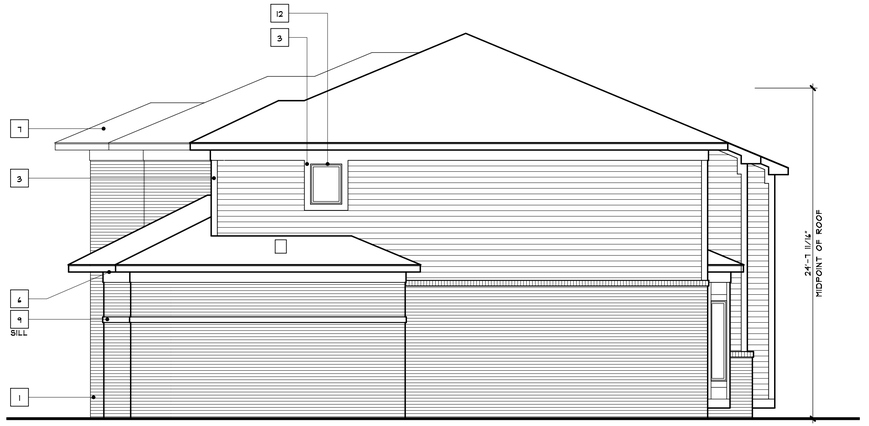
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DATE: 06-06-2025
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3 REAR ELEVATION
3/19 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

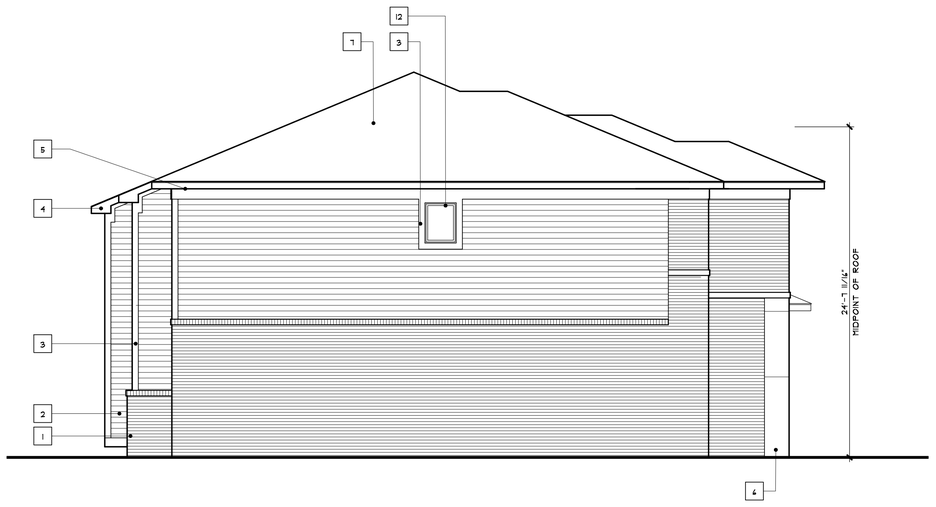


4 RIGHT SIDE ELEVATION
4/19 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

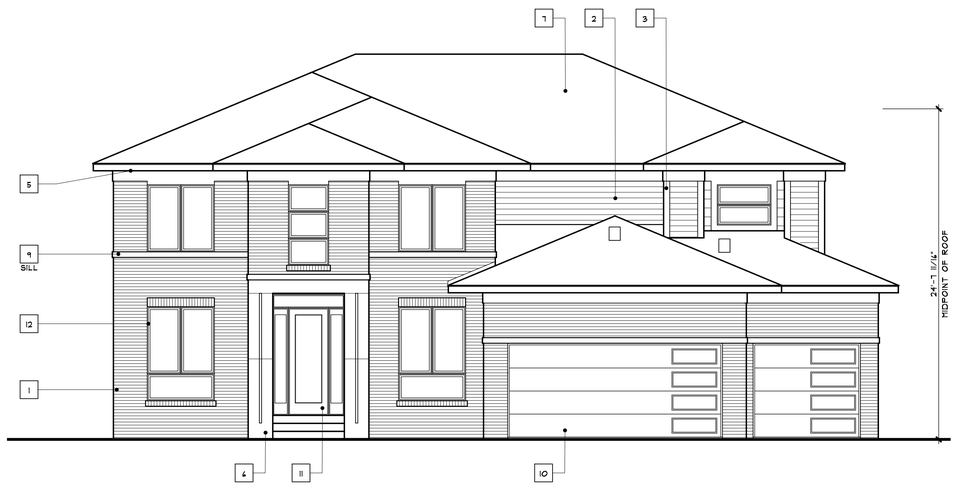
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2/19 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1/19 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE: ELEVATIONS-PRAIRIE
MANHATTAN
SINGLE FAMILY

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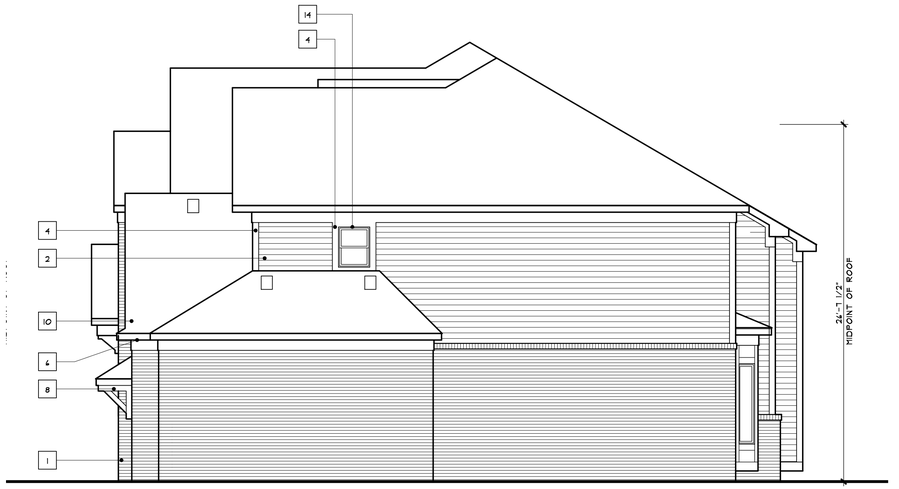
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3 20 REAR ELEVATION

TRANSITIONAL

SCALE: 3/16" = 1'-0"



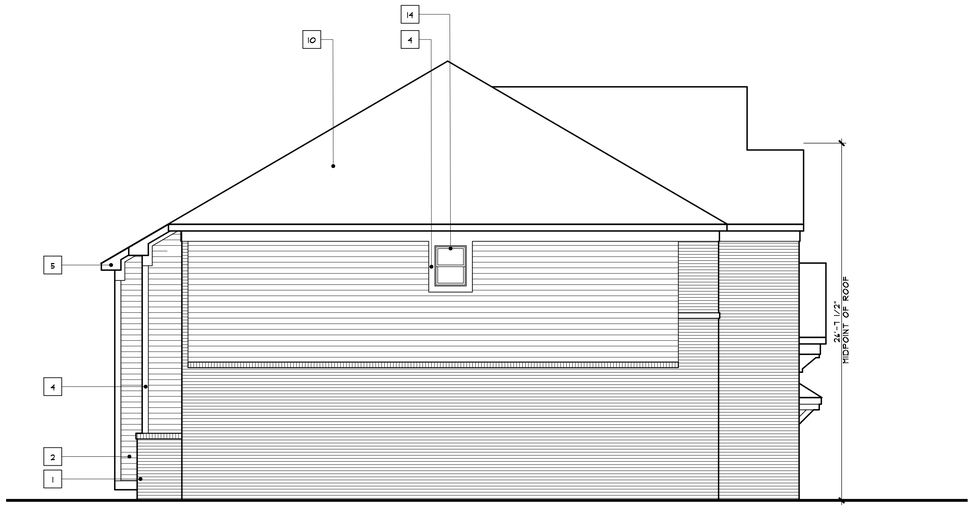
4 20 RIGHT SIDE ELEVATION

TRANSITIONAL

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 20 LEFT SIDE ELEVATION

TRANSITIONAL

SCALE: 3/16" = 1'-0"



1 20 FRONT ELEVATION

TRANSITIONAL

SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE:
ELEVATIONS-TRANSITIONAL
MANHATTAN
SINGLE FAMILY

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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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SHEET TITLE
3D RENDERINGS
THE SELECT
SINGLE FAMILY

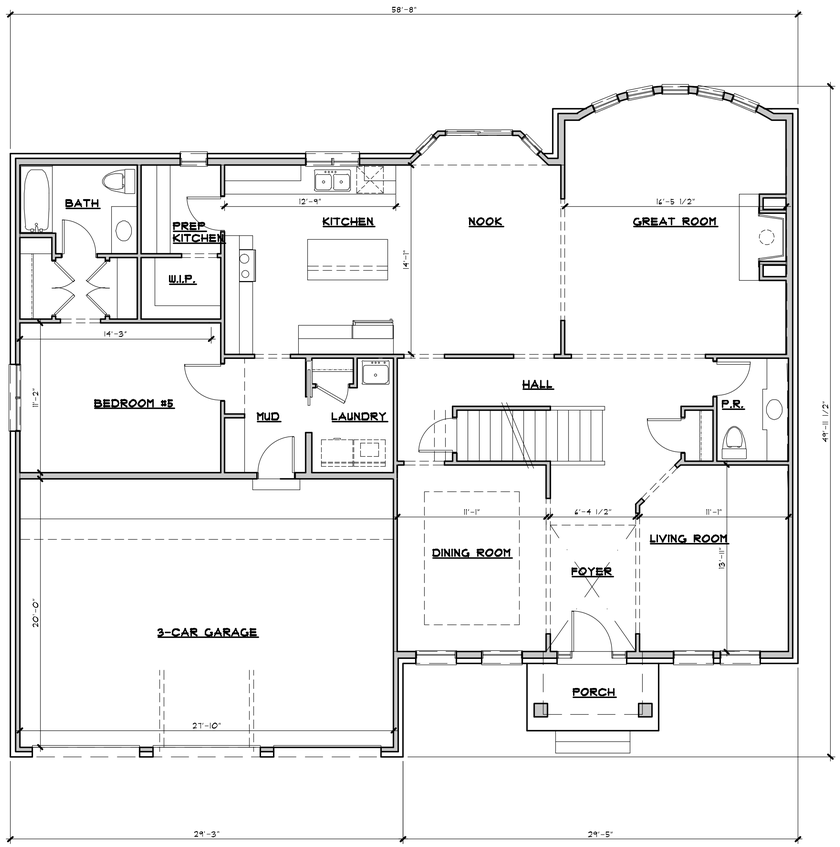
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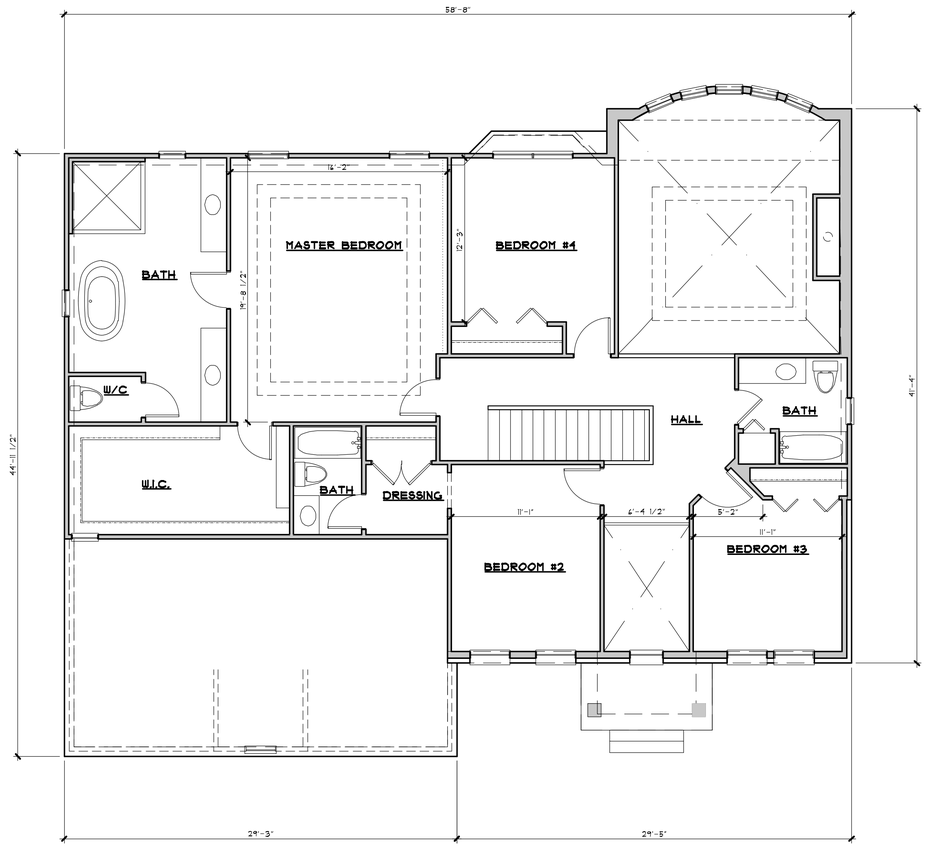
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DATE: 06-23-2025
SHEET NUMBER: A1



FIRST FLOOR PLAN

1925 SQ FT

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

2041 SQ FT

SCALE: 3/16" = 1'-0"

GROSS BLDG SQ. FT.	
1ST FLOOR	1925 SQ FT
2ND FLOOR	2041 SQ FT
TOTAL	3966 SQ FT

*NOT INCLUDING GARAGE (556 SQ FT)

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SHEET TITLE: FLOOR PLANS
THE SELECT
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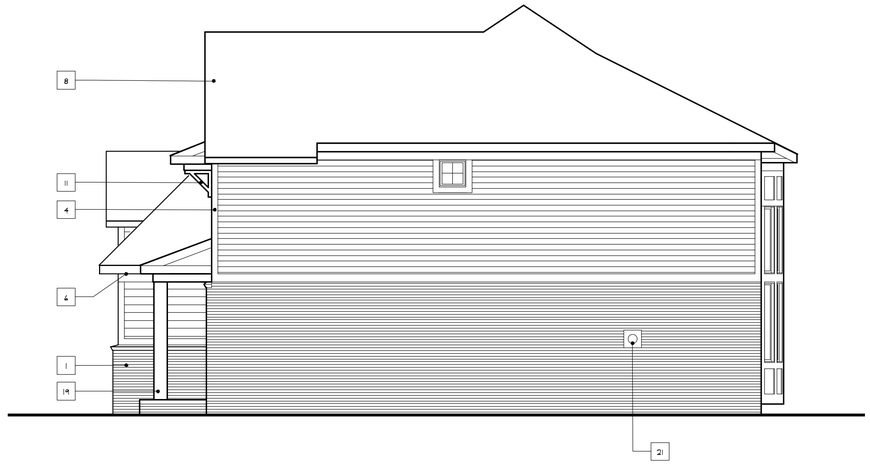
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SHEET NUMBER: A2



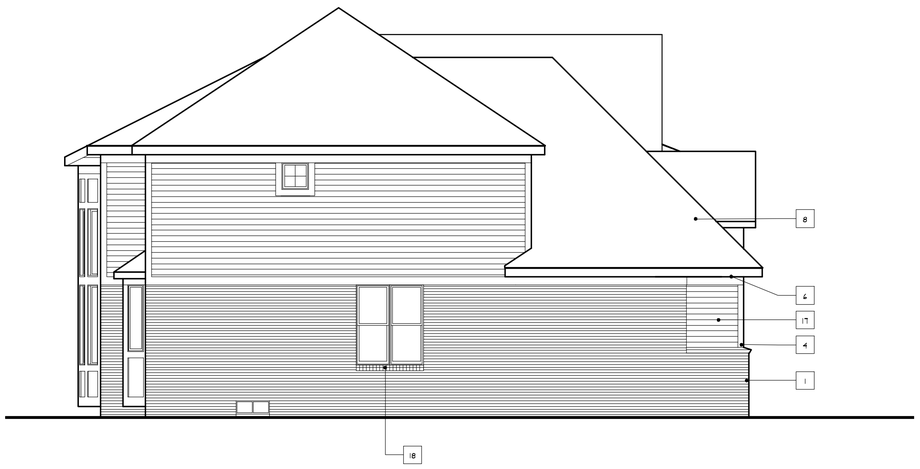
3 REAR ELEVATION
23 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
23 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
23 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
23 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding
18	Brick Sill
19	Column
20	Flashing
21	Prefabricated Fireplace Vent

SEE SHEET 31 FOR MATERIAL BOARD

NOTE TO BUILDING OFFICIAL: THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.

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SHEET TITLE: ELEVATIONS-FARMHOUSE
THE SELECT SINGLE FAMILY

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JOB NUMBER: 2888
DATE: 06-23-2025
SHEET NUMBER: 23



3 REAR ELEVATION

3/24 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION

4/24 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

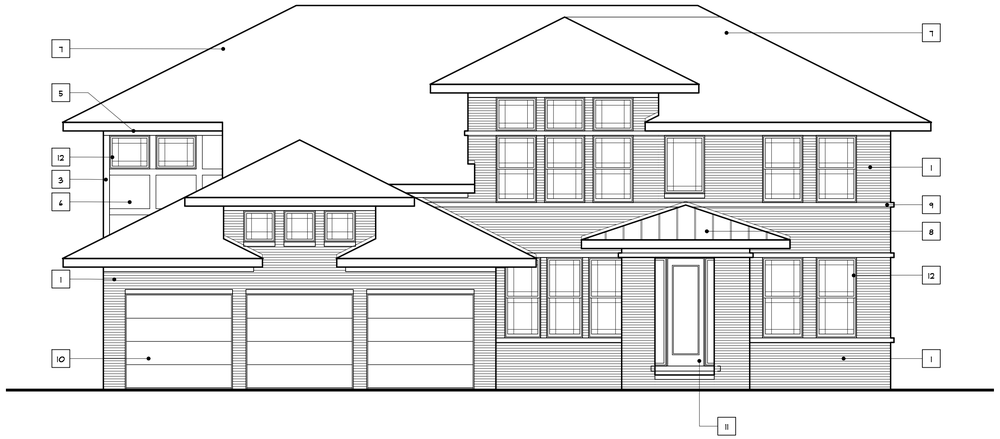
SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION

2/24 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION

1/24 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE:
ELEVATIONS-PRAIRIE
THE SELECT
SINGLE FAMILY

CLIENT/PROJECT:
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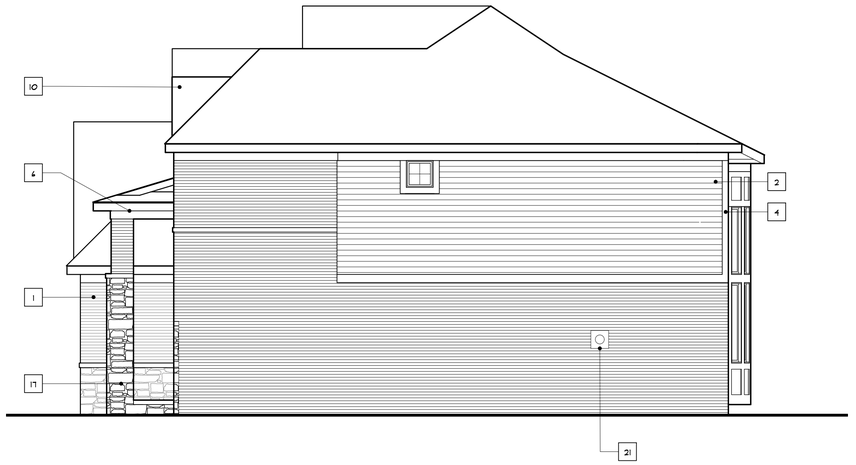
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3 REAR ELEVATION
3/24 TRANSITIONAL

SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4/24 TRANSITIONAL

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone
18	Stone Band/ sill
19	Brick Sill
20	Flashing
21	Pre Fabricated Fireplace vent

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2/24 TRANSITIONAL

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1/24 TRANSITIONAL

SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE:
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THE SELECT
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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL STYLE

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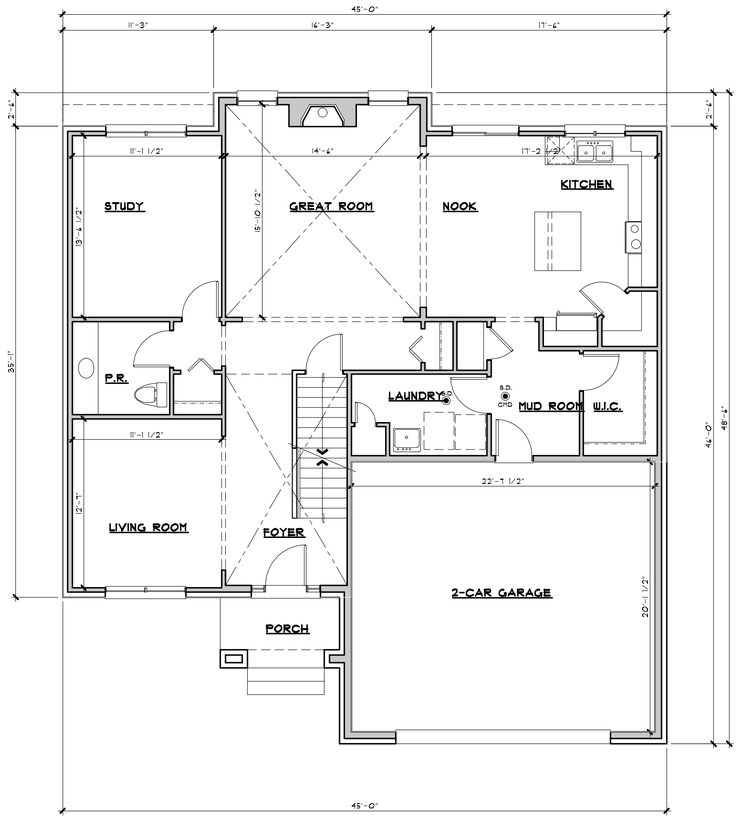
SHEET TITLE
3D RENDERINGS
TUDORGATE
SINGLE FAMILY

CLIENT/PROJECT
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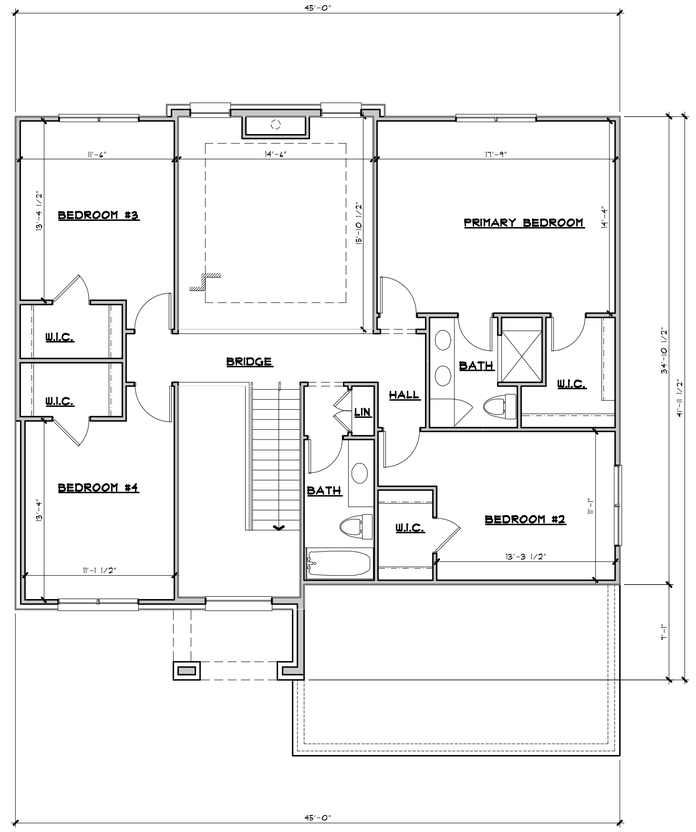
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FIRST FLOOR PLAN

1382 SQ FT

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

1250 SQ FT

SCALE: 3/16" = 1'-0"

GROSS BLDG SQ. FT.	
1ST FLOOR	1382 SQ FT
2ND FLOOR	1250 SQ FT
TOTAL	2632 SQ FT

*NOT INCLUDING GARAGE (455 SQ FT)

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SHEET TITLE
FLOOR PLANS
TUDORGATE
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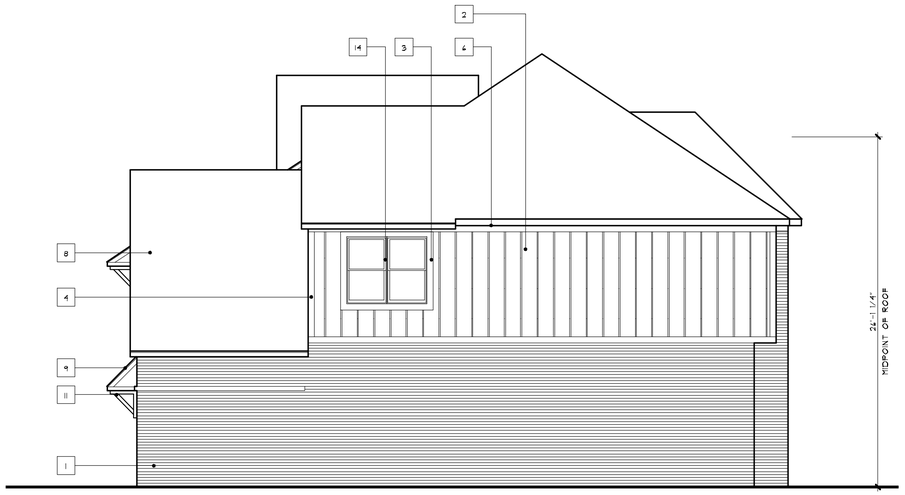
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3 REAR ELEVATION

28 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"



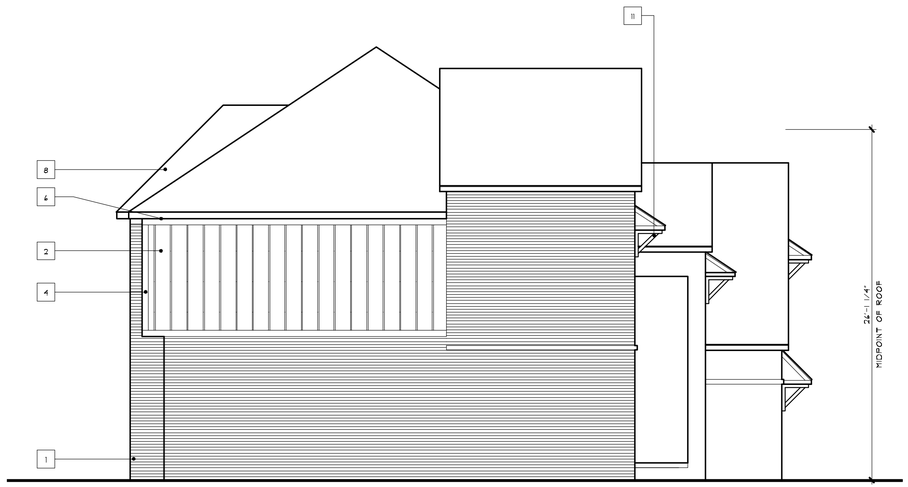
4 RIGHT SIDE ELEVATION

28 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION

28 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION

28 MODERN FARMHOUSE

SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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SHEET TITLE: ELEVATIONS-FARMHOUSE
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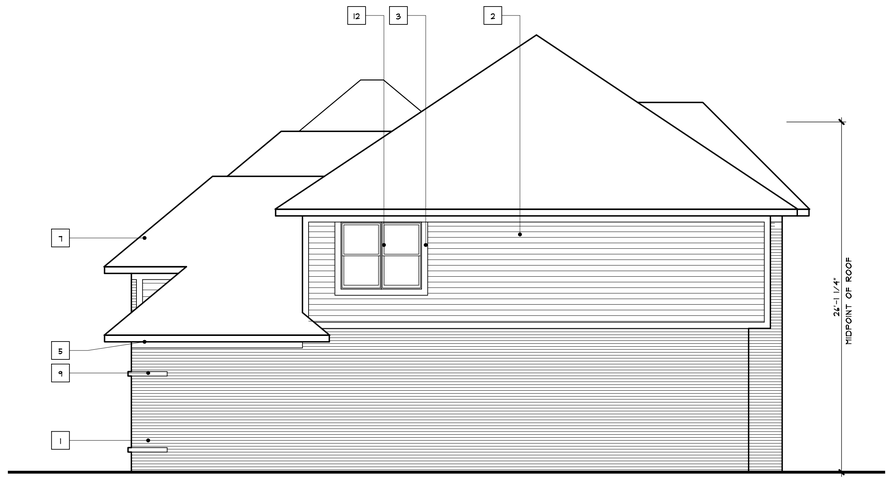
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DATE: 06-06-2025
SHEET NUMBER: 28



3 REAR ELEVATION
29 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

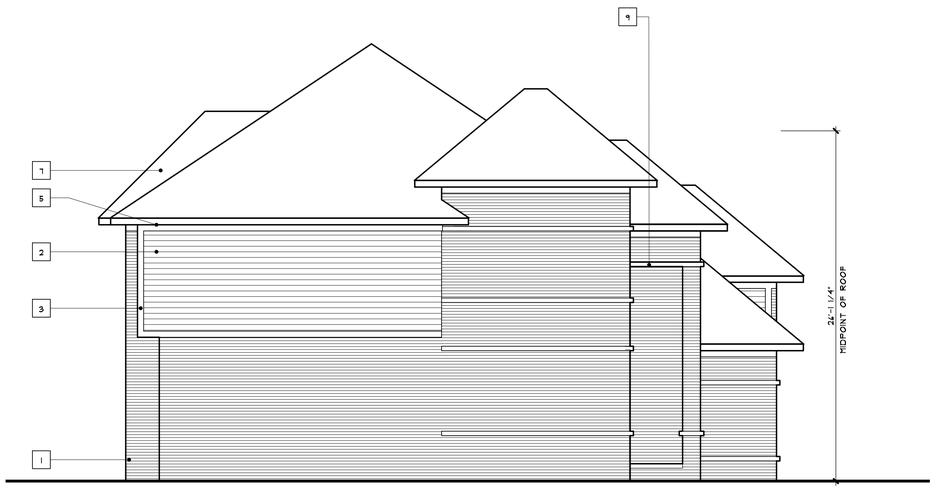


4 RIGHT SIDE ELEVATION
29 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

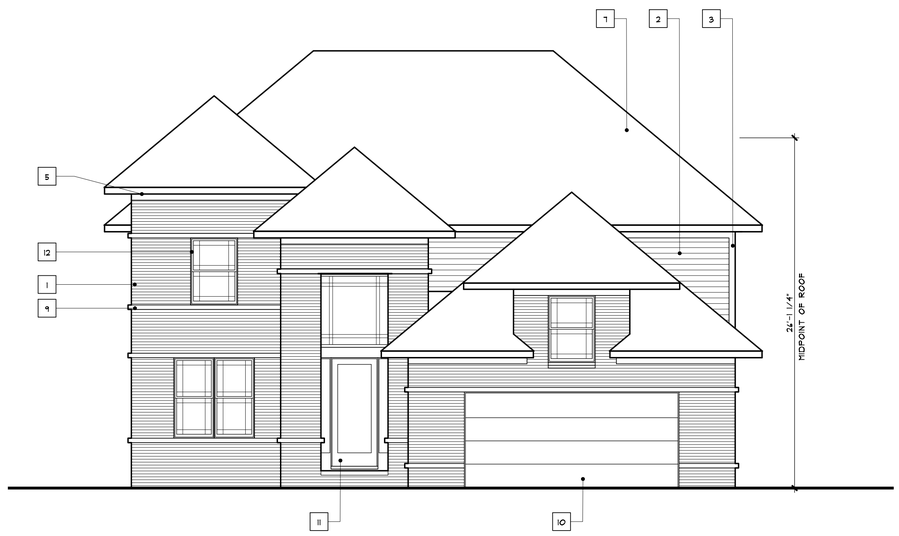
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
29 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
29 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE
ELEVATIONS-PRAIRIE
TUDORGATE
SINGLE FAMILY

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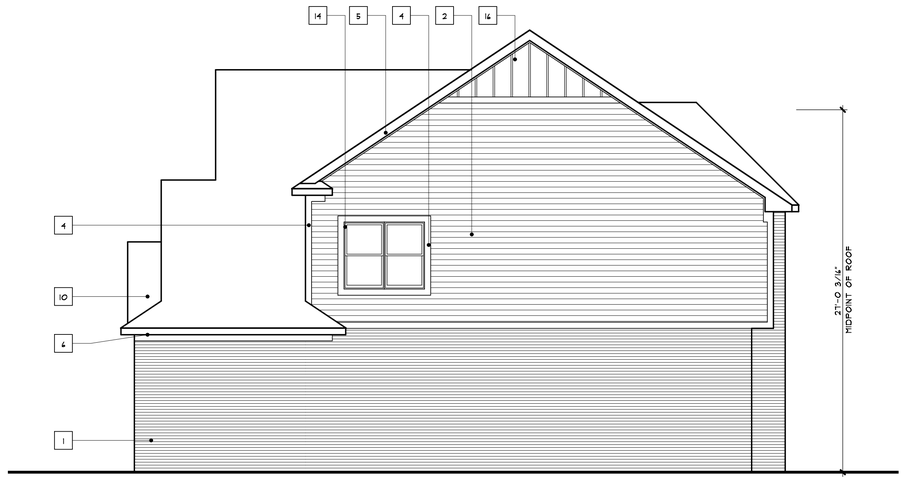
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3 REAR ELEVATION
30 TRANSITIONAL

SCALE: 3/16" = 1'-0"

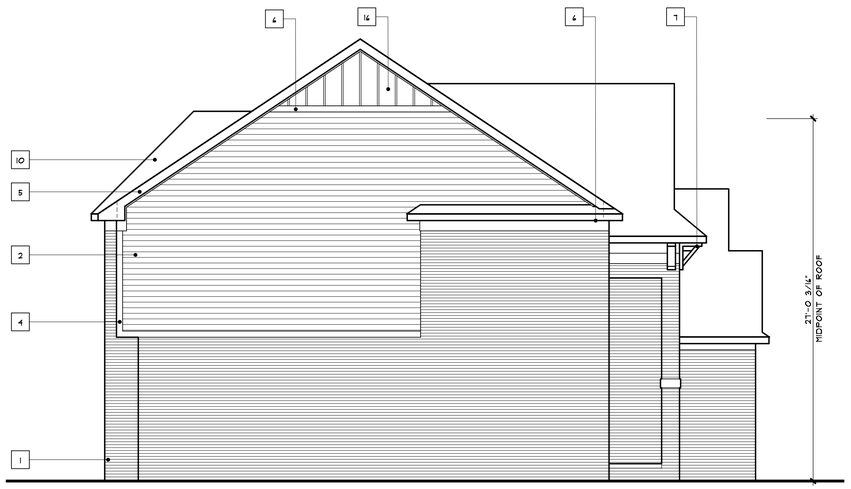


4 RIGHT SIDE ELEVATION
30 TRANSITIONAL

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
30 TRANSITIONAL

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
30 TRANSITIONAL

SCALE: 3/16" = 1'-0"

TRANSITIONAL

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SHEET TITLE: ELEVATIONS-TRANSITIONAL
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MODERN FARMHOUSE



MODERN PRAIRIE



TRANSITIONAL

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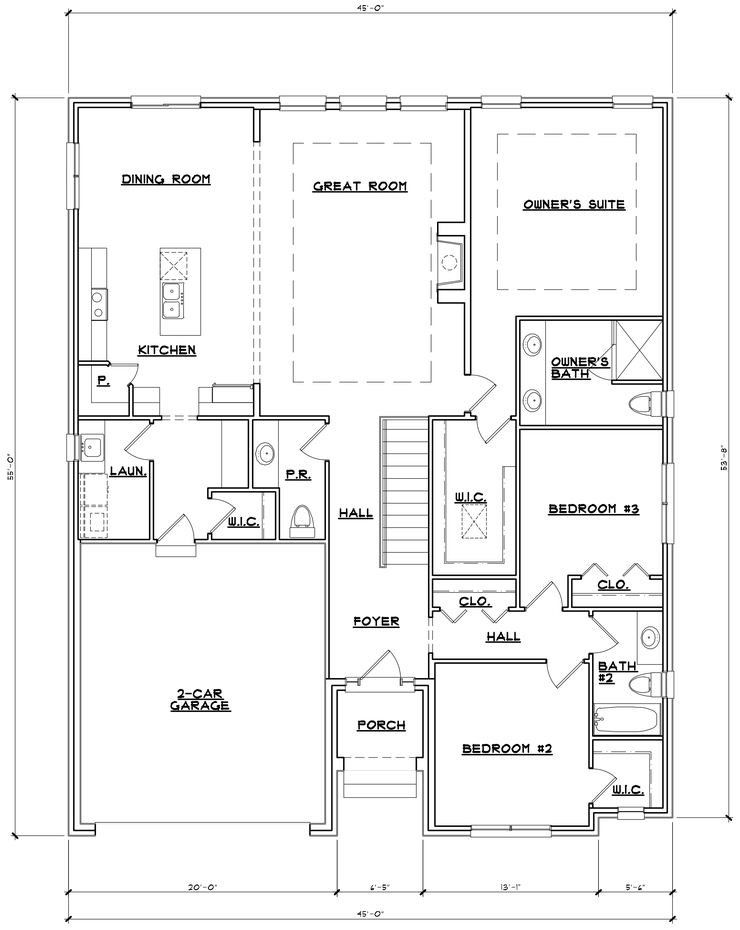
SHEET TITLE
3D RENDERINGS
HOMEWOOD
SINGLE FAMILY

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FIRST FLOOR PLAN

2154 SQ FT

SCALE: 3/16" = 1'-0"

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SHEET TITLE
FLOOR PLAN
HOMEWOOD
SINGLE FAMILY

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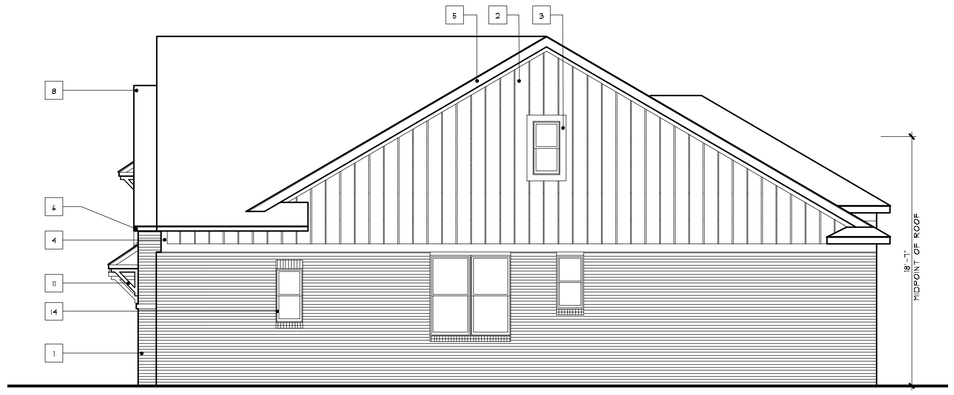
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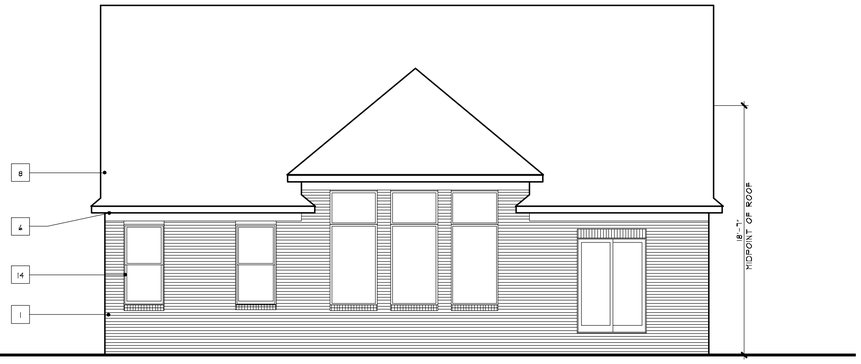
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DATE: 06-06-2025
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EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Board & Batten Siding
3	Window Trim
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Fiber Cement Panels & Trim
8	Roof Shingles
9	Metal Roof
10	Roof Drip Edge
11	Brackets @ Metal Roof, Box Columns
12	Front Entry Door
13	Garage Doors
14	Windows, Doorwalls
15	Gutters and Downspouts
16	Decorative Vents
17	Horizontal Siding

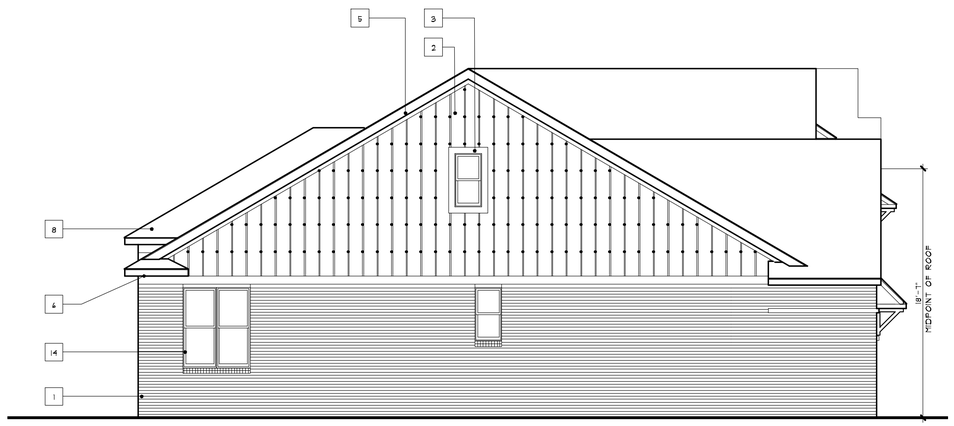
SEE SHEET 31 FOR MATERIAL BOARD



3 REAR ELEVATION
33
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
33
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
33
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
33
MODERN FARMHOUSE
SCALE: 3/16" = 1'-0"

MODERN FARMHOUSE

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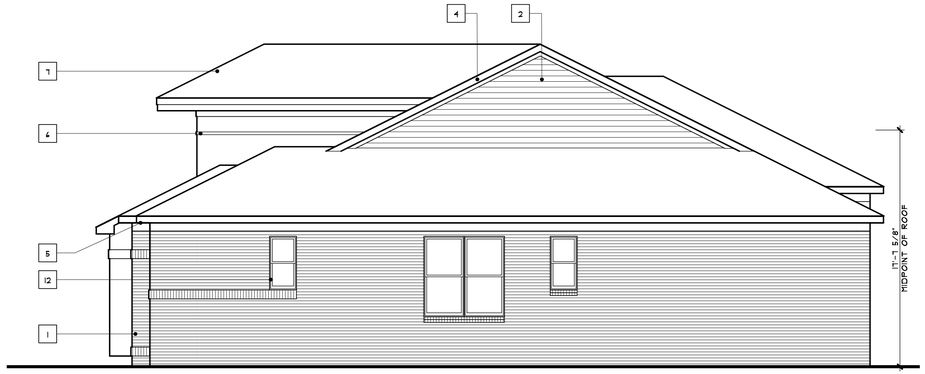
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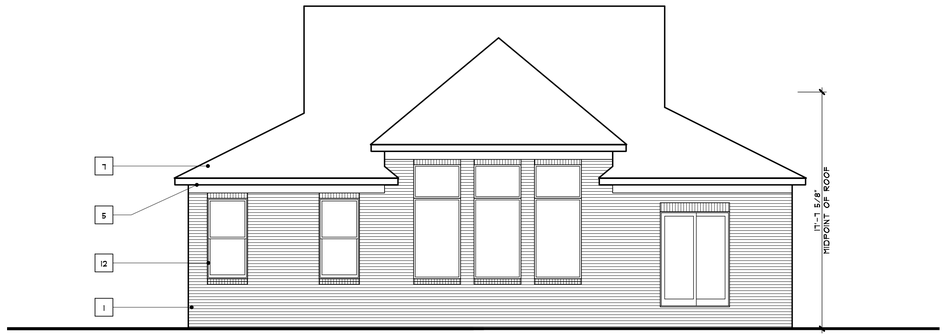
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3 REAR ELEVATION
34 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

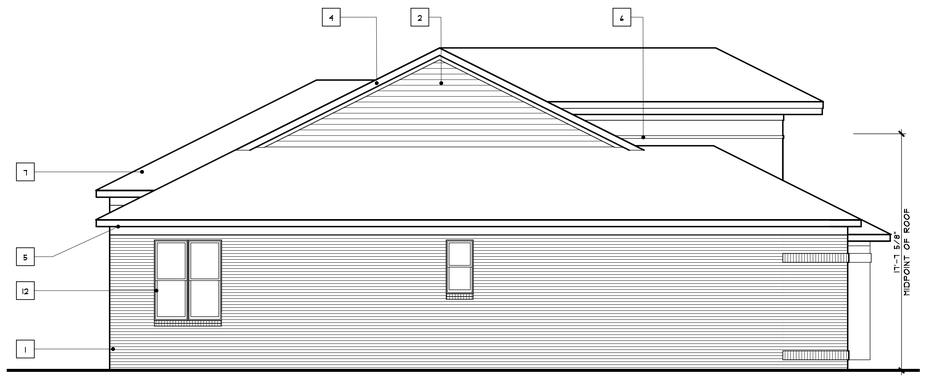


4 RIGHT SIDE ELEVATION
34 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

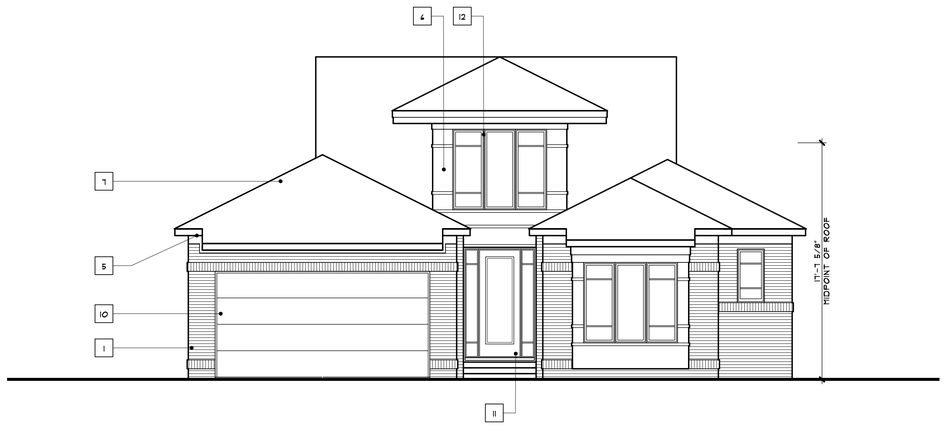
EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Trim (Corner & Window trim)
4	Trim (Rake)
5	Trim (Fascia and Frieze Board)
6	Fiber Cement Panels, 1x Trim
7	Roof Shingles
8	Metal Roof
9	Stone
10	Garage Doors
11	Front Entry Door
12	Windows, Doorwalls
13	Gutters and Downspouts
14	Stone Band/ Sill
15	Brick Sill
16	Flashing
17	Prefab Fireplace Vent
18	

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
34 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
34 MODERN PRAIRIE

SCALE: 3/16" = 1'-0"

MODERN PRAIRIE

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SHEET TITLE:
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HOMEWOOD
SINGLE FAMILY

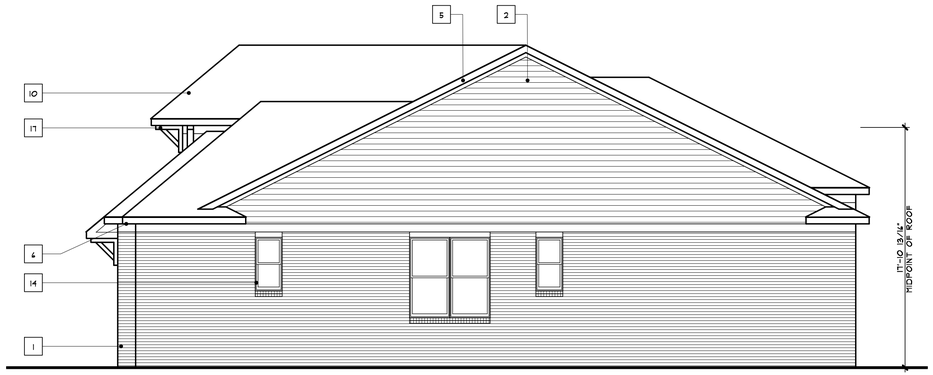
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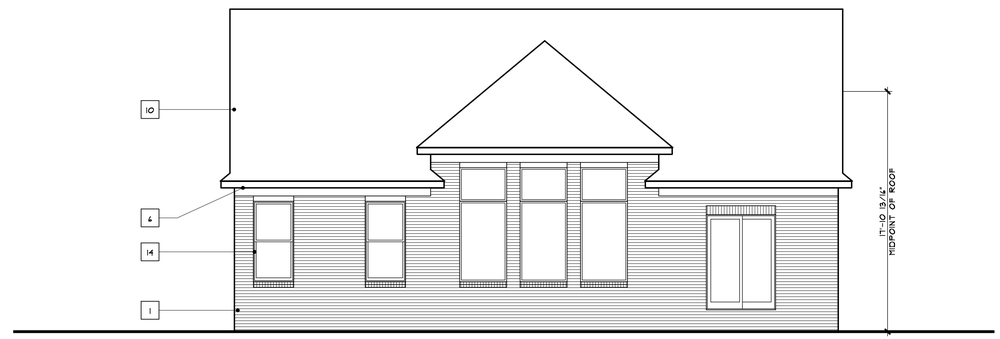
■ PRELIMINARY 06-06-2025
❒ OWNER REVIEW
❒ PERMITS
❒ CONSTRUCTION

REVISIONS

DRAWN BY: ES/AM
CAD FILENAME:
CHECKED BY: MM/XB/MA
JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 34



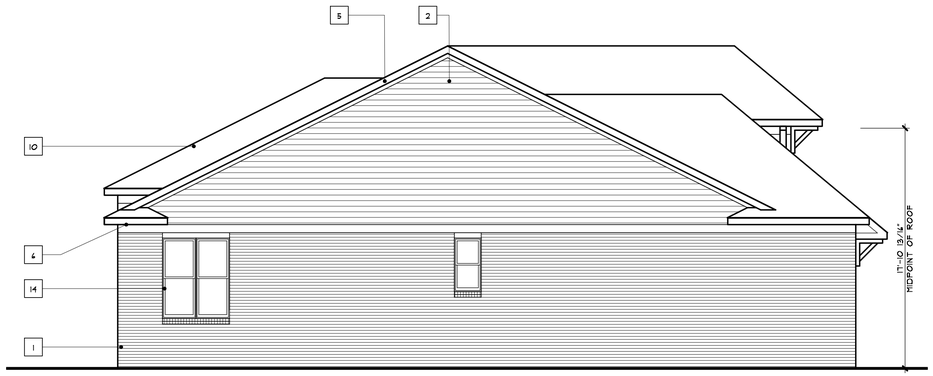
3 REAR ELEVATION
3 / 35
TRANSITIONAL
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
4 / 35
TRANSITIONAL
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
KEY NAME	MATERIAL
1	Brick
2	Horizontal Siding
3	Shake Siding
4	Trim (Corner & Window trim)
5	Trim (Rake)
6	Trim (Fascia and Frieze Board)
7	Gable Truss
8	Brackets @ Gable Trusses & Roofs Box Columns
9	Composite Panel Siding and Trim
10	Roof Shingles
11	Roof Drip Edge
12	Garage Doors
13	Front Entry Door
14	Windows, Doorwalls
15	Gutters & Downspouts
16	Board & Batten Siding
17	Stone

SEE SHEET 31 FOR MATERIAL BOARD



2 LEFT SIDE ELEVATION
2 / 35
TRANSITIONAL
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
1 / 35
TRANSITIONAL
SCALE: 3/16" = 1'-0"

TRANSITIONAL

NOTE TO BUILDING OFFICIAL:
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Alexander V. Bogaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248▪334▪5000

SHEET TITLE:
ELEVATIONS-TRANSITIONAL
HOMEWOOD
SINGLE FAMILY

CLIENT/PROJECT:
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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☐ PERMITS
☐ CONSTRUCTION
REVISIONS

DRAWN BY: ES/AM
CAD FILENAME:
CHECKED BY: MM/XB/MA
JOB NUMBER: 2903
DATE: 06-06-2025
SHEET NUMBER: 35

Modern Farmhouse Style: Color Scheme 1



Windows & Entry Door: Black. Refer to Elevations for Style



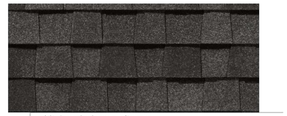
Garage Door, Gutters and Downspouts: Black



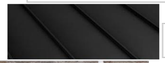
Board & Batten Hardie Siding and Trim: JamesHardie in Aged Pewter



Horizontal Hardie Siding and Trim: James Hardie



Roof Shingles: Landmark Pro Max Def in Pewter



Metal Roofs: Standing Seam Metal in Black. Framework and Brackets to Match Trim Color.



Brick: Glen Gery Anchor Bay with White Mortar

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE: COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Brick Tech	Anchor Bay with White Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Window Trim	JamesHardie	Aged Pewter	
4	Trim (Corner & Window trim)	JamesHardie	Aged Pewter	Option: Artic White
5	Trim (Rake)	JamesHardie	Aged Pewter	Option: Artic White
6	Trim (Fascia and Frieze Board)	JamesHardie	Aged Pewter	Option: Artic White
7	Fiber Cement Panels & Trim	JamesHardie	Aged Pewter	Option: Artic White
8	Roof Shingles	Certainteed	Landmark Pro Max Def in Pewter	
9	Metal Roof	Atas	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black #200	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Paint to Match Hardie Aged Pewter	Option: Artic White
12	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
13	Garage Doors	CHI Door	White	
14	Windows, Doorwalls		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black #200	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Farmhouse Style: Color Scheme 2



Windows & Entry Door: Black. Refer to Elevations for Style



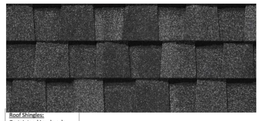
Garage Door, Gutters & Downspouts: Black. Refer to



Board & Batten Siding and Trim JohnHardie Artic White. Roof Rakes and Overhangs to match Artic White.



Horizontal Siding and Trim: JohnHardie Siding in Artic White. Roof Rakes, Trim Boards and Overhangs to match.



Roof Shingles: Certainteed Landmark Max Def In Moire Black, Black Metal Drip Edge



Metal Roofs: Standing Seam Metal on White Framework and Brackets



Brick Craft Coral Blend Brick, Modular Size with Natural

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN FARMHOUSE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER		NOTES
1	Brick	Brick Tech	Coral Blend with Natural Mortar	
2	Board & Batten Siding	JamesHardie	Artic White	
3	Window Trim	JamesHardie	Artic White	
4	Trim (Corner & Window trim)	JamesHardie	Artic White	
5	Trim (Rake)	Sherwin Williams	Artic White	
6	Trim (Fascia and Frieze Board)	Sherwin Williams	Artic White	
7	Fiber Cement Panels & Trim	JamesHardie	Artic White	
8	Roof Shingles	Certainteed	Landmark Pro Max Def Moire Black	
9	Metal Roof	Atas	Black	
10	Roof Drip Edge	Quality Aluminum Products	Black	
11	Brackets @ Metal Roof, Box Columns	Sherwin Williams	Extra White SW7006	
12	Front Entry Door	Black	Black	
13	Garage Doors	CHI Door	Black	
14	Windows, Doorwalls		Black	
15	Gutters and Downspouts	Quality Aluminum Products	Black	
16	Decorative Vents		Black	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

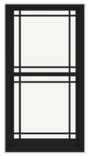
MODERN FARMHOUSE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Prairie Style: Color Scheme 1



John Hardie Horizontal Siding in Iron Gray. Overhangs, Soffits and Trim To Match



Windows and Doors: Black



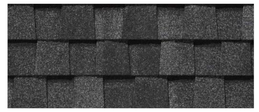
Garage Door: Black. Refer to elevations for style



Accent Stone: Custom Cast Stone in Pewter



Brick: Glen Gery Anchor Bay with Natural Gray Mortar



Roof Shingles: Corainteed Landmark Pro Max Def in Moire Black



Standing Seam Metal Roof: Black



Gutters and Downspouts: Black

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Anchor Bay with Natural Gray Mortar	
2	Horizontal Siding	JamesHardie	Iron Gray	
3	Trim (Corner & Window trim)	JamesHardie	Iron Gray	
4	Trim (Rake)	JamesHardie	Iron Gray	
5	Trim (Fascia and Frieze Board)	JamesHardie	Iron Gray	
6	Fiber Cement Panels, 1x Trim	JamesHardie	Iron Gray	
7	Roof Shingles	Certainteed	Landmark Max Def Moire Black	
8	Metal Roof	Atas	Black	
9	Stone	Custom Cast Stone	Pewter	
10	Garage Doors	CHI Door	Black	
11	Front Entry Door		Black	
12	Windows, Doorwalls		Black	
13	Gutters and Downspouts	Quality Aluminum Products	Black #200	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Modern Prairie Style: Color Scheme 2



Prairie Style Windows In Dark Bronze



Garage Door Color: Brown. Refer to



Horizontal Siding, Window Trim, Corner Boards: John Hardie Siding in Khaki Brown



Accent Stone: Custom Cast Stone in Sandstone



Front Entry Door Color: Sherwin Williams Sealskin SW 7675



Overhangs and Soffits: John Hardie in Rich Espresso



Brick: Glen Gery Attica with Natural Mortar



Roof Shingles: Certainteed Landmark Pro Max Def in Shennandoah



Standing Seam Metal Roof: Atas Char Brown



Gutters & Downspouts: Bronze #818

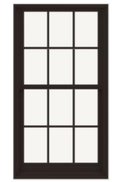
REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: MODERN PRAIRIE COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery	Attica with Natural Mortar	
2	Horizontal Siding	JamesHardie	Khaki Brown	
3	Trim (Corner & Window trim)	JamesHardie	Khaki Brown	
4	Trim (Rake)	JamesHardie	Rich Espresso	
5	Trim (Fascia and Frieze Board)	JamesHardie	Rich Espresso	
6	Fiber Cement Panels, 1x trim	James Hardie	Khaki Brown	
7	Roof Shingles	CertainTeed	Landmark Max Def Shennandoah	
8	Metal Roof	Atas	Char Brown #29	
9	Stone	Arriscraft	Dover	
10	Garage Doors	CHI Door	Brown	
11	Front Entry Door	Sherwin Williams	Seakskin SW7675	
12	Window, Doorwalls		Bronze	
13	Gutters and Downspouts	Quality Aluminum Products	Bronze #818	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

MODERN PRAIRIE

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 1



Black Windows



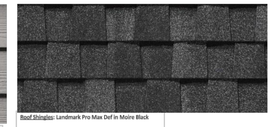
Front Entry Door & Garage Door Color: Black. Refer to elevations for style



John Hardie Horizontal Siding: Pearl Gray and Trim To Match



Brick: Michigan Brick: Port Huron with Natural Mortar



Roof Shingles: Landmark Pro Max Def In Moire Black



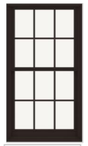
Gable Bracket: Cabots Solid Color Stain in Slate Gray #0545

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 1		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Michigan Brick	Port Huron with Natural Mortar	
2	Horizontal Siding	James Hardie	Pearl Gray	
3	Shake Siding	JamesHardie	Pearl Gray	
4	Trim (Corner & Window trim)	JamesHardie	Pearl Gray	
5	Trim (Rake)	JamesHardie	Pearl Gray	
6	Trim (Fascia and Frieze Board)	JamesHardie	Pearl Gray	
7	Gable Bracket	Cabots	Solid Color Stain Slate Gray 0545	
8	Corbels @ Gable Brackets, Columns	Sherwin Williams	Paint to match Hardie Pearl Gray	
9	Composite Panel Siding and Trim	JamesHardie	Pearl Gray	
10	Roof Shingles	Certainteed	Landmark Max Def Moire Black	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 818	
12	Garage Doors	CHI Door	Black	
13	Front Entry Door	Sherwin Williams	Tricorn Black SW6258	
14	Windows, Doorwalls		Black	
15	Gutters & Downspouts	Quality Aluminum Products	Black #200	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

Troy Trail North Development by Mondrian Properties
Exterior Materials and Colors

Transitional Style: Color Scheme 2



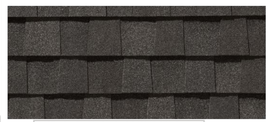
Black Windows and Doors: THE SELECT AND TUDORGATE STYLE ONLY



Bronze Windows and Doors



Horizontal Siding, Board & Batten Siding, Shake Siding and Trim: John Hardie Cobblestone.
Roof Fascia, Rakes and Overhangs painted to match. Brackets and Box Columns painted to match.



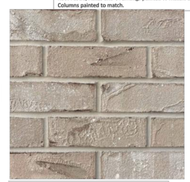
Roof Shingles: Certainteed Landmark Pro Max Def Shingles in Driftwood



Front Entry Door & Garage Door Color:



Front Entry Door & Garage Door Color: Black. THE SELECT AND TUDORGATE STYLE ONLY Refer to elevations for door style



Brick: Glen Gery /Sioux City Brick Williamsburg Stone City with Natural Mortar



Stone: Earthworks Gaboun Tumbled Dimensional Stone with Natural Mortar



Gable Truss: Cabots Solid Color Stain in Bark #0538

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

EXTERIOR MATERIAL LEGEND		ELEVATION STYLE: TRANSITIONAL COLOR SCHEME 2		
KEY NAME	MATERIAL	MANUFACTURER	NAME/DESCRIPTION/COLOR	NOTES
1	Brick	Glen Gery/Sioux City Brick	Williamsburg Stone City with Natural Mortar	
2	Horizontal Siding	James Hardie	Cobblestone	
3	Shake Siding	JamesHardie	Cobblestone	
4	Trim (Corner & Window trim)	JamesHardie	Cobblestone	
5	Trim (Rake)	JamesHardie	Cobblestone	
6	Trim (Fascia and Frieze Board)	JamesHardie	Cobblestone	
7	Gable Truss	Cabots	Solid Color Stain Bark 0538	
8	Brackets @ Gable Trusses & Roofs Box Columns	Sherwin Williams	Paint to match Hardie Cobblestone	
9	Composite Panel Siding and Trim	JamesHardie	Cobblestone	
10	Roof Shingles	Certainteed	Landmark Espresso	
11	Roof Drip Edge	Quality Aluminum Products	Bronze 818	
12	Garage Doors	CHI Door	Brown	Black at The Select and Tudorgate Style
13	Front Entry Door	Sherwin Williams	Seakskin SW7675	Black at The Select and Tudorgate Style; Sherwin Williams Caviar SW 6990
14	Windows, Doorwalls		Bronze	Black at The Select and Tudorgate Style
15	Gutters & Downspouts	Quality Aluminum Products	Bronze 818	Black at The Select and Tudorgate Style
16	Board & Batten Siding	JamesHardie	Cobblestone	
17	Stone	Earthworks	Gaboun Tumbled Dimensional Stone w/ Natural Mortar	
	NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.			

TRANSITIONAL

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Bloomfield Hills, MI 48302
248-334-5000

SHEET TITLE
MATERIAL BOARD
THE SELECT
SINGLE FAMILY

CLIENT/PROJECT
TABLEAU BY MONDRIAN
TROY TRAIL NORTH
TROY, MICHIGAN

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CAD FILENAME
CHECKED BY
MM/XB/MA
JOB NUMBER
2888
DATE
06-23-2025
SHEET NUMBER
3G








Troy Trail
North



Plan View
Scale - 1" = 80ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall Site	+	0.1 fc	12.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	S2	3	Cyclone Lighting	CBM1105C-CAC-T3-P20-4K	CBM1105C, Pole Mounted Area Light	1376	0.9	32	12'0"
	S1	2	Cyclone Lighting	CC11T4x-GCAP-T5-P40-40K	Elencia Bollard	4746	0.9	58.38	3'8"
	A	156	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight Round Downlight Baffle 1000 Lumen 3000K 90CRI White, White Trim Ring	1027	0.9	13.7	9'0" & 12'0"
	B	56	Kuzco Lighting	ER3003-BK	Wall Mounted Step Light	26	0.9	3.4	6'0" & 13'0"
	C	28	VISUAL COMFORT	700WSBOW6W	LED Outdoor Wall Sconce (8 Plex)	1152	0.9	47.9	6'0"
	D	80	VISUAL COMFORT	700OWASP	Aspen 26 Outdoor Wall Sconce LED (Townhome Type 2)	1034	0.9	37.8	6'6"
	E	68	VISUAL COMFORT	TFO1001TXB	Dresden Medium Wall Lantern (Townhome Type 1)	879	0.9	9.5	6'6"
	F	67	VISUAL COMFORT	GLO1351ANBZ	Extra Large Lantern (Modern Prarie)	879	0.9	9.5	6'6"
	G	62	VISUAL COMFORT	OL12802TXB-L1	Large LED Lantern (Modern Farmhouse)	879	0.9	9.5	6'6"
	H	60	VISUAL COMFORT	CO1291TXB	Large Wall Lantern (Transitional)	879	0.9	9.5	6'6"

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

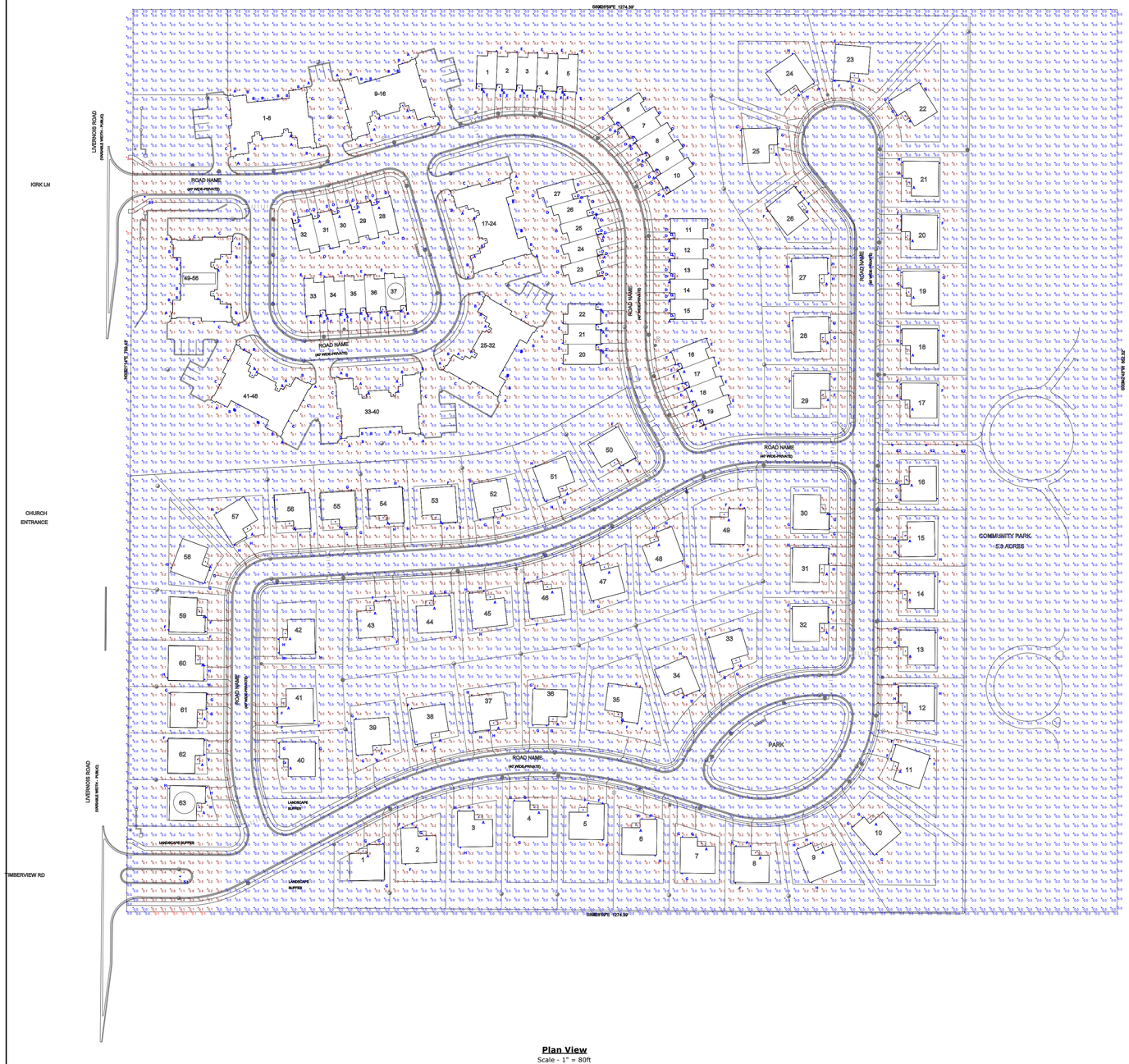
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1



Plan View
Scale - 1" = 80ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall Site	+	0.1 fc	12.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	S2	3	Cyclone Lighting	CBM1105C-CAC-T3-P20-4K	CBM1105C, Pole Mounted Area Light	1376	0.9	32	12'0"
	S1	2	Cyclone Lighting	CC11T4x-GCAP-T5-P40-40K	Elencia Bollard	4746	0.9	58.38	3'8"
	A	156	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight Round Downlight Baffle 1000 Lumen 3000K 90CRI White, White Trim Ring	1027	0.9	13.7	9'0" & 12'0"
	B	56	Kuzco Lighting	ER3003-BK	Wall Mounted Step Light	26	0.9	3.4	6'0" & 13'0"
	C	28	VISUAL COMFORT	700WSBOW6W	LED Outdoor Wall Sconce (8 Plex)	1152	0.9	47.9	6'0"
	D	80	VISUAL COMFORT	700OWASP	Aspen 26 Outdoor Wall Sconce LED (Townhome Type 2)	1034	0.9	37.8	6'6"
	E	68	VISUAL COMFORT	TFO1001TXB	Dresden Medium Wall Lantern (Townhome Type 1)	879	0.9	9.5	6'6"
	F	67	VISUAL COMFORT	GLO1351ANBZ	Extra Large Lantern (Modern Prarie)	879	0.9	9.5	6'6"
	G	62	VISUAL COMFORT	OL12802TXB-L1	Large LED Lantern (Modern Farmhouse)	879	0.9	9.5	6'6"
	H	60	VISUAL COMFORT	CO1291TXB	Large Wall Lantern (Transitional)	879	0.9	9.5	6'6"

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

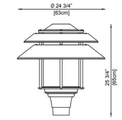
Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1

TYPE S1

Elencia CC11T4C
Approval – Specification

cyclone

Project: **Order:**
Qty: **Luminaire:** **Type:**



EPA: 1.10 ft² **Weight:** 32.9 lbs / 14.9 kg

Head module: Round shape, made of cast aluminum parts and equipped with a waterproof compression system. An aluminum housing covers a UV resistant (GCAP) pond acrylic globe, complete with four (4) 6063-T6 aluminum rods 5/8" (15.9mm) Ø and 2 decorative spun aluminum skirts. The globe is assembled using a cast aluminum collar, on the opening system. Self-locking rotary mechanism allowing the luminaire to be opened with a simple quarter turn. The mechanism allows tool-free access to the interior of the luminaire, where the light engine and driver module can be accessed.

Base module: Round shape, cast in A356 aluminum alloy. Slip fits on a tenon of 4" (150m) outside diameter x 3" (7cm) long and secured with two (2) 3/8-16 UNC set screws. The pole-top fitter is self-leveling and retained using set screws.

Optical module: The molded A360.0-F aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency KEPLER LED optical engine is mechanically assembled on the heat sink and produces between 2,200 and 5,600 delivered lumens. The lifetime of the LEDs is 100,000 hours (excluding P60; 75,000 hours lifespan). It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The lenses are assembled mechanically for easy replacement. The available light distribution types are T1A, T1AHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5.

Driver module: Class 2 (P10 to P60). Primary tension is of 120 to 277VAC or 347-480VAC Volts, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature is -40°F (-40°C) to 130°F (55°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding from luminaire. All electrical connections between modules are made with quick-disconnect connectors for easy maintenance. All exposed hardware is stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
https://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name:	Page 1 of 2
Name: Date:	Date:	

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com
Phone: 1-866-436-5500 - info@cyclonelighting.com

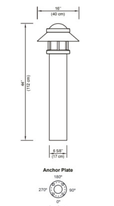
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Rev. 2024/11

TYPE S2

CBM1105C-BB1 Bollard
Approval – Specification

cyclone

Project: **Order:**
Qty: **Luminaire:** **Type:**



Head: A cage consisting of four 5/8" (1.6cm) machined rods is assembled on a cast A356 aluminum collar, topped with a welded cast A356 aluminum skirt to minimize uplight. The head module is closed by a mechanically secured cast A356 round aluminum roof that provides access to the lens module.

Base: Round shape 6 5/8" (17cm) Ø tube, made of 6061-T6 aluminum alloy, welded to the opening system plate. Mechanically secured to the anchor plate with four 4 anti-vandal type Allen screws.

Bolt circle: Recommended installation at 5" (13cm) Ø. Available from 4 3/4" to 5 1/4" (12cm to 13cm) Ø.

Anchor bolts: Supplied by Cyclone: 3/8" (1cm) Ø x 12" (30.5cm) (9+3), 4 galvanized anchor bolts, 8 nuts and 8 washers for levelling.

Optical module: The molded A356 aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency COPERNIC LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical lenses are cured directly on the LED board. Tempered Frosted glass lenses (FGP) flat, Cylindrical Acrylic Clear Globe (CAC) or a Cylindrical Acrylic Satin Globe (CAP) are available and attached to a cast aluminum frame. The light distribution types available are T3 and T5.

Driver module: Class 2 (P10 to P40). Primary tension is of 120 to 480VAC Volts, 50/60Hz. THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 113°F (45°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20 kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends a textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
http://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name:	Page 1 of 2
Name: Date:	Date:	

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com
Phone: 1-866-436-5500 - info@cyclonelighting.com

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Rev. 2024/01

TYPE A

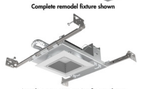
JUNO

Podz™ LED Downlight Series
4" Canless Round and Square LED Downlight
New Construction or Remodel

JPDZ4 Series



Complete remodel fixture shown



Complete new construction fixture shown

Project:
Fixture Type:
Location:
Contact/Phone:

Product Features

Comes low profile 4" LED recessed downlight with deeply regressed LED light engine. Available in 3000K, 3500K and 4000K CCT and 2700lm and installation solutions for both new construction and remodel applications.
Patented color temperature and intensity configurable lighting fixture (US Patent 11,333,377 B2)

- Integrated light engine offers switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve of all LED color temperatures while maintaining a high fidelity
- Square Regressed Trim delivers performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K

Installation flexibility and ease

- Low profile integrated LED downlight less than 3" in height fits virtually anywhere
- Installs directly into the aluminum housing for typical recessed housing
- Installs into new construction or remodel applications
- Square Podz can be a **round** ceiling opening round hole in new construction ceilings to make installation simple using common hole saws and guaranteed alignment of square fixtures in a space.

Applications

- Ideal for a breadth of residential and commercial applications
- Suited for new installations
- IC rated - for direct contact with insulation
- Wet location listed - for use in shower and outdoor covered ceiling applications

Performance

Switchable Delivered Lumens	700L, 1000L, 1200L
Switchable LED Color Temperature	27K, 30K, 35K, 40K, 50K
WarmDim Included as standard	2850K - 1900K over dimming range
CRI	90+
Voltage	Dedicated 120V or MVOLT (120-277V)
Dimming	Forward/Reverse Phase or 0-10V Dimming range from 100% to 5%

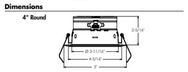
Specifications (place reference page # for future bm on/dimensions)

	Round	Square
Aperture:	3.721" [9.33]	3.56" [9.04]
Ceiling Opening*:	4.5" [11.43]	4.75" [12.07]
Overlap Trim:	5.05" [12.82]	5.3" [13.97]
Height:	2.33" [5.89]	2.44" [6.2]

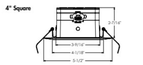
All dimensions are in inches [centimeters unless otherwise indicated].
*Both round and square cutouts are round holes and use round opening new construction frames.

Dimensions

4" Round

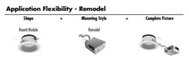


4" Square



Application Flexibility - Remodel

Slope + Mounting Style + Complete Fixture



Application Flexibility - New Construction

Slope + Mounting Style + Complete Fixture



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Light Commercial & Residential

TYPE B

SONIC
ER3003
STEP LIGHTS

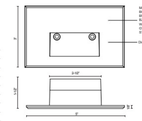
PROJECT





DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, bronze or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Only fits into a single gang box.



SPECIFICATION DETAILS

Fixture Dimensions	W3" x H3" x D1-1/2"
Light Source	AC LED Module
Wattage	4W
Total Lumens	250lm
Delivered Lumens	8K: 251lm, 85: 246lm, 57: 535lm, WH: 76lm,
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02, BN02, BZ02, GY01, WH02,

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3555 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
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COMMENT

Intertek

TYPE C

BOWMAN 6 OUTDOOR WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Mid-century modern design inspiration.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L: 3.09" | W: 1.15" | H: .99")

LAMPING



Silver



Black Bronze Charcoal Silver

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700WSBOW	LENGTH (in)	FINISH	LAMP	VOLTAGE
6.9"	B BLACK Z BRONZE H CHARCOAL S SILVER W WHITE	LED827 LED 80 CRI 2700K 120V LED827 277 LED 80 CRI 2700K 277V LED830 LED 80 CRI 3000K 120V LED830 277 LED 80 CRI 3000K 277V	120 277

700WSBOW: _____
JOB NAME: _____
NOTES: _____

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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

TYPE D

VISUAL COMFORT & CO.

ASPEN 26 OUTDOOR WALL

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5kV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- This item is made of natural brass. It is a living finish that will patina and warm with age which adds richness. If it gets unseen patina or spots, a brass cleaner can restore the finish.

LAMPING

Wall Sconce needs to be mounted with a full size junction Box. Not compatible for pancake box installation.



Brass (AA Ltd)



Charcoal Bronze Brass (AA Ltd) Brass (AA Unlit)

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700OWASP	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	9 90 CRI	30 3000K	26.25"	D DIFFUSED	B BLACK H CHARCOAL NB NATURAL BRASS Z OUTDOOR BRONZE	UNV 120-277V UNIVERSAL	NONE LF IN-LINE FUSE LFSP IN-LINE FUSE, SURGE PROTECTION SP SURGE PROTECTION

700OWASP: _____ _____ _____ _____ _____ _____ _____
JOB NAME: _____
NOTES: _____

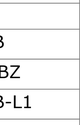
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T 847.410.4400 | F 847.410.4500 | techlighting.com

TYPE E

VISUAL COMFORT & CO.

TFO1001TXB: Medium Lantern



Collection: Dresden

UPC # 014817629835

Finish: Textured Black (TXB)

Dimensions:
Width: 5.38"
Height: 15.12"
Weight: 5.72 lbs.

Extends: 6.75'
Wire: 8' (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:
1 - Candelabra Torpedo 60.0w Max. 120v Not included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black
1 Candle Cover - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (DRESDEN_MD_OD_WALL)
Trilingual (English, Spanish, and French) (8/1001)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	3			3.25	11.88					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	9.88	4.62	0.75		9.25	

Shipping Information:

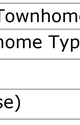
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	TFO1001TXB	1	014817629835	18.0	11.0	13.0	1.15	6.8	0	Yes
Master Pack	TFO1001TXB	0	10014817629832							No

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TYPE F

VISUAL COMFORT & CO.

GLO1351ANBZ: Extra Large Lantern



Collection: Fayewood

UPC # 785652147135

Finish: Antique Bronze (ANBZ)

Dimensions:
Width: 10.0"
Height: 26.0"

Extends: 4.75'
Wire: 8' (color:Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box
Bulb Type: Array
Bulb Type: Integrated
Volts: 120
Watts: 12
Watts Consumed: 12
Watts Rated: 12
Hours Rated: 50000
Lumens: 1000
Bulb Temp: 3000 °K
CRI: 90

Bulbs:
1 - LEDIntegrated Array 12.0w Max. 120v included

Features:
- This product is dimmable.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Antique Bronze

Safety Listing:
Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear Seeded	1			6.75	24.12					
Panel	Glass	Clear Seeded	2			2.5	24.12					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	24.25	9.38	0.75		13.0	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	GLO1351ANBZ	1	785652147135	12.4	7.28	28.94	1.51	12.6	0	Yes
Master Pack	GLO1351ANBZ	0	10785652147132							No

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TYPE G

VISUAL COMFORT & CO.

OL12802TXB-L1: Large LED Lantern

Collection: McHenry

Featured in the decorative McHenry collection

1 Modules Integrated 14 watt light bulb

Fixture is supplied with 1 light bulb

clear seeded glass panels

Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty

UPC # 014817582291

Finish: Textured Black (TXB)

Dimensions:
Width: 8.25"
Height: 17.75"
Weight: 7.8 lbs.

Extends: 6.9'
Wire: 8' (color:Black/White)
Mounting Proc.: Universal Mounting Plate
Connection: Mounted To Box
Bulb Type: Modules
Bulb Type: Integrated
Volts: 120
Watts: 14
Watts Consumed: 14
Watts Rated: 14
Hours Rated: 50000
Lumens: 1000
Bulb Temp: 2700 °K
CRI: 90

Bulbs:
1 - LEDIntegrated Modules 14.0w Max. 120v included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (OL12800_OL12801_OL12802-LED)
Trilingual (English, Spanish, and French) (sl12800 sl12801 sl12802-l1)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched White	1		3.5	4.75	14.25					
Panel	Glass	Clear Seeded	1			6.62	15.5					
Panel	Glass	Etched White	2			4.9	15.5					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14.25	7.62	0.88		9.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL12802TXB-L1	1	014817582291	23.25	12.0	12.0	1.94	11.8	0	Yes
Master Pack	OL12802TXB-L1	0	10014817582298							No
NJ Pallet		36		48.0	40.0	72.0	80.0	424.8		No
NV Pallet		36		48.0	40.0	72.0	80.0	424.8		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

TYPE H

VISUAL COMFORT & CO.

CO1291TXB: Large Wall Lantern

Collection: Eastham

Frame of stainless steel with glass rectangular shade

1 T10 Medium 60 watt light bulb (not included)

Available in Heritage Copper finish

Assortment includes: small, medium, large and extra-large wall lanterns; one-light pocket lantern; small, medium and large pendant; four-light linear; medium and large flush mounts; and medium and large outdoor post

Wet Rated

UPC # 014817615234

Finish: Textured Black (TXB)

Dimensions:
Width: 7.0"
Height: 24.0"
Weight: 8.3 lbs.

Extends: 10.125'
Wire: 8' (color:Black/White)
Mounting Proc.: Set Screw(s)
Connection: Mounted To Box

Bulbs:
1 - Medium T10 60.0w Max. 120v Not included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (EASTHAM-WALL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				17.0	6.25				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	16.0	6.0	0.88		11.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	CO1281TXB	1	014817615234	27.0	22.25	10.2	3.55	11.6	0	Yes
Master Pack	CO1281TXB	0	10014817615231							No
NJ Pallet		30		48.0	40.0	77.0	85.96	348.0		No
NV Pallet		20		48.0	40.0	78.0	89.67	232.0		No

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	S2	3	Cyclone Lighting	CBM1105C-CAC-T3-P20-4K	CBM1105C, Pole Mounted Area Light	1376	0.9	32	12'0"
	S1	2	Cyclone Lighting	CC11T4x-GCAP-T5-P40-40K	Elencia Bollard	4746	0.9	58.38	3'8"
	A	156	Juno Lighting	JPDZ4 DB 1000LM 3000K 90CRI WWH	Juno Podz 4in LED Downlight Round Downlight Baffle 1000 Lumen 3000K 90CRI White, White Trim Ring	1027	0.9	13.7	9'0" & 12'0"
	B	56	Kuzco Lighting	ER3003-BK	Wall Mounted Step Light	26	0.9	3.4	6'0" & 13'0"
	C	28	VISUAL COMFORT	700WSBOW6W	LED Outdoor Wall Sconce (8 Plex)	1152	0.9	47.9	6'0"
	D	80	VISUAL COMFORT	700OWASP	Aspen 26 Outdoor Wall Sconce LED (Townhome Type 2)	1034	0.9	37.8	6'6"
	E	68	VISUAL COMFORT	TFO1001TXB	Dresden Medium Wall Lantern (Townhome Type 1)	879	0.9	9.5	6'6"
	F	67	VISUAL COMFORT	GLO1351ANBZ	Extra Large Lantern (Modern Prarie)	879	0.9	9.5	6'6"
	G	62	VISUAL COMFORT	OL12802TXB-L1	Large LED Lantern (Modern Farmhouse)	879	0.9	9.5	6'6"
	H	60	VISUAL COMFORT	CO1291TXB	Large Wall Lantern (Transitional)	879	0.9	9.5	6'6"

TROY TRAIL NORTH
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
08/28/2025
Scale
Not to Scale
Drawing No.
#25-47693_V1



Decks
Green

Metals
Sand
Forest Freen
Dark Brown

Rockite
Forest Green
Lime
Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

Troy Trail North Park
Troy, MI
R0061_45736691814

webuildfun, inc. Miracle of Michigan



Decks: Green

Metals: Sand, Forest Freen, Dark Brown

Rockite: Forest Green, Lime, Grey

Actual colors may vary. We work hard to ensure are our renderings are as life like as possible.

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R0061_45736691814



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Troy Trail North Park
Troy, MI
R0061_45736691814

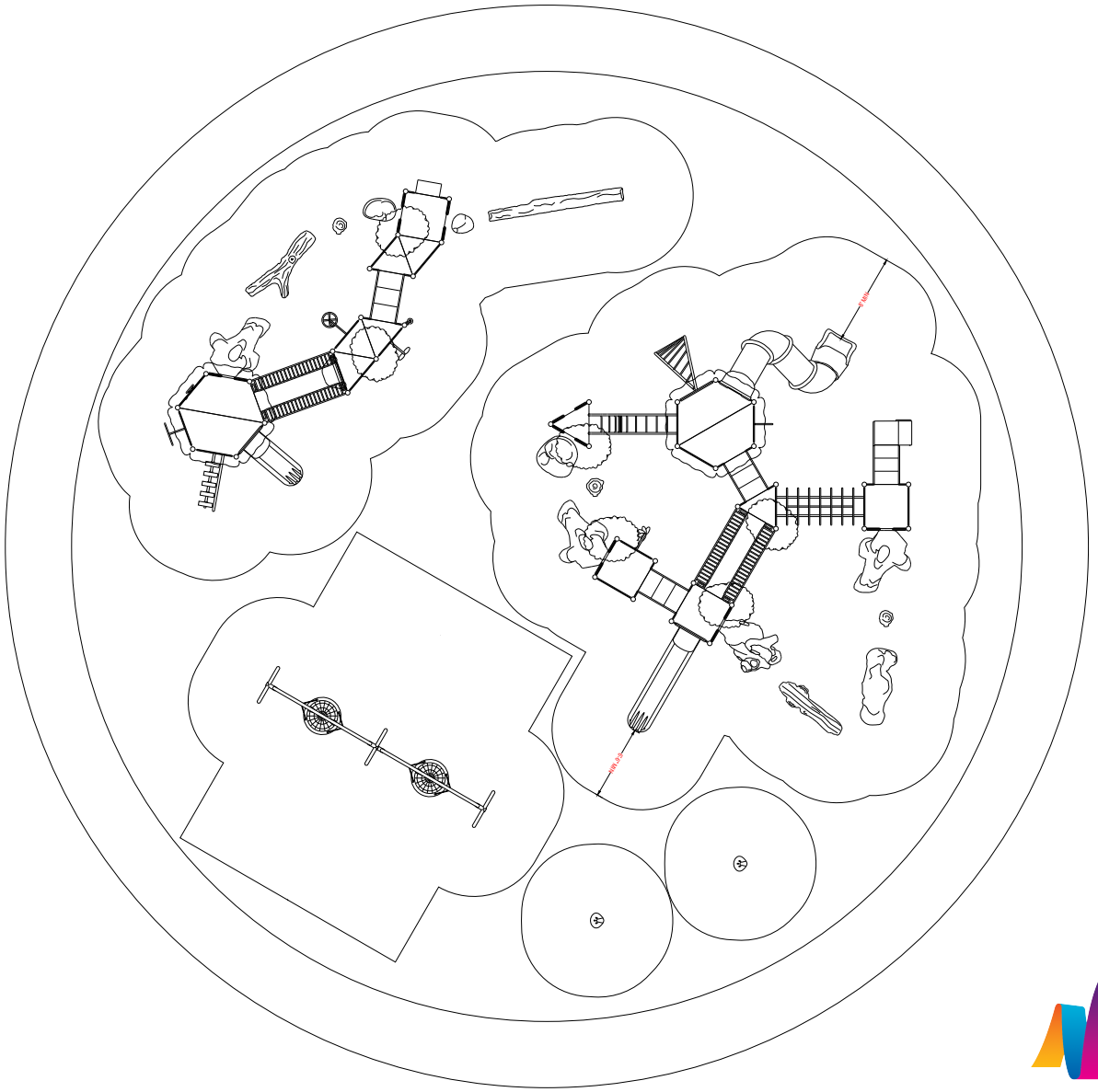
Troy Trail North Park
Troy , MI

FOR KIDS AGES **2-5** YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
GROUND LEVEL QUANTITY:	7	REQ'D	3

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3

FOR KIDS AGES **5-12** YEARS



INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION — PUBLIC PLAY EQUIPMENT — IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"

PROTECTIVE AREA: 80'-0" x 80'-6"

DRAWN BY: Chris Yanko | DATE: 3/21/2025

R0061_45736691814

- ✔ COMPLIES TO ASTM/CPSC
- ✔ COMPLIES TO ADA

To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

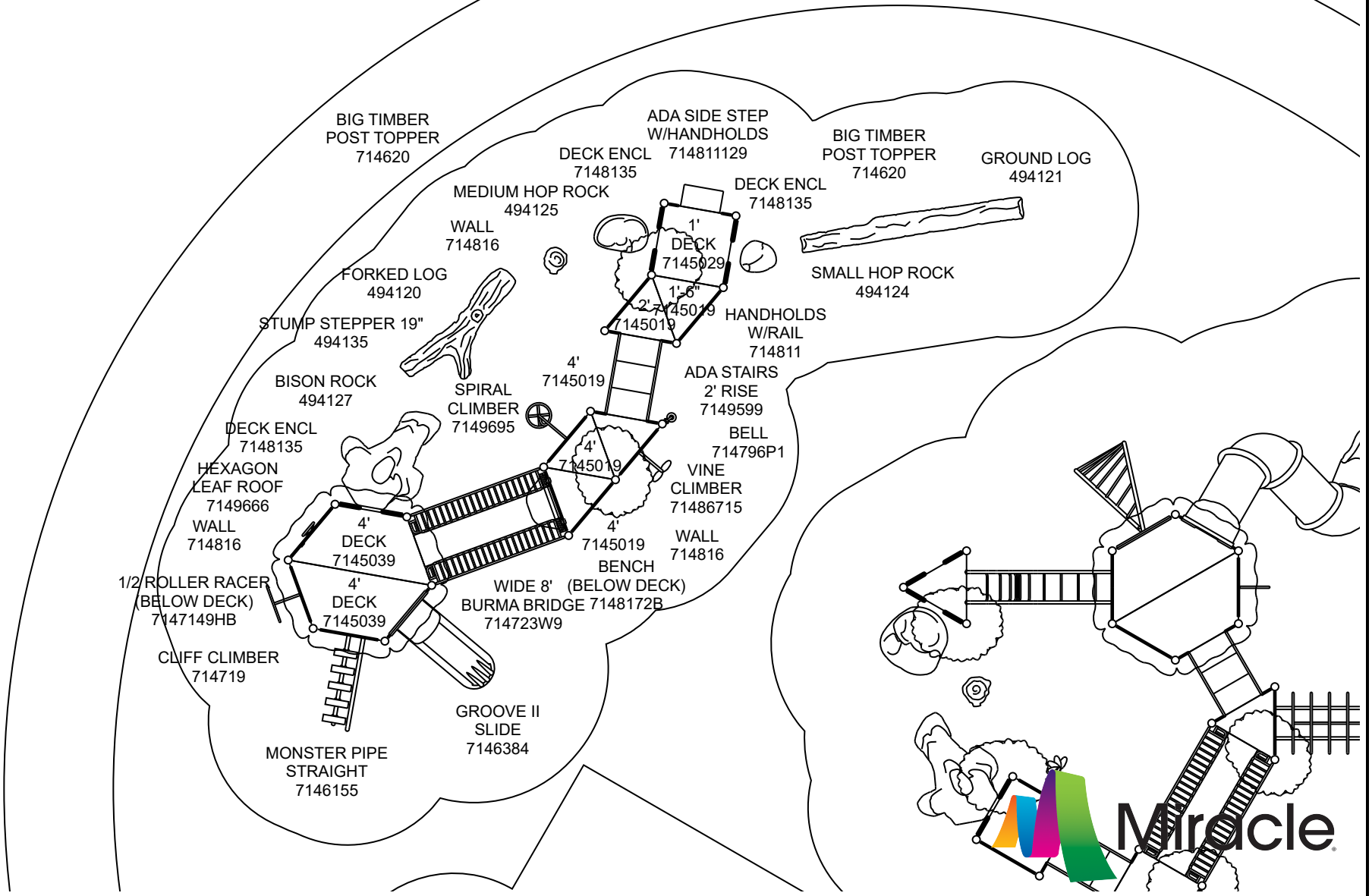
Troy Trail North Park
Troy , MI

FOR KIDS AGES 2-5 YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
GROUND LEVEL QUANTITY:	7	REQ'D	3

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	10		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	10	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	5	REQ'D	3

FOR KIDS AGES 5-12 YEARS



IPEMA CERTIFIED TO ASTM F1487
INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION
To verify product certification, visit www.ipema.org

Miracle

webuildfun, Inc
103 W. McDermott, #300
Allen,TX
PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 68'-0" x 68'-0"
PROTECTIVE AREA: 80'-0" x 80'-6"
DRAWN BY: Chris Yanko
DATE: 3/25/2025

R0061_45736691814

- ✔ COMPLIES TO ASTM/CPSC
- ✔ COMPLIES TO ADA

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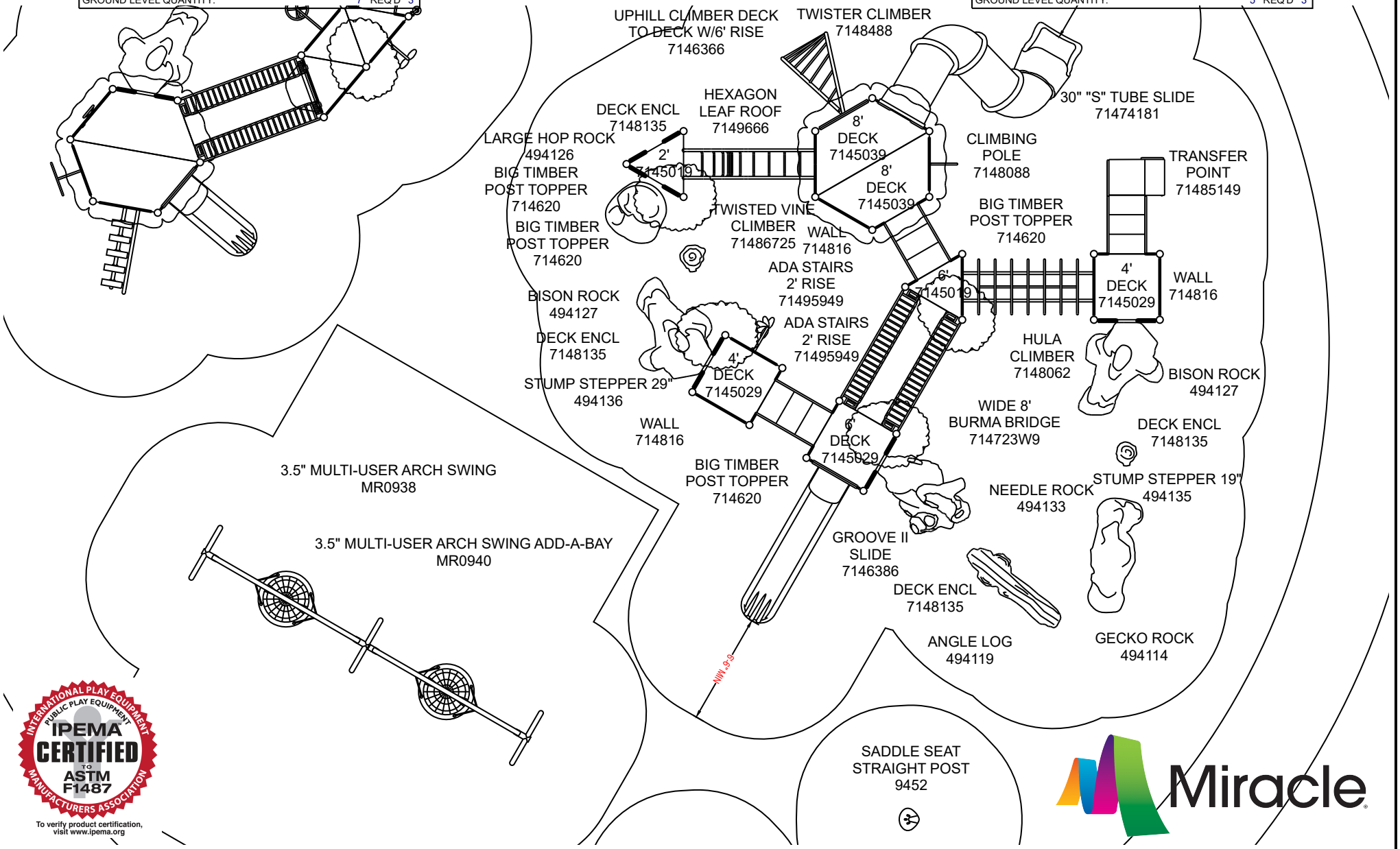
Troy Trail North Park
Troy , MI

FOR KIDS AGES 2-5 YEARS

AGE GROUP:	2-5		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D	3
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FOR KIDS AGES 5-12 YEARS

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ELEVATED PLAY ACTIVITIES - TOTAL:	10		
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AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

January 6, 2026

Joe Maniaci
Mondrian Properties
50215 Schoenherr Road
Shelby Township, MI 48315

Re: Wetland Delineation Report – Motor City Church, Troy, Oakland County

Dear Mr. Maniaci:

Pursuant to your request, Barr Engineering Michigan LLC. (Barr) conducted a wetland delineation at 3668 Livernois Road, Troy, Oakland County on November 19, 2025. Two wetlands (Wetlands A and B) likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) were identified. This report summarizes the wetland delineation results and rationale for the regulatory determination completed by Barr.

1 Area of Investigation Description

The Area of Investigation (AOI) includes parcel number 20-22-101-034 located at the above-referenced location and as shown on Figure 1. Approximate Area of Investigation. Surrounding land uses include residential and commercial developments, forested areas, and wetlands. Within the AOI, there is a building and associated parking lot, open grassy areas, wetlands, and forested areas.

2 Desktop Review

Barr conducted a desktop review of the site to evaluate aerial imagery, topography, soil types, and mapped wetlands within the site prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as aerial photography (Figure 1), the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) Soil Units (Figure 2. Soil Units), and the EGLE Wetland Map Viewer (Figure 3. EGLE Wetlands Map Viewer).

There are many soil units present on site, with dominant units including Oshtemo-Boyer loamy sands, 0 to 6 percent slopes (13B, well drained), Spinks loamy sand, 0 to 6 percent slopes (15B, well drained), Houghton and Adrian mucks (27, very poorly drained), Metea loamy sand, 0 to 6 percent slopes (31B, well drained), Lenawee silty clay loam, 0 to 1 percent slopes (33, poorly drained), and Shebeon-Urban land complex, 0 to 4 percent slopes (ShbuaB, somewhat poorly drained) as shown on Figure 2. The soil units Houghton and Adrian mucks and Lenawee silty clay loam are considered hydric by the WSS.

The EGLE Wetlands Map Viewer identified both wetlands and areas of wetland soils, as identified by the National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) within the AOI.

3 Methodology

Barr investigated the AOI for the presence of any lakes, ponds, wetlands, and watercourses based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection).* The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0,* USACE 2012*).* Wetland delineation procedures

outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. Site observations are described in the sections below. The wetland boundaries were flagged in the field with alphanumerically labeled pink pin flags and/or pink flagging tape. Flagging was located using a GPS unit capable of sub-meter accuracy.

4 Results

The AOI includes emergent wetland habitats (Wetlands A and B). Figure 4. Wetland Delineation depicts the GPS-surveyed locations of wetlands within the AOI. Attachment A – USACE Wetland Determination Data Forms provide additional details for identified wetlands.

4.1 Wetlands A and B

Wetlands A and B are emergent wetlands located on the eastern edge of the AOI. Wetland A is bound by flags A1-A14 and is approximately 0.12 acres in size. Wetland B is bound by flags B1-B18 and is approximately 0.12 acres in size. Vegetation encountered in these wetlands includes green ash (*Fraxinus pennsylvanica*), narrow leaf cattail (*Typha angustifolia*), Dudley's rush (*Juncus dudleyi*), reed canary grass (*Phalaris arundinacea*), panicled aster (*Symphyotrichum lanceolatum*), grass-leaved goldenrod (*Euthamia graminifolia*), glossy buckthorn (*Frangula alnus*), and Torrey's rush (*Juncus torreyi*). In addition to wetland vegetation, the wetland soil indicators depleted below dark surface, depleted matrix, and redox dark surface were met. Wetland hydrology included water-stained leaves, geomorphic position, and passing the FAC-neutral test.

4.2 Adjacent Uplands

In contrast, the upland areas contained plants such as box elder (*Acer negundo*), Eastern cottonwood (*Populus deltoides*), American elm (*Ulmus americana*), European buckthorn (*Rhamnus cathartica*), broad-leaved enchanter's-nightshade (*Circaea canadensis*), Kentucky blue grass (*Poa pratensis*), red fescue (*Festuca rubra*), English plantain (*Plantago lanceolata*), wild carrot (*Daucus carota*), crownvetch (*securigera varia*), alsike clover (*Trifolium hybridum*), ox-eye daisy (*Leucanthemum vulgare*), and annual fleabane (*Erigeron annus*). Occasional evidence of wetland soils were encountered in upland areas, although no evidence of wetland hydrology were encountered.

5 Conclusions

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is present within the AOI. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended), wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or

5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

In addition to those resources regulated by EGLE, some communities have wetland ordinances and/or natural feature setback requirements. This is not the case for the City of Troy.

It is Barr's opinion that the AOI includes two wetlands likely regulated by EGLE under Part 303. Wetland B is likely regulated because it is contiguous to a retention basin located off site to the northeast that meets the definition of a pond under Part 303. A pond is defined as an area of permanent open water between 1 and 5 acres in size. Contiguous is defined by EGLE as being within 500 feet of an inland lake, stream, or pond or having a direct surface or groundwater connection. Wetland A is likely regulated because it is connected to a larger wetland complex that continues offsite and appears to be over 5 acres in size based on aerial photograph review. Permits from EGLE would be required to place fill or structures, excavate soil, drain surface water, or make use of Wetlands A and B.

6 Limitations

Please be advised that EGLE and in some cases, USACE, have regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands in the State of Michigan.

Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations in the state of Michigan. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the AOI observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. In addition, wetland delineations performed outside the growing season, typically from late-October until late-April, may differ from those performed at the same site during the growing season.

We recommend that our wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any earthmoving, site clearing, or hydrology altering activities on the site.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at your convenience at 734.474.0190 or dknox@barr.com.

Sincerely,

BARR ENGINEERING MICHIGAN LLC



Alison McClear
Environmental Scientist



Dana R. Knox, SPWS
Senior Environmental Consultant
Certification No. 213

Attachments

Figure 1 – Approximate Area of Investigation
Figure 2 – Soil Units
Figure 3 – EGLE Wetland Map Viewer
Figure 4 – Wetland Delineation

Attachment A - USACE Wetland Determination Data Forms





Approx. Parcel Boundary

Area of Investigation (AOI)

0 150 300

Feet

Imagery: Nearmap (4/20/2025)

Area of Investigation
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 1

BARR

Barr Footer: ArcGISPro 3.5.3, 2025-11-21 14:50, File: I:\Projects\22\63\1363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx, Layout: Fig01 Area of Investigation User: ERM3





Approx. Parcel Boundary

Area of Investigation (AOI)

Soil Unit

Soil Units within the Area of		
Map Unit Symbol	Map Unit Name	Drainage Class
13B	Oshtemo-Boyer loamy sands, 0 to 6 percent slopes	Well drained
15B	Spinks loamy sand, 0 to 6 percent slopes	Well drained
27	Houghton and Adrian mucks	Very poorly drained
31B	Metea loamy sand, 0 to 6 percent slopes	Well drained
33	Lenawee silty clay loam, 0 to 1 percent slopes	Poorly drained
ShbuaB	Shebeon-Urban land complex, 0 to 4 percent slopes	Somewhat poorly drained

N

0 150 300

Feet

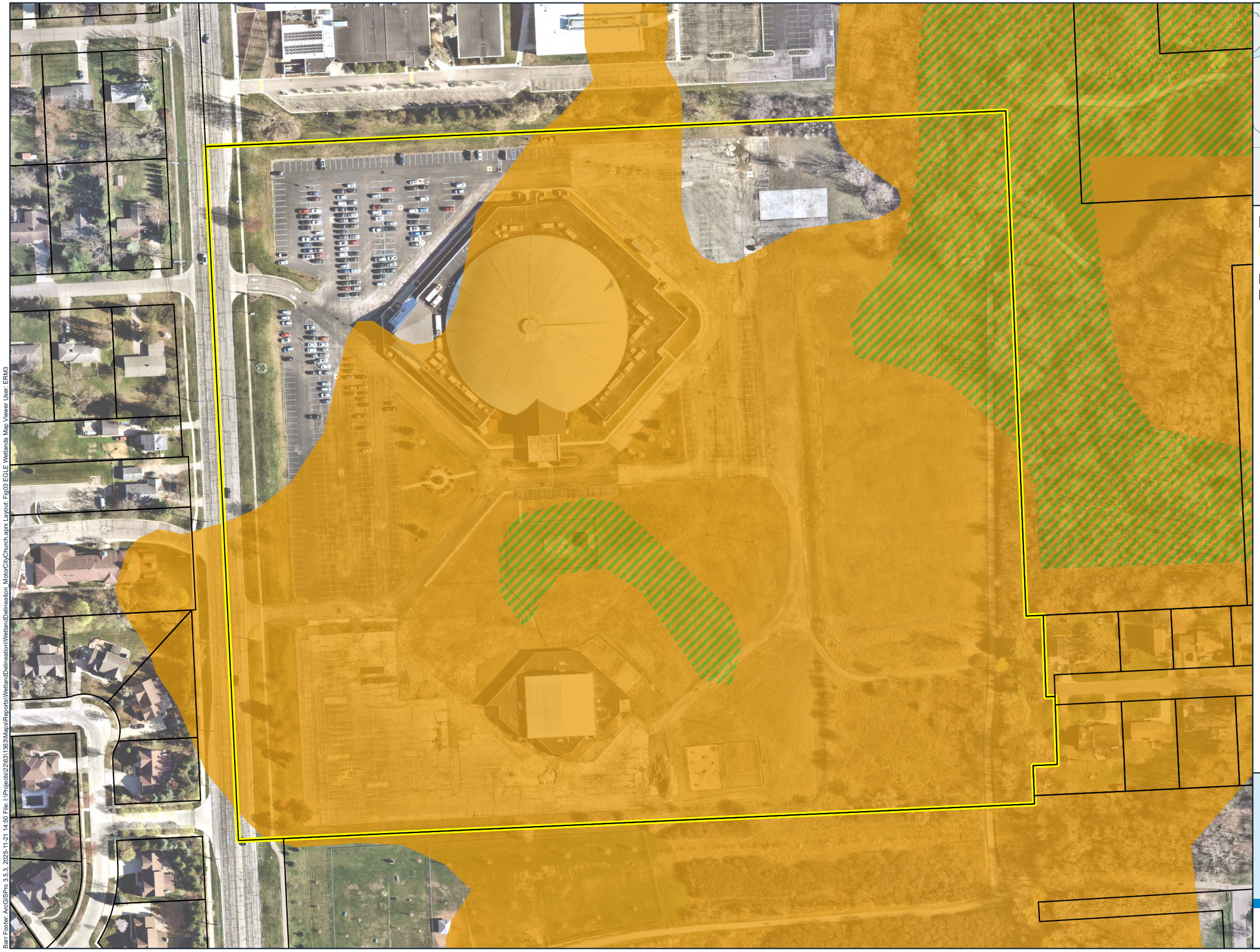
Imagery: Nearmap (4/20/2025)

Soil Units
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 2

BARR

Barr Footer: ArcGISPro 3.6, 2026-01-05 08:56 File: I:\Projects\22\6311363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx Layout: Fig02 Soil Units User: ERM3



Approx. Parcel Boundary

Area of Investigation (AOI)

Part 303 State Wetland Inventory (EGLE)

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

0 150 300

Feet

Imagery: Nearmap (4/20/2025)

EGLE Wetlands Map Viewer
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 3

BARR

Barr Footer: ArcGISPro 3.5.3, 2025-11-21 14:50, File: I:\Projects\22\63\1363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx, Layout: Fig03 EGLE Wetlands Map Viewer, User: ERM3



Notes:
The wetland delineation with GPS survey was completed on: November 19, 2025.
It is Barr's opinion that the following wetlands are regulated by EGLE in the AOI: Wetland A and B.

Wetland Delineation
Motor City Church
City of Troy
Oakland County, Michigan
For Mondrian Properties

FIGURE 4

BARR

Barr Footer: ArcGISPro 3.6, 2026-01-06 08:41 File: I:\Projects\22\6311\363\Maps\Reports\WetlandDelineation\WetlandDelineation_MotorCityChurch.aprx Layout: Fig04 Wetland Delineation User: ERM3

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP1-W

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave Slope %: 1-2

Subregion (LRR or MLRA): LRR L Lat: 42.570651 Long: -83.143301 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP1-W

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	15	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Typha angustifolia*	50	Yes	OBL
2. *Juncus dudleyi*	20	Yes	FACW
3. *Phalaris arundinacea*	10	No	FACW
4. *Symphyotrichum lanceolatum*	5	No	FACW
5. *Euthamia graminifolia*	5	No	FAC
6. *Frangula alnus*	5	No	FAC
7. *Juncus torreyi*	5	No	FACW
8.			
9.			
10.			
11.			
12.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	50	x 1 =	50
FACW species	55	x 2 =	110
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		190 (B)
Prevalence Index = B/A =			1.65

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP1-W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	95	7.5YR 5/6	5	C	PL	Loamy/Clayey	Prominent redox concentrations
5-12	10YR 4/1	70	10YR 2/1	20			Loamy/Clayey	
			10YR 6/8	10	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP1-U

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Shoulder Local relief (concave, convex, none): Convex Slope %: 0

Subregion (LRR or MLRA): LRR L Lat: 42.570654 Long: -83.143341 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP1-U

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	10	Yes	FAC
2. *Ulmus americana*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Poa pratensis*	30	Yes	FACU
2. *Festuca rubra*	20	Yes	FACU
3. *Plantago lanceolata*	5	No	FACU
4. *Daucus carota*	5	No	UPL
5. *Securigera varia*	5	No	UPL
6. *Trifolium hybridum*	5	No	FACU
7. *Leucanthemum vulgare*	5	No	UPL
8. *Erigeron annuus*	5	No	FACU
9.			
10.			
11.			
12.			
	80	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	10	x 3 =	30
FACU species	65	x 4 =	260
UPL species	15	x 5 =	75
Column Totals:	100 (A)		385 (B)

Prevalence Index = B/A = 3.85

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP1-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	95	7.5YR 5/6	5	C	PL	Loamy/Clayey	Prominent redox concentrations
5-12	10YR 4/1	70	10YR 2/1	20			Loamy/Clayey	
			10YR 6/8	10	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Motor City Church City/County: Troy/Oakland Co. Sampling Date: 11/19/2025

Applicant/Owner: Joe Maniaci, Mondrian Properties State: MI Sampling Point: DP2-U

Investigator(s): Fran Thompson, Alison McClear, Barr Engineering Co. Section, Township, Range: S22, T02N, R11E

Landform (hillside, terrace, etc.): Shoulder Local relief (concave, convex, none): Convex Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.572780 Long: -83.143600 Datum: WGS84

Soil Map Unit Name: Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ____	Depth (inches): ____
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: DP2-U

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rhamnus cathartica*	20	Yes	FAC
2. *Circaea canadensis*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	150	x 3 =	450
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	160 (A)		490 (B)
Prevalence Index = B/A =			3.06

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP2-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: gravel/rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Restrictive layer present

500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.a.

Board and Committee Minutes:

O.1.a. Traffic Committee Minutes - November 19, 2025

ATTACHMENT(S):
20251119_Minutes_Traffic Committee_FINAL

A regular meeting of the Troy Traffic Committee was held on Wednesday, November 19, 2025, in the Lower-Level Conference Room at Troy City Hall. Pete Zigenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present:	Timothy Battle Dale Christiansen Al Petrulis Justin Rose Abi Swaminathan Pete Ziegenfelder
Absent:	Shama Kenkre
Also present:	G. Scott Finlay, City Engineer Deputy Fire Chief, Michael Koehler Sgt. Brian Warzecha, Police Department Merissa Clark, Administrative Assistant

2. Minutes – October 15, 2025, Traffic Committee

Resolution # 2025-11-18
Moved by Rose
Seconded by Battle

To approve the October 15, 2025 minutes as printed.

Yes:	Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No:	None
Absent:	Kenkre

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Traffic Control – Estates of Willowbrook

The Estates of Willowbrook Site Condominiums have been completed. All intersections within this development were reviewed for intersection control. OHM provided a detailed study attached and made the following recommendations: A YIELD sign on the Sandpiper Drive approach of the Osprey Drive at Sandpiper Drive intersection, implementing a STOP sign on the Osprey Drive approach at the Macaw Drive at Osprey Drive intersection, and on the Dexter Drive approach at the Wayfarer Drive at Dexter Drive intersection. Lastly, the

Dexter Drive approach at the Macaw Drive intersection should be converted from a STOP sign to a YIELD sign.

Traffic Committee received two emails in favor of theses changes.

Discussion was had about weather or not the signs should be Yield or Stop amongst the board members, it was also pointed out that mixed signs on one street could be confusing, and all Stop signs would be best.

Resolution # 2025-11-19
Moved by Rose
Seconded by Christiansen

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.

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

MOTION CARRIED

5. 2025 Traffic Committee Meeting Schedule

According to the City of Troy Traffic Committee By-Laws, Article IV – Meetings:

"Regular meetings will be held on the third Wednesday of each month at 7:30 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan."

There are no other by-laws or procedures that establish the actual dates of the meetings, but an annual calendar of meetings is published by the City so meeting dates need to be set for this purpose.

Resolution # 2025-11-20
Moved by Rose
Seconded by Battle

RESOLVED, that the Traffic Committee SHALL HOLD Regular Meetings in 2026 according to the following schedule at 7:30 PM:

- Wednesday, January 21
- Wednesday, February 18
- Wednesday, March 18
- Wednesday, April 15
- Wednesday, May 20
- Wednesday, June 17
- Wednesday, July 15
- August – NO MEETING
- Wednesday, September 16
- Wednesday, October 21
- Wednesday, November 18
- December – NO MEETING

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

MOTION CARRIED

6. Public Comment

A student introduced himself to the board, and explained he is attending for his High School AP class.

7. Other Business

No other business.

8. Adjourn

The meeting adjourned at 7:37 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer

G:\Traffic\aaa Traffic Committee\2025\19_November_20251119_Minutes_Traffic Committee FINAL

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 - Second Quarter Financial Report

ATTACHMENT(S):
FY26 - FINANCIAL REPORT 2ND QUARTER - ENDED DECEMBER 31, 2025



Interim Financial Report
2nd Quarter
For The Six Months Ended
December 31, 2025

CITY OF TROY
QUARTERLY REPORT
SIX MONTHS ENDED December 31, 2025
HIGHLIGHTS

General Fund

Revenues

Total revenues are $56.9 million to date and represent 75.3% of total budgeted revenues and other sources. This is an increase of $1.7 million or 3% compared to the same time period in the prior year and includes recognition of total property tax revenues of $45.9 million. Tax revenue increased $2.2 million or 5%. Grant revenue is currently at $2.6 million, which is consistent with 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.

Expenditures

Total General Fund expenditures to date are $34.8 million or 44.7% of the annual budget. This is an increase of $2.5 million or 7.9% compared to the same time period in the prior year. Currently, all departments appear to be within expected budgetary parameters to date. Additionally, the Aquatic Center is now included in the General Fund under Recreation.

Capital Fund

Revenues

Total revenues are $11.5 million to date and represent 66.4% of total budgeted revenues and other sources. This represents a decrease of $1.8 million from the prior year, which is a result of the reduction of transfers in from other funds.

Expenditures

Expenditures for capital projects of $14.1 million represent 42.9% of budgeted projects. This is down approximately $0.4 million from the prior year; however, this often fluctuates from year to year due to the timing of projects and the amount of projects budgeted.

Major Streets Fund

Revenues

Total revenues of $2.9 million represent 35.1% 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 $3.3 million represent 40.3% 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 $1.9 million represent 39.5% 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 $1.9 million represent 34.5% 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 $1.7 million are flat compared to the prior year to date amounts. Total year to date rounds are 25,520 representing a decrease of approximately 1,304 rounds from the prior year.

Expenses

Total expenditures of $1.5 million are up $0.1 million 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 12/31/25, the cash advance from the General Fund to Sanctuary Lake is $8.3 million.

Sylvan Glen Golf Course

Revenues

Revenues of $1.2 represent 74.5% of total budget revenues. This is an increase of approximately $0.1 million over the prior year. Total year to date rounds are 27,460 representing an increase of approximately 1,595 rounds from the prior year.

Expenses

Total expenditures of $0.9 million are flat compared to prior year to date amounts. As of 12/31/25, 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 $9.7 million are up $0.9 million or 9.8% from the prior year to date due primarily from consumption (sold 139,529 mcf, up 11,514 mcf or 9%) and an increase in rates. Note: Sewer disposal charges are based upon water consumption.

Expenses

Sanitary Sewer fund expenses of $8.2 million are up $1.1 million compared with the prior year to date. This increase is primarily due to the increased rates and consumption along with special assessments.

Water Fund

Revenues

Water fund revenues of $15.2 million are up $2.2 million or 16.7% from the prior year to date due primarily from consumption (sold 139,529 mcf, up 11,514 mcf or 9%) and an increase in rates. Weather patterns can have a significant impact on consumption.

Expenses

Water fund total expenses of $13.8 million are up $2.6 million. This increase is primarily due to 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 December 31, 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	7,635,848	100.31	7,763,000	7,599,279	97.89
LICENSES AND PERMITS	93,897	100,000	24,483	24.48	100,000	21,033	21.03
GRANTS	6,501,217	3,078,400	899,868	29.23	3,925,000	1,344,933	34.27
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	3,456	1.11	310,000	18,447	5.95
INTEREST & RENT	655,287	310,800	196,280	63.15	410,800	139,786	34.03
OTHER REVENUE	402,390	60,000	16,152	26.92	30,000	22,180	73.93
OTHER FINANCING SOURCES	8,415,089	8,555,000	3,783,821	44.23	4,000,000	2,000,000	50.00
	24,008,048	**20,236,700**	**12,753,989**	**63.02**	**17,278,800**	**11,465,519**	**66.36**
Capital Projects Fund Expenditures							
Capital Outlay	23,004,547	43,743,569	14,506,690	33.16	32,887,584	14,113,552	42.91
	23,004,547	**43,743,569**	**14,506,690**	**33.16**	**32,887,584**	**14,113,552**	**42.91**

Quarterly Financial Report
General Fund
For the Period Ending December 31, 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	43,732,686	100.55	45,544,140	45,914,213	100.81
LICENSES AND PERMITS	5,196,730	4,733,470	2,422,699	51.18	4,993,165	2,268,006	45.42
GRANTS	12,377,809	11,000,116	2,584,027	23.49	11,230,089	2,575,546	22.93
CONTRIBUTIONS FROM LOCAL UNITS	145,077	355,739	120,914	33.99	53,500	31,985	59.78
CHARGES FOR SERVICES	8,551,813	7,303,400	2,790,409	38.21	7,872,797	2,638,479	33.51
FINES AND FORFEITURES	1,104,425	665,800	390,250	58.61	690,800	353,963	51.24
INTEREST & RENT	4,866,991	1,978,554	1,984,254	100.29	2,858,476	1,975,827	69.12
OTHER REVENUE	2,068,199	1,705,522	1,107,706	64.95	1,781,702	913,826	51.29
OTHER FINANCING SOURCES	346,824	600,450	192,385	32.04	624,468	313,669	50.23
	78,813,696	**71,835,501**	**55,325,331**	**77.02**	**75,649,137**	**56,985,512**	**75.33**
General Fund Expenditures							
General government	11,094,910	12,215,715	5,355,867	43.84	12,749,370	5,520,680	43.30
Public Safety	39,291,135	42,645,725	18,488,439	43.35	45,657,708	19,577,149	42.88
Public Works	2,458,797	2,581,424	1,266,935	49.08	2,677,666	1,158,829	43.28
Community Development	5,197,720	5,281,506	2,407,267	45.58	5,401,381	2,461,322	45.57
Recreation and Culture	9,516,001	10,102,719	4,766,724	47.18	11,481,078	6,115,917	53.27
Transfers Out & Other Uses	625,000	635,700	0	0.00	11,128	0	0.00
	68,183,563	**73,462,789**	**32,285,233**	**43.95**	**77,978,331**	**34,833,897**	**44.67**

Quarterly Financial Report
Library Fund
For the Period Ending December 31, 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	7,064,079	101.49	7,360,500	7,376,280	100.21
GRANTS	178,577	120,000	131,762	109.80	120,000	132,361	110.30
CONTRIBUTIONS FROM LOCAL UNITS	130,104	115,300	0	0.00	115,300	0	0.00
CHARGES FOR SERVICES	24,218	9,200	10,652	115.79	21,200	11,549	54.48
FINES AND FORFEITURES	18,710	13,000	9,684	74.49	15,000	7,027	46.84
INTEREST & RENT	337,571	42,000	122,635	291.99	102,000	128,226	125.71
OTHER REVENUE	7,137	11,000	4,379	39.81	8,000	3,094	38.68
	7,753,540	**7,271,040**	**7,343,191**	**100.99**	**7,742,000**	**7,658,537**	**98.92**
Library Fund Expenditures							
Recreation and Culture	7,226,826	7,916,204	3,630,307	45.86	7,041,440	3,209,349	45.58
	7,226,826	**7,916,204**	**3,630,307**	**45.86**	**7,041,440**	**3,209,349**	**45.58**

Quarterly Financial Report
Local Street Fund
For the Period Ending December 31, 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	1,081,100	33.26	3,200,000	1,085,059	33.91
INTEREST & RENT	109,262	45,000	32,814	72.92	30,000	34,354	114.51
OTHER FINANCING SOURCES	1,500,000	1,500,000	750,000	50.00	1,500,000	750,000	50.00
	4,912,501	**4,795,000**	**1,863,913**	**38.87**	**4,730,000**	**1,869,413**	**39.52**
Local Street Fund Expenditures							
Public Works	2,032,337	3,011,809	801,771	26.62	3,158,356	914,325	28.95
Recreation and Culture	892,596	1,074,704	425,617	39.60	1,367,690	495,097	36.20
Transfers Out & Other Uses	2,000,000	2,000,000	1,000,000	50.00	1,000,000	500,000	50.00
	4,924,933	**6,086,513**	**2,227,388**	**36.60**	**5,526,046**	**1,909,422**	**34.55**

Quarterly Financial Report
Major Street Fund
For the Period Ending December 31, 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	2,749,646	33.74	8,100,000	2,757,575	34.04
CHARGES FOR SERVICES	341,316	0	170,658	0.00	340,000	177,484	52.20
INTEREST & RENT	76,958	75,000	22,289	29.72	30,000	39,005	130.02
	8,819,700	**8,225,000**	**2,942,593**	**35.78**	**8,470,000**	**2,974,065**	**35.11**
Major Street Fund Expenditures							
Public Works	2,658,213	3,679,439	867,969	23.59	3,607,680	1,015,700	28.15
Recreation and Culture	98,725	114,690	63,281	55.18	135,960	61,724	45.40
Transfers Out & Other Uses	5,500,000	5,500,000	2,750,000	50.00	4,500,000	2,250,000	50.00
	8,256,938	**9,294,129**	**3,681,250**	**39.61**	**8,243,640**	**3,327,424**	**40.36**

Quarterly Financial Report
Refuse Fund
For the Period Ending December 31, 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	6,945,143	101.97	7,111,130	7,296,696	102.61
GRANTS	86,852	92,082	86,852	94.32	90,000	82,088	91.21
CHARGES FOR SERVICES	909	800	473	59.09	1,080	555	51.37
INTEREST & RENT	259,920	45,000	96,786	215.08	70,000	106,777	152.54
	7,290,326	**6,948,582**	**7,129,254**	**102.60**	**7,272,210**	**7,486,116**	**102.94**
Refuse Fund Expenditures							
Sanitation	6,390,987	6,965,940	2,917,014	41.88	7,249,570	2,989,879	41.24
	6,390,987	**6,965,940**	**2,917,014**	**41.88**	**7,249,570**	**2,989,879**	**41.24**

Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending December 31, 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	1,674,548	75.42	2,418,340	1,674,326	69.23
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	2,781,455	**2,220,150**	**1,674,548**	**75.42**	**2,418,340**	**1,674,326**	**69.23**
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,674,356	3,343,848	1,398,366	41.82	3,274,801	1,501,870	45.86
	2,674,356	**3,343,848**	**1,398,366**	**41.82**	**3,274,801**	**1,501,870**	**45.86**

Quarterly Financial Report
Sewer Fund
For the Period Ending December 31, 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	8,681,515	52.81	16,739,350	9,546,229	57.03
INTEREST & RENT	434,099	247,128	129,012	52.20	150,000	129,162	86.11
OTHER REVENUE	314,337	0	0	0.00	0	0	0.00
	15,589,573	**16,685,382**	**8,810,527**	**52.80**	**16,889,350**	**9,675,391**	**57.29**
Sewer Fund Expenditures							
Sewer	15,638,118	18,810,701	7,119,289	37.85	21,991,779	8,208,932	37.33
	15,638,118	**18,810,701**	**7,119,289**	**37.85**	**21,991,779**	**8,208,932**	**37.33**

Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending December 31, 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	923,533	66.40	1,410,810	1,045,639	74.12
INTEREST & RENT	164,564	155,200	130,300	83.96	169,000	132,809	78.59
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	1,637,966	**1,546,040**	**1,053,833**	**68.16**	**1,579,810**	**1,178,448**	**74.59**
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,673,040	1,821,500	886,948	48.69	1,676,339	913,282	54.48
	1,673,040	**1,821,500**	**886,948**	**48.69**	**1,676,339**	**913,282**	**54.48**

Quarterly Financial Report
Water Fund
For the Period Ending December 31, 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	13,031,793	52.78	26,032,731	15,184,504	58.33
INTEREST & RENT	8,200	43,667	-15,029	(34.42)	44,010	5,568	12.65
OTHER REVENUE	462,169	0	0	0.00	0	0	0.00
	23,290,686	**24,736,305**	**13,016,764**	**52.62**	**26,076,741**	**15,190,073**	**58.25**
Water Fund Expenditures							
Water	24,118,511	28,015,497	11,270,766	40.23	26,642,128	13,851,910	51.99
	24,118,511	**28,015,497**	**11,270,766**	**40.23**	**26,642,128**	**13,851,910**	**51.99**

City of Troy
Schedule of Cash and Investments
12/31/2025

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	$ (1,800,501.08)	$ 80,221.97	$ (235,513.72)	$ 1,081.35	$ (1,828,021.74)	$ (3,782,733.22)
Pooled Investment Fund	Comerica Jfund	Cash & Cash Equivalents	3.59	751.013	$ 12,083,907.15					$ 12,083,907.15
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	0.10	751.001.230	$ 334,976.64					$ 334,976.64
Pooled Investment Fund	Comerica	Government & Municipal Bonds	2.97	751.180	**$ 21,047,432.28**					$ 21,047,432.28
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	3.67	751.001.230	$ 687,599.23					$ 687,599.23
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	0.22	751.180	**$ 52,582,497.26**					$ 52,582,497.26
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	3.30	751.001.230	$ 123,524.62					$ 123,524.62
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.33	751.180	$ 563,004.14					$ 563,004.14
Pooled Investment Fund	Robinson Capital	Cash & Cash Equivalents	3.63	751.001.230	$ 1,291,810.58					$ 1,291,810.58
Pooled Investment Fund	Robinson Capital	Government & Municipal Bonds	3.22	751.180	$ 32,131,123.44					$ 32,131,123.44
Pooled Investment Fund	MBIA-Class	Money Market	3.95	751.180	$ 32,185,621.37					$ 32,185,621.37
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.100	$ 616,734.50	$ 13,304.96	$ (37,194.47)			$ 592,844.99
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.130	$ 10,325.39	$ 12,960.87	$ (5,859.29)			$ 17,426.97
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.100	$ 447,912.52	$ 17,567.44	$ (34,032.56)		$ 4,591.07	$ 436,038.47
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.130	$ 4,249.97	$ -	$ -			$ 4,249.97
Trust & Agency Fund	Comerica	Checking Account	-	703.001.001	$ (2,108,665.33)	$ 720,628.68	$ (34,970.17)	$ (1,081.35)	$ (87,420.72)	$ (1,511,508.89)
Trust & Agency Fund	MBIA-Class	Money Market	3.95	703.180	$ 17,878,779.57					$ 17,878,779.57
Trust & Agency Fund	Comerica Jfund	Cash & Cash Equivalents	3.59	703.013	$ 11,947,703.72					$ 11,947,703.72
Total					**$ 180,028,035.97**	**$ 844,683.92**	**$ (347,570.21)**	**$ -**	**$ (1,910,851.39)**	**$ 178,614,298.29**

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.b.

Agenda Item:

O.2.b. 2026 Advance - Final Report

ATTACHMENT(S):
20260223 Final Advance Report - Feb 2026

Vettraino Consulting LLC

Post Meeting Report
2025/26 Advance

City of Troy

February 11, 2026

P.O. Box 82202 ~ Rochester, MI 48308 ~ 248-379-8923 ~ VettrainoConsulting@gmail.com

City of Troy
January 23, 2026, Advance Meeting
Post Meeting Report

February 2026

Vettraino Consulting (VC) was retained to prepare for and facilitate the City of Troy's 2025/6 Advance Meeting. The consultant used a phased approach to execute the project. This Post Meeting Report is intended to review the activities of the meeting and highlight suggested post-meeting action steps.

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Phase 1: Preliminary Assessment and Identifying Goals for the Advance Meeting

The planning for the Advance was delayed by the November 4, 2025 election. The City had a significant capital bond question on the ballot, the outcome of which would determine the direction of the Advance. If passed, the focus of the Advance would be planning for the capital investments, if failed, the focus would be on planning for the coming year without the capital investment.

The first planning session for the Advance took place on November 18 and continued through the day of the Advance, January 23. In the year prior (the Advance Meeting Advance) was on a similarly compressed timeline due to the appointment of a new City Manager. While the consultant, elected officials, and staff were well focused and prepared extensively for the 2025/26 Advance, the compressed timeline limited some of the planning that could be done.

As part of the preliminary assessment the consultant reviewed the notes and outcomes from the 2022 and 2023 Advance, 2024 Advance, and 2025 Advance Meeting, as well as strategic planning, budgeting, and objective-setting documents of the City.

Phase 2: Data Collection and Meeting Preparation with Executive Staff

VC hosted calls with the elected officials between November 25 and December 3 to discuss their expectations for the Advance. During these calls it was very apparent that the capital investment need at the Library and the failure of the bond funding ballot question was top of mind for the elected officials. In addition, between December 30 and January 12, 2026, through a survey administered by VC, City Council members provided priorities for 2026.

On December 2, VC attended the staff leadership meeting to review their expectations for the Advance. Similarly, funding improvements at the Library and the election outcome were important topics of discussion. Additionally, the staff was concerned with the level of capital funds available versus the capital needs of the City. Finally, there was a discussion about the need to think about future Library capital funding plans in concert with the Operational Millage set to expire in 2030.

Three meetings were attended by VC and the City Manager staff (City Manager Nastasi, Deputy City Manager Bruner, Assistant City Manager Chris Wilson and Management Analyst Dylan Clark) to review and plan for the meeting objectives.

Phase 3: Assembly of Meeting Agenda and Distribution of Relevant Data

On January 9, 2026, the agenda and planning documents were distributed to City Council.

-- Continued on next page --

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Phase 4: Facilitation of the Advance Meeting

The Advance Meeting was held at the Troy Community Center on January 23. Attendees are listed in Appendix 1. The meeting started at 9:00 am and concluded at 3:30 pm. The activities of the meeting included:

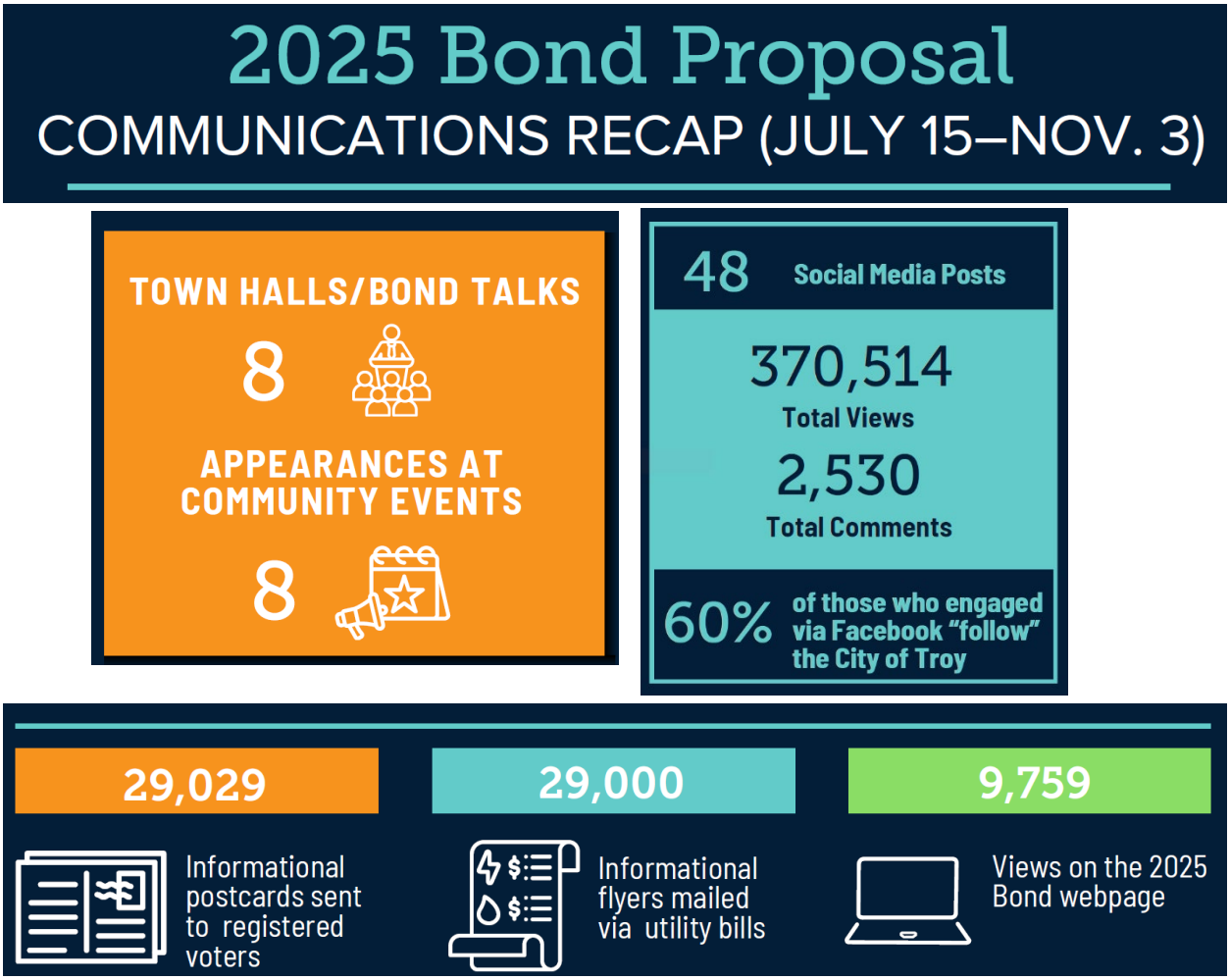
A. Public Comment
B. Framing the Day
C. Review of the Purpose of the Day
D. Prioritization Exercise (Icebreaker)
E. Part 1: Bond Proposal Recap
F. Part 2: Library Capital Needs Funding
G. Part 3: Capital Projects Funding Trend
H. Part 4: Capital Project Discussion and Prioritization
I. Part 5: Other Business
J. Next Steps
K. Wrap Up

While each activity was important, below are the important items from Parts 1 through 5 of the meeting.

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Part 1: Bond Proposal Recap

Based on feedback from the City Council and staff, VC planned for time to review the November Bond Proposal election outcome. A very high level review of the timeline, communications strategy, and election results were reviewed.



The elected officials were given time to reflect on the election results. VC took notes from these conversations and offers the following summary of the discussion points and themes:

- Need for earlier, broader, and more robust community engagement, including two-way dialogue
- Communication efforts were perceived as library-focused, with less emphasis on other capital priorities
- Bundling multiple projects into a single bond proposal may have complicated messaging and voter understanding

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- Capital needs have been discussed internally for years, but there was insufficient time to communicate the full context and funding rationale to residents
- Challenges in clearly explaining millage impacts and tax distinctions to residents
- Timing and economic conditions may have influenced voter response
- Changes in the projected cost of the library were viewed negatively and contributed to community concern
- Lack of clarity regarding the future use of the existing library facility
- The City's communication capacity was evolving during this period, transitioning to more professional outreach tools
- Recognition that this election may represent an initial step toward greater public engagement on capital issues
- Opportunity to improve educational outreach through enhanced town halls and existing resources, such as the citizen academy

Part 2: Library Capital Needs Funding

The FYE 2026, 2027 and 2028 proposal Library capital projects were reviewed along with the Library Fund fund balance.

Communications Director Flynn reviewed a potential future communication plan for the Library:

There was general consensus that any future funding ask of the community regarding the Library should have a longer timeline than the 2025 effort. The Citizen Engagement Plan, as presented by the Director Flynn is consistent with the City's desire to continue and increase its citizen engagement.



TROY PUBLIC LIBRARY
CITIZEN ENGAGEMENT PLAN

Purpose

Create a consistent, measurable two-way engagement process that provides valuable community feedback regarding the future of the Troy Public Library building. This process will ensure the Troy community is informed, heard, and involved in the decision-making process.

Guiding Principles

Transparency | Accessibility | Equity | Two-way Communication

Engagement Goals

- Build on the TPL Strategic Plan and the associated citizen engagement
- Understand community/needs wants for a new Library and associated programming
- Improve awareness on the current conditions of the TPL facility
- Educate what drives the costs of municipal buildings/public libraries
- Determine what price point the community is comfortable with for a new library (total cost and individual tax payer cost)
- Increase trust in local government decisions and spending

Core Engagement Tactics

- Implement a multi-channel social media education campaign (TPL and City social media)
- Distribute a statistically valid survey and utilize results to guide the decision-making process
- Form focus groups and utilize feedback to guide the decision-making process
- Utilize Board and Commission members and TPL advisory groups to share information
- Provide engagement opportunities at public events (TPL Summer Reading Party, Summer Bash, etc.)
- Host Open Houses, Town Halls, Coffee Hours, etc.
- Distribute informative print materials (advertisements, trifolds, posters, mailers, news articles, etc.)
- Create and update a TPL Engagement-specific webpage and email address
- Collaborate with local school districts, the Chamber of Commerce, businesses and non-profits to further extend engagement opportunities to the public
- Utilize the Bookmobile to share information, engage with the public
- Send all informational materials to HOAs, offer engagement opportunities

Target Audience

TPL Users | City Taxpayers | Seniors | Students

Engagement Measurement

- Demographics of participants
- Participation Rates (surveys, events, etc.)
- Social engagement, sentiment
- Website traffic
- Public input and feedback

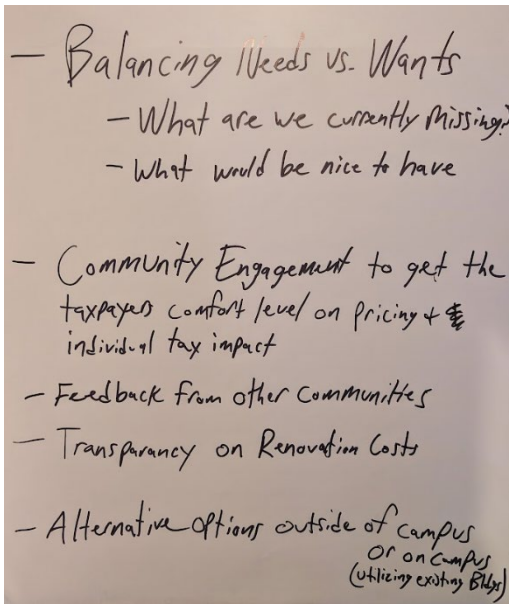
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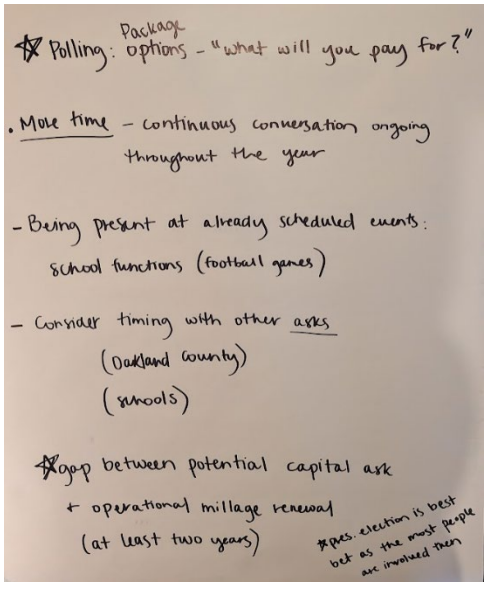
Specific attention was paid to the Library's current operational millage and the election dates between present and the expiration of that millage. The below document was provided to the participants as a point of focus before they engaged in small group discussions:

The library current operational millage must be renewed / replaced on or before the November 5, 2030, election

- August 4, 2026: Primary Election
- November 3, 2026: Midterm Election
- November 2, 2027: City Election
- August 8, 2028: Primary Election
- November 7, 2028: Presidential Election
- November 6, 2029: City Election
- August 6, 2030: Primary Election
- ***November 5, 2030: Midterm Election***

The participants were assigned to small group discussion teams, each group had one elected official and two City staff members, randomly selected. The groups were asked to consider the question of "what is the next step in the process to improve the Library facilities." Each group documented their thoughts and then reported out. Below are two examples, followed by a summary of all noted points.





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Areas of Alignment

(Themes documented repeatedly across multiple worksheets)

- Agreement on the need to present multiple library options, including renovation, new construction, and scaled or hybrid approaches
- Consistent emphasis on earlier, broader, and more inclusive community engagement, with two-way dialogue
- Shared interest in using data and polling to inform decisions and track community views over time
- Recognition of the need to balance needs versus wants to guide scope, size, and cost decisions
- Emphasis on cost transparency, including renovation vs. new construction costs and individual taxpayer impact
- Clear acknowledgment that timing matters, including coordination of operational and capital decisions and consideration of election cycles

Additional Points / Questions

- One library versus multiple or supplemental locations
- Additional review of what other communities are doing
- Appropriate location(s) for future library services
- Whether operational millage and capital funding should be combined or separated
- Feasibility of alternative funding sources (e.g., grants, donors, naming opportunities)

During the report-out period, there was discussion regarding 2028 as a potential year to ask voters to consider both a capital investment in the library and the operational millage. While consensus was not reached, the consultant observed that a majority of participants appeared to favor this approach.

Part 3: Capital Projects Funding Trend

Deputy City Manager Bruner provided data about the City's tax rates, taxable values and per capita revenue for 2000-2025. Over the 25-year period, the City went from being among the highest levels of rate, value, and revenue to one of the lowest among its peers in Oakland County. Information was then presented specific to the City's General and Capital Millages, and the impact Headlee has had on the revenue available through the Capital Millage.

Deputy City Manager Bruner then presented information about the City's Capital Projects spending from 2009-2025, with specific attention to the 2020-2026 trends. The data was presented by Classification, which included Drains, Sidewalks, General Equipment, Local Streets, Fire Apparatus, Major Streets, Land Improvements, and Building Improvements.

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Part 4: Capital Project Discussion and Prioritization

During last year's Advance Meeting the staff had prepared detailed cost estimates for the elected officials to consider and provide their ranked priority. For this Advance meeting the goal was for the elected officials to provide general priority guidance before the staff begins their process of full development of projects and staff prioritization. Getting City Council's input is very important, particularly this year when the capital funds available is materially less than the City's immediate capital needs.

Below is the funding available for capital projects for FYE 2027:

	FYE 2027 Exercise in 2026	Notes
One-Time Funding Sources (General Fund)	7,000,000	
Annual Revenues and Other Funding Sources	10,303,500	Excluding Library, Local Streets, and Major Streets
Grand Total Revenues and Other Sources	**17,303,500**	

And these are the capital projects that were included in the prior fiscal year budget for this fiscal year (FYE 2027):

Classification	Business Unit	FYE 2027 Start in 2026
General Equipment	Aquatic Center	1,575,000
Building Improvements	City Hall	4,240,000
Building Improvements	Community Center	8,605,000
General Equipment	Community Center	1,345,000
Building Improvements	District Court	3,210,000
Drains	Drains	1,300,000
Library	Excluded from exercise	
Local Streets	Excluded from exercise	
Major Streets	Excluded from exercise	
Major Streets	Excluded from exercise	
Fire Apparatus	Fire Apparatus	2,500,000
Building Improvements	Fire Halls	670,000
Building Improvements	Museum	2,395,000
Building Improvements	Nature Center	170,000
Building Improvements	Other	225,000
General Equipment	Other	125,000
Land Improvements	Parking Lots	1,555,000
Land Improvements	Parks	3,703,000
Building Improvements	Police	310,000
General Equipment	Police	680,000
Office Equipment	Police	30,000
General Equipment	Public Works	30,000
Sidewalks	Sidewalks	1,000,000
General Equipment	Street Lighting	50,000
Other	Treasurer (tax refunds)	10,000
Total Expenditures		**33,728,000**
Surplus/(Shortfall)		**(16,424,500)**

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The elected officials were again paired randomly with two staff members to review and discuss the capital needs and the general prioritization of projects for the coming fiscal year. The staff had access to the Excel spreadsheet as a tool.

The groups came back together to share their conversation. Below are notes captured by the consultant:

Group 1 – Prioritization Summary

- Primary focus on risk mitigation and public safety
- Recommended reductions or deferrals in the following areas: District Court, City Hall, Parks, and the Museum
- Emphasized the importance of reducing overall project costs

Group 2 – Prioritization Summary

- Identified risk mitigation as the top priority
- Recommended deferring or reducing investment in the District Court and seek alternative funding for the projects needed
- Suggested consideration of City Hall and Community Center improvements, with a clear distinction between “must-have” needs and “nice-to-have” enhancements
- Encouraged exploration of alternative revenue sources for drain-related projects
- Indicated that the Museum and Nature Center should be a lower priority, with grant funding pursued where feasible
- Emphasized that public safety remains important, but recommended close scrutiny of equipment replacement schedules to ensure timing and necessity

Group 3 – Prioritization Summary

- Identified public safety (police and fire) as a top priority
- Specifically highlighted fire apparatus replacement as a priority
- Recognized that the District Court has needs and should be considered a priority
- Noted that the exercise was challenging and suggested that citizens could benefit from participating in a similar prioritization exercise

Group 4 – Prioritization Summary

- Identified public safety, along with broader health, safety, and welfare, as top priorities
- Indicated that parks may warrant a higher priority than initially assumed because of the public facing nature of those projects
- Suggested that the District Court should be prioritized higher due to its status as a leased facility
- Acknowledged the difficulty of balancing numerous necessary projects with limited available funding

Group 5 – Prioritization Summary

- Emphasized health, safety, and welfare as the primary lens for prioritization

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- Identified City Hall as a high priority due to its importance to staff health and safety of city employees
- Highlighted drain projects as increasingly critical, noting they are likely to become more significant over time
- Reaffirmed that public safety remains a top priority
- Recognized the importance of quality-of-life projects
- Focused prioritization on urgency of need, rather than preemptive maintenance

Group 6 – Prioritization Summary

- Identified drain projects as a high priority
- Prioritized City Hall improvements to avoid future failure and the need for replacement
- Recognized the importance of the Community Center and Parks
- Reaffirmed that public safety continues to be a priority
- Recommended deferring or reducing investment in the Museum and certain parking lot projects

Group 7 – Prioritization Summary

- Identified public safety as the top priority
- Prioritized roads and infrastructure
- Recognized parks as a priority area
- Emphasized the need for community engagement related to the aquatic center
- Encouraged a focus on only the most essential projects
- Stressed the importance of ensuring residents clearly understand and see the benefits of the selected projects
- Identified City Hall as a higher priority than in prior years
- Noted that the Museum and Nature Center may be appropriate candidates for grant-funded projects

Across all seven groups, there was consistent emphasis on public safety and risk mitigation as top priorities. Many groups highlighted City Hall, drain projects, and infrastructure as increasingly important due to long-term risk and potential future costs. Several groups expressed concern about balancing urgent needs with limited funding, noting the difficulty of the exercise and the importance of focusing on essential projects.

There was also general consensus that the administration should identify additional time during the budget process to have further discussions regarding project prioritization and capital project funding needs. It was also recognized that the City needs to continue to have an open dialogue with its residents regarding tax rates and the City's ongoing maintenance obligations.

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Part 5: Other Business

Brief updates were provided regarding:

- Emergency Medical Services (EMS)
- Energy Efficiency and Conservation Block Grant (EECBG)
- Volunteer Firefighters Incentive Committee

At the end of the meeting, VC provided a survey to the elected officials asking for their priorities for 2026. While time did not allow for a facilitated discussion of the list, it was provided to the attendees. It is included below and the consultant recommends that the administration review the list in detail and both provide feedback to the electeds regarding each identified priority and to set aside time during the budget process to review items from the list.

Council Priorities for 2026*   ** Not verbatium, combination of survey and conversation. Some similar have been combinded*
Improve resident engagement and information sharing
Run another Cobalt poll on community priorities.
Address Firefighter Incentive Plan
Bond Measures for Nov 2026
Accelerating transition of underutilized commercial into residential
Finalize updated zoning ordinances and strategize on roll out.
City Branding/Image
Set up and launch by April a Financial Ideas Team
Plan for library improvements, including communication and funding
Implementation of Parks Plan
Senior center - what options do we have to improve services or amenities
Create a community engagement plan on future of TFAC.
Standards for building development- time allowed for completion
City Hall design updates
Focus on revenue generating ideas
Strategic plan for grants (investing in long term assets vs. services)
Police and Fire funding
Funding for deferred building maintenance
Plan to track quality and response time for the new EMS system
Capital Issues/Planning (aside from TPL)
Road Plan Deep Dive with new funding
Develp and Plan B for EMS, to prepare if expectations are not met

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Next Steps

As noted in Part 3, the question of Library improvements remains unresolved. While several areas of alignment were identified, additional analysis and direction are necessary. These aligned areas should serve as the foundation for the next phase of work, including data gathering and the development of action plans, including the identification of the election to place the next Library questions on. This matter retains urgency given the expiration of the 2030 Library Operational Millage.

Part 4 should be carefully reviewed by staff as they prepare the Fiscal Year-End 2027 budget for City Council's consideration. At the conclusion of the meeting, several Council members expressed interest in convening a similar long-form meeting once the draft budget is available. There was general agreement that meetings focused on prioritization are valuable and productive. The Administration should consider incorporating this request into the upcoming budget calendar.

The City Manager's office should allot time to review the Council Priorities for 2026 list. It is recommended that a brief response report be prepared to address each of the priorities' status.

As noted at the beginning of this report, the timing of the Advance has shifted later in recent years. The City should plan for a November 2026 Advance and select the date as soon as possible to allow adequate preparation time, ideally initiating internal staff planning in August.

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Phase 5: Delivery of Summary Report

The report was prepared in draft form for review by the City Manager's office and is submitted in final form for distribution. The consultant bio is provided at the end of the report. Post-meeting participant survey feedback will be provided separately from this report.

-- Continued on next page --

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Appendix 1: Attendees

Title	Name
Mayor	Ethan Baker
Mayor Pro Tem	Hirak Chanda
Councilmember	Annalisa Bluhm
Councilmember	Rebecca Chamberlain Creanga
Councilmember	Theresa Brooks
Councilmember	David Hamilton
Councilmember	Mark Gunn
City Attorney	Lori Grigg Bluhm
Public Works Director	Kurt Bovensiep
Deputy City Manager	Robert Bruner
Management Analyst	Dylan Clark
Library Director	Emily Dumas
City Engineer	Scott Finlay
Communications Director	Courtney Flynn
Fire Chief	Peter Hullinger
Police Chief	Josh Jones
Assistant Library Director	Phillip Kwik
Assistant Recreation Director	Allyson Leach
Chief Financial Officer	Rob Maleszyk
City Manager	Frank Nastasi
Deputy Public Works Director	Dennis Trantham
Controller	Kyle Vieth
Assistant City Manager	Chris Wilson

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Appendix 2: Stakeholder Feedback

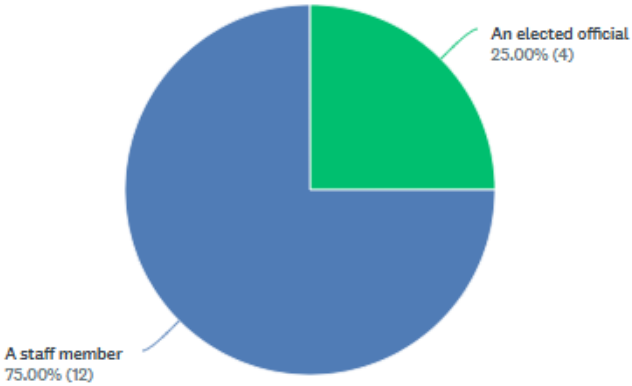
February 2026

In addition to the work done during the Advance Meeting Meeting, summarized in the "Post Meeting Report" for the January 17, 2026 Advance Meeting, Vettraino Consulting prepared and collected post-meeting stakeholder feedback. Please find attached verbatim information received in response to the survey questions.

Q1

Please indicate if you are:

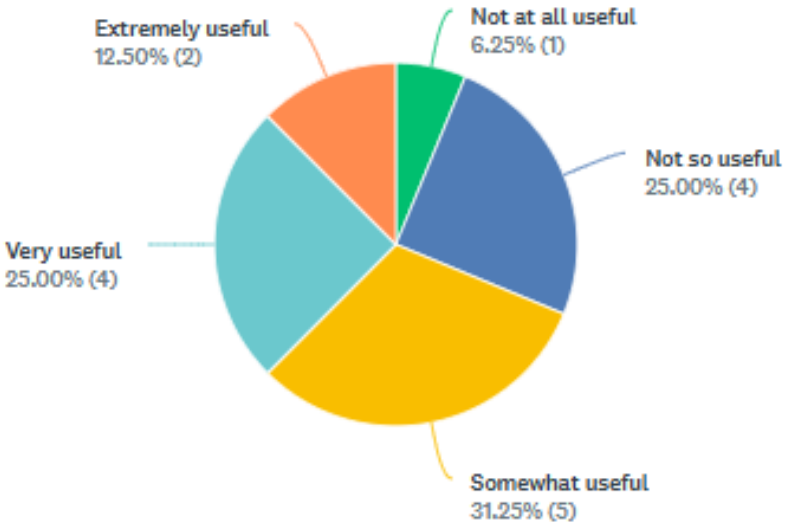
Answered: 16 Skipped: 0



Q2

Overall, how useful was the Advance?

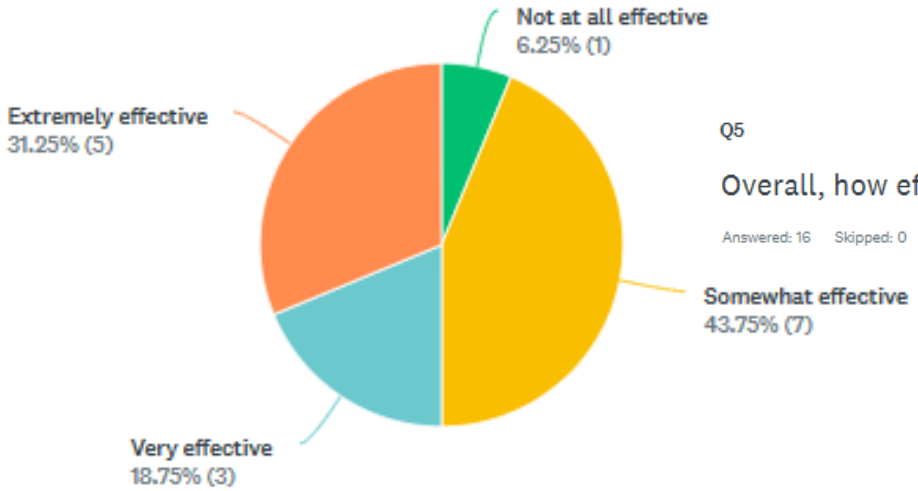
Answered: 16 Skipped: 0



Q5

Overall, how effective was the facilitator?

Answered: 16 Skipped: 0



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What aspects of the Advance went well?
Individual time with the elected officials.
Overall, the Advance was well run, as always. Having a good facilitator who keeps the group focused and on track makes a difference. The Advance continues to be a valuable opportunity for elected officials to engage with city staff. I believe this session appropriately focused on the most pressing issues we are facing at this time, our capital needs.
Discussion of concrete plans and timing around the library and its capital needs.
Working with other directors in the city excellent team work strategy
Good discussions on Capital in the afternoon and we got a sense of direction on how to budget. It was good for Council to see how we do our "meat grinding" process.
Feedback and insight from Council was helpful
The meeting created space for discussions about priorities.
Staff has a direction to move forward with.
Capital exercise concept
In my opinion, the elected officials told us it is a tough process to prioritize all the needs. That was refreshing. I think we got guidance to move forward with City Hall capital.
Council discussed the idea of focusing on the needs and no the nice to haves.
Good opportunity to align on how to move forward and prioritize

-- Continued on next page --

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What aspects of the Advance could have been better?
Ice breakers are not necessary.
The session on the bond should have been a real evaluation, and not an attack / scapegoating of the Library portion of the bond. Instead, the discussion was based on misinformation by Council, which was never corrected by the facilitator nor administration. The discussion did not move forward the question, what do to about the aging, obsolete, building; instead it gave many options, including some that were contradictory, some that have already been done, some unrealistic, etc. There was no way forward; the bond session did not add anything to this crucial discussion for the Library. The small group formats did not work. In the am, as both library administers were in the same group, there were six other groups with staff members and council discussing the future of the library building without detailed information. (If the morning was any indication, they were only armed with detailed misinformation.) Likewise, in the afternoon session, I was with a finance staff. He had more information than I did, but neither of us could answer several of the questions raised by the councilmember. It was a waste of time, and did not provide support for council.
I did not feel the additional icebreaker activity was necessary. While it was enjoyable, it delayed getting into substantive discussion, and we did not begin addressing core issues until about 30 minutes into the Advance. I also felt there was too much emphasis on the Library. While I care deeply about the Library, my broader concern is our capital needs as a whole. Addressing the Library alone will not resolve the larger, systemic capital challenges facing the City, and I worry that an overly narrow focus can dilute the overall message. I was glad that the primary focus remained on our capital needs, as this is our most significant issue. That said, it may have been helpful to also spend some time discussing other pressing needs, such as EMS. Overall, I did find the Advance to be beneficial, as it usually is.
Instead of so much time spent on the last capital “horse-trading” excise (which was helpful for appreciating what staff go through), I would have appreciated time to discuss and hammer out a list of Council policy priorities for the year.
All was great maybe a date that we have a plan in place that we all work towards I think we actually should have this twice a year.
Spent too much time on intros and ice breakers. We should have dug into the Council priorities listing which could have helped shape the day a little more.
Group sessions could have had more structure. Bigger groups
The meeting could have benefitted from clearer alignment and expectations around staff roles during discussions of politically sensitive topics. The small group discussions across multiple departments highlighted this issue, as participants naturally don't have a lot of baseline information about departments outside of their own. Some statements regarding the library were incorrect, and these were shared in a public forum with no supporting data and no opportunity for clarification. The icebreakers also took valuable time that could have been used for discussion of issues.
Less time on ice breakers and more time on actual issues.
More time for above exercise, less time for ice breakers
Way too much time on ice breaking and other exercise. It was sloppy. There were misspelled words and "draft" on the documents we shared with Council. That is embarrassing. Lastly, we should have gone through the list you handed out. Not sure why we didn't discuss this list and maybe work on these.
I do not feel that there was enough opportunities to discuss council priorities.
More frequent sessions

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Any comments you would like to share?
We need to start concentrating on strategies that guide the organization instead of getting to specific into the operational tasks.
The meeting felt like a set up to blame the Library for the loss of the bond. No one took any personal responsibility for the lackluster "information sessions," nor any responsibility for NOT combating the misinformation spread and the demonizing of the Library during the campaign. Since the Advance did not discuss any Library issues in a meaningful way, and since there was no consensus or even sincere discussion on how to move the library building issue forward, it was a waste of my time.
My comments are as stated above
I still would like to see Council develop policy priorities and create a public-facing document with them.
Job well done
The Advance is a great meeting, but it is most likely always going to be difficult to get all employees on a similar page.
I would have liked for the book burning party video and other 2011-era library videos to be left in. Including additional historical material, including earlier public responses to the library, could help provide a fuller picture of the community context and inform future planning and communications.
It is the same year after year with no clear direction given eveb after the tremendous amount of information provided.
#4 had my comments. Not sure Capital can be a topic again if we were to do this next year. Believe it has been beaten to death. The fact we didn't discuss revenue options was also surprising.
I did not find this advance as beneficial as others.

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Project Lead, Jaymes Vettraino

Jaymes provides municipal management consulting services to communities. His focus is on assisting with operational management, financial planning, community engagement, facilitation, and economic development. In addition, Jaymes has extensive experience in executive recruitment, executive evaluation, and employee class and compensation study services.

Prior to starting his consulting service in 2016, Jaymes spent 17 years as a City Manager. Most recently as the City Manager of Rochester, MI, where he had the opportunity to lead a dynamic management team to simultaneously reduce expenses and increase the level of community service during years of the "great recession." Prior to serving the City of Rochester, Jaymes was the Manager of Kutztown, PA and had the chance to be the first Manager of Pen Argyl, PA.

Before dedicating his full attention to consulting, Jaymes served as the Chair of the School of Business: Management and Leadership at Rochester Christian University. He has an MBA in Management from Lehigh University (Bethlehem, PA) and a BA in Political Science from Michigan State University (East Lansing, MI).

Select Clients Served by Jaymes Vettraino*

Bloomfield Township Library	City of Rochester DDA
City of Albion	City of Rochester Hills
City of Ann Arbor DDA	City of Royal Oak
City of Berkley	City of South Lyon
City of Charlotte	City of Sterling Heights
City of Clawson	City of Troy
City of Dearborn	County of Kent
City of Eastpointe	County of Macomb
City of Ferndale	County of Oakland
City of Hamtramck	County of Ottawa
City of Huntington Woods	County of Saginaw
City of Jackson	Mich. Local Community Services Authority
City of Lincoln Park	Michigan Municipal Services Authority
City of Melvindale	Township of Kochville
City of Northville	Township of Oakland
City of Oak Park	Township of Oscoda
City of Pleasant Ridge	Tri-County Planning Commission
City of Pontiac	Village of Oxford
City of Rochester	Village of Romeo
* Some projects completed in partnership with GovHR USA or Municipal Analytics	

Prepared for the City of Troy

For questions or additional information, please contact Vettraino Consulting.

Thank you for the opportunity to serve your community.

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CITY COUNCIL AGENDA ITEM COVER SHEET

P.1.a.

Agenda Item:

P.1.a. Mayor Ethan Baker - State of the City 2026 Announcement

ATTACHMENT(S):
20260223 Mayor Ethan Baker State of the City 2026 Announcement

ETHAN BAKER | MAYOR
500 West Big Beaver
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troymi.gov

Date: February 23, 2026

To: Mayor Pro Tem Hirak Chanda
Council Member Annalisa Bluhm
Council Member Theresa Brooks
Council Member Rebecca Chamberlain
Council Member Mark Gunn
Council Member David Hamilton
City Manager Frank Nastasi
City Attorney Lori Grigg Bluhm

From: Mayor Ethan Baker

Subject: State of the City 2026

My fellow Troy City Council Members, City Manager Nastasi, and City Attorney Bluhm:

I am excited to announce this year's State of the City Address ("SOTC") for the residents and businesses of Troy. The 2026 SOTC will be in the evening on Wednesday, May 6, 2026, with an official start time and location to be determined.

As it was the past five years, this will be a partnership between the City of Troy and the Troy Chamber of Commerce. I have been working with Tara Tomcsik-Husak, President and CEO of the Troy Chamber and Courtney Flynn, Communications Director for the City of Troy for the planning and execution of this community event. It is my hope that you all will be able to attend in person again this year, and we will be including in-person invitations for the broader community.

The SOTC will address this last year in the City of Troy, including our execution of the FY 2025/26 budget, and will discuss the City's plans for FY 2026/27. It is my expectation that we will be on the precipice of approving our FY 2026/27 budget, which will give a good opportunity to discuss our upcoming priorities.

Courtney, Tara, and I have already been working on the plans for this SOTC and we will ensure it is a great representation of our wonderful city. I look forward to working with each of you to enhance the SOTC address and the presentation of our priorities.

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CITY COUNCIL AGENDA ITEM COVER SHEET

P.1.b.

Agenda Item:

P.1.b. Mayor Ethan Baker - U.S. Conference of Mayors - AI Playbook for Cities

ATTACHMENT(S):
20260223 Mayor Ethan Baker - U.S. Conference of Mayors - AI Playbook for Cities

ETHAN BAKER | MAYOR
500 West Big Beaver
Troy, MI 48084
Ethan.Baker@troymi.gov
troymi.gov

Date: February 23, 2026

To: Mayor Pro Tem Hirak Chanda
Council Member Annalisa Bluhm
Council Member Theresa Brooks
Council Member Rebecca Chamberlain
Council Member Mark Gunn
Council Member David Hamilton
City Manager Frank Nastasi
City Attorney Lori Grigg Bluhm

From: Mayor Ethan Baker

Subject: U.S. Conference of Mayors—AI Playbook for Cities

My fellow Troy City Council Members, City Manager Nastasi, and City Attorney Bluhm:

As part of my leadership role on the Advisory Board of the U.S. Conference of Mayors, I attended an "AI Workshop" at the Google Spruce Goose Campus. The workshop was enlightening, and I'd like to see how we can safely and ethically incorporate AI into the City of Troy. We used to be known as the City of Tomorrow, Today, and while that may or may not be the case now, I believe exploring AI options for the City would bring that unofficial slogan back into relevance, but more importantly advance the City of Troy.

I want to briefly highlight and share a resource that was recently released by the United States Conference of Mayors: the "Mayors AI Playbook". The full report is available here and I encourage you to review it in detail:

https://www.usmayors.org/wp-content/uploads/2026/01/26.03.USCM_.AI_.Roadmap.Report.digital.MEC_.pdf

This Playbook is not a mandate, nor is it a one-size-fits-all blueprint. Rather, it serves as a practical guide for local governments that are beginning to explore how artificial intelligence tools may responsibly support municipal operations.

Key Themes from the Playbook

A few important principles stood out:

1. AI as a Tool — Not a Replacement for People

The Playbook repeatedly emphasizes that AI should assist staff, not replace human judgment. Human oversight is essential. Decisions remain in the hands of elected officials and professional staff. AI is framed as a productivity and insight tool — not an autonomous decision-maker.

2. Governance, Transparency, and Public Trust
Before deploying any tools, cities are encouraged to establish clear guardrails: privacy standards, ethical use policies, and internal review processes. The emphasis is on thoughtful adoption rather than rapid implementation.

3. Start with Practical, Low-Risk Applications
Many of the examples focus on improving internal workflows — such as summarizing documents, organizing public feedback, or identifying patterns in data — rather than high-risk or automated decision systems.

Areas That May Be Worth Future Exploration

Without proposing any immediate action, the Playbook highlights ideas that could be relevant for Troy at some point:

• *Community Engagement & "Sensemaking" (Section 2.5, page 25)*
AI tools can help organize and summarize large volumes of public input — surveys, public comments, workshop notes — so that staff and Council can more easily identify common themes and priorities. This does not replace listening; it can help us better interpret what we are already hearing.

• *Reviewing Ordinances and Internal Processes*
AI-assisted document review could potentially help identify outdated references, duplicative sections, or internal inconsistencies within Municipal Code and Administrative Memos— always with the City Attorney's office providing final legal review and judgment. Used carefully, this could serve as a supplemental research tool rather than a substitute for legal analysis.

Why This Matters

AI is increasingly being discussed at every level of government. Whether we choose to engage with it now or later, it is important that we understand the framework being developed nationally for responsible local use.

The Playbook provides context for how cities across the country are thinking about:

- Protecting human oversight
- Maintaining transparency
- Improving operational efficiency
- Supporting staff, not replacing them

I encourage Council members to review the report when time allows. My goal in sharing this is informational — to ensure we are aware of emerging tools and conversations shaping municipal governance.

While this Advanced Comment is informational at this point, I am likely to seek a Council Referral in the near future to:

> Direct City Management and City Attorney to review the AI Playbook and provide a preliminary implementation plan by a certain date;
>
> Perhaps create a cross-departmental AI Task Force (staff + legal + IT + community engagement); and
>
> Ensure Continued Emphasis on Human Oversight, with Council setting clear policy: AI can inform decisions, but elected officials and staff have the final judgment.

As always, any future consideration would involve careful discussion, public transparency, and clear policy direction from this body.

Respectfully,

Mayor Ethan Baker