

Senior Pastor David Huffstutler from First Baptist Church of Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on Monday, March 2, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

**B. ROLL CALL:**

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

**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. Public Hearing to Transfer Community Development Block Grant (CDBG) PY 2024 Funds To The Boulan Park Inclusive Play Structure Project (Introduced by: Kurt Bovensiep, DPW Director and Courtney Flynn, Communications Director)**

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2026-03-034  
Moved by Hamilton  
Seconded by Gunn

WHEREAS, The City Council of the City of Troy, after conclusion of a Public Hearing on this date, March 2, 2026, has determined that we direct Oakland County to transfer Program Year (PY) 2024 unexpended funds of \$67,949.00 to support the completion of the ongoing Boulan Park Inclusive Play Structure Project.

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to direct Oakland County to transfer funds from Program Year 2024 totaling \$67,949.00 to the ongoing Boulan Park Inclusive Play Structure Project.

Yes: All-7  
No: None

**MOTION CARRIED**

**E.2. Public Hearing – 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 (Introduced by Brent Savidant, Community Development Director)**

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving Public Comment from Mary Ellen Barden.

Resolution #2026-03-035  
Moved by Chanda  
Seconded by Chamberlain

WHEREAS, The City is in receipt of a proposed rezoning request from R-1C (One-Family Residential) District to RT (One-Family Residential) District; and,

WHEREAS, The subject property to be conditionally rezoned is located on the east side of Livernois, north of Big Beaver, PIN 88-20-22-101-034, being approximately 33.9 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04.A.1 of the City of Troy Zoning Ordinance; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing held on November 11, 2025; and,

WHEREAS, The Planning Commission, by a vote of 8-1, recommends approval of the conditional rezoning; and,

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

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

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

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

WHEREAS, The proposed conditional rezoning meets the Standards for Rezoning Approval listed in

Section 16.04.C.3 of the City of Troy Zoning Ordinance;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1C District to be conditionally rezoned to RT District.

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

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

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

Yes: All-7  
No: None

**MOTION CARRIED**

**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**H. POSTPONED ITEMS:**

H.1. No Postponed Items

**I. REGULAR BUSINESS:**

I.1. **Board and Committee Appointments: a) Mayoral Appointments - Global Troy Advisory Committee; b) City Council Appointments - Liquor Advisory Committee**

a) **Mayoral Appointments**

Resolution #2026-03-036  
Moved by Baker  
Seconded by Brooks

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:

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

Yes: All-7  
 No: None

**MOTION CARRIED**

**b) City Council Appointments**

Resolution #2026-03-037  
 Moved by Chanda  
 Seconded by Chamberlain

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

Liquor Advisory Committee

Appointed by Council  
 7 Regular Members  
 3 Year Term

Nominations to the Liquor Advisory Committee:

<b>Term Expires: 1/31/2029</b>	<b>Kelly Jones</b>
	Term currently held by: Kelly Jones

Yes: All-7  
 No: None

**MOTION CARRIED**

**I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Election Commission, Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust**

a) **Mayoral Nominations: None**

b) **City Council Nominations:**

Resolution #2026-03-038  
 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:

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

**Nominations to the Election Commission:**

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

Yes: All-7  
 No: None

**MOTION CARRIED**

Resolution #2026-03-039  
 Moved by Chanda  
 Seconded by Bluhm

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:

**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

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

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

Yes: All-7  
 No: None

**MOTION CARRIED**

**I.3. Request for Closed Session**

Resolution #2026-03-040  
 Moved by Baker  
 Seconded by Gunn

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v 5024 Rochester LLC*, Oakland County Circuit Court case number 2025-213609-CC.

Yes: All-7  
 No: None

**MOTION CARRIED**

**I.4. Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Contract – Upgraded SpeedAlert Radar Message Sign with Trailer - Troy Police Department and Budget Amendment (Introduced by: Joshua Jones, Chief of Police)**

Resolution #2026-03-041  
 Moved by Bluhm  
 Seconded by Gunn

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase of the SpeedAlert 24 Radar Message Sign with trailer and traffic data gathering equipment to *All Traffic Solutions Inc. of Chantilly, VA* per Sourcewell Cooperative Purchasing Contract #090122-ATS for an estimated cost of \$18,584.17 as detailed in the attached Quote #Q-104673; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That Troy City Council **APPROVES** a budget amendment amount of \$19,000.00 to the Police Department Capital Fund account number 401.301.12.315.978.010.

Yes: All-7  
No: None

**MOTION CARRIED**

**I.5. Bid Waiver for Digital Accessibility (WCAG 2.1, Level AA Compliance) Services (Introduced by: Courtney Flynn, Communications Director)**

Resolution #2026-03-042  
Moved by Baker  
Seconded by Chanda

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Common Threads Consultancy LLC of Berkley, MI* for Digital Accessibility Services and training for an estimated cost of \$24,000, and **AUTHORIZES** the Troy Communications Director to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7  
No: None

**MOTION CARRIED**

**I.6. Standard Purchasing Resolution 2: Low Bidder Meeting Specifications- Boulan Park Improvements Phase 1 and 2 and Budget Amendment (Introduced by: Kurt Bovensiep, DPW Director)**

Resolution #2026-03-043  
Moved by Chamberlain  
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Boulan Park Improvements Phase 1 and 2 to *Best Asphalt of Romulus, MI* for an estimated total cost of \$318,488.33, which includes the alternate bid to include the addition of stormwater drainage plus a 15% contingency for a total of \$366,262, at prices contained in the bid tabulation dated February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the expenditure of budgeted capital funds to *Anderson, Eckstein & Westrick, Inc. of Shelby Township, MI* for the Contract Administration Services for the Boulan Park Improvements Phase 1 and 2 in the amount of \$77,300.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment of \$205,126.30 to the Capital Fund- Park Development- Land Improvements- Inclusive Park account

401.770.771.974.1000, as well as a budget amendment to the CDBG Fund Account 280.741.995.401 - Operating Transfers Out To Capital in the amount of \$75,126.30.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the contractors' submission of properly executed contract documents, including insurance certificates and all other specified requirements.

Yes: All-7  
No: None

**MOTION CARRIED**

**I.7. 2026 City Council Meeting Schedule (Presented by: Frank Nastasi – City Manager)**

Resolution #2026-03-044  
Moved by Baker  
Seconded by Chanda

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, July 27, 2026 Emergency Medical Services (EMS) Performance Evaluation

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes: All-7  
No: None

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2026-03-045-J-1a  
Moved by Hamilton  
Seconded by Chamberlain

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

Yes: All-7  
No: None

**MOTION CARRIED****J.1.b Address of “J” Items Removed for Discussion by City Council****J.2. Approval of City Council Minutes**

Resolution #2026-03-045-J-2

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

**J.2.a. City Council Minutes-Draft - February 23, 2026****J.3. Proposed City of Troy Proclamations: None Submitted****J.4. Standard Purchasing Resolutions:****J.4.a. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Concrete Floor Refinishing Services**

Resolution #2026-03-045-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide as-needed Concrete Floor Refinishing Services for two (2) years with three (3) one-year renewal options to the sole bidder meeting specifications, *Great Lakes Concrete Restoration LLC of Troy, MI*, at unit prices contained in the bid tabulation opened February 19, 2026; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2031.

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

**J.4.b. Standard Purchasing Resolution 8: Best Value Award – DDA and Civic Center Upgraded Landscape Maintenance**

Resolution #2026-03-045-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide DDA Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape, Inc. of Rochester Hills, MI* for an estimated annual cost of \$188,475 for Proposal A and \$24,990 for Proposal B at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Civic Center Upgraded Landscape Maintenance for three (3) years with two (2) one-year options to renew to *Green Meadows Lawnscape Inc. of Rochester Hills, MI* for an annual estimated cost of \$135,650 at unit prices contained in the bid tabulation opened February 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire December 31, 2030.

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

**J.5. Traffic Signal Agreements – Rochester Road, Barclay to Trinway - Project No. 02.206.5**

Resolution #2026-03-045-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Rochester Road, Barclay to Trinway project at the following locations: Rochester Road (NB) at Shallowdale, Signal No. 640, and Rochester Road (SB) at Eckford, Signal No. 1641; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreements, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

**K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**

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

**K.1.a. Announcement of Public Hearing (March 23, 2026) – Conditional Rezoning – (JPCR2025-010) – Proposed Z Square Medical Office Building, North Side of Big Beaver, East Side of Frankton (PIN 88-20-22-358-028 & -029), Section 22, From R-1E (One-Family Residential) Zoning District to BB (Big Beaver) Zoning District**

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

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

Mary Ellen Barden	Commented on zoning in north Troy
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**M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**N. COUNCIL REFERRALS:**

**N.1. No Council Referrals Submitted**

**O. REPORTS:**

**O.1. Minutes – Boards and Committees: None Submitted**

**O.2. Department Reports:**

**O.2.a 2026 Advance Status 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**

Council Member Gunn thanked City Staff for the presentation tonight on the new development.

Council Member Gunn congratulated the students of Troy Athens High School for raising \$102,000 for an organization that supports families impacted by cancer.

Council Member Bluhm congratulated all the firefighters and thanked the organizers for the Firefighter Appreciation Banquet held this past weekend.

Council Member Bluhm commented on the items approved on tonight’s agenda allowing for improved accessibility with the all-inclusive play structure and with readability of information on the City website.

Council Member Bluhm acknowledged the importance of first robotics programs in our schools and encouraged everyone to learn more about them.

Council Member Hamilton wished everyone a Happy St. Patrick’s Day and stressed the importance of staying safe and don’t drive under the influence.

team and also raising money for charities. He said he is proud to see the idea of service among our next generation.

Mayor Pro Tem Chanda commented on the inclusive play structure at Boulan Park and sending the message that Troy is an inclusive City.

**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

The Meeting **RECESSED** at 9:05 PM.

The Meeting **RECONVENED** at 9:10 PM.

**R. CLOSED SESSION**

**R.1. Closed Session**

**S. ADJOURNMENT**

The Meeting **ADJOURNED** at 9:12 PM.



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Mayor Ethan Baker



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M. Aileen Dickson, MMC, MiPMC3  
City Clerk