



TROY CITY COUNCIL

Regular Meeting Agenda

April 27, 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,

A handwritten signature in black ink, appearing to read "Frank A. Nastasi", written in a cursive style.

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.

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

Mayor Ethan Baker

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

Council Member Annalisa Bluhm

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

Council Member Theresa Brooks

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

Council Member Rebecca Chamberlain

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

Mayor Pro Tem Hiram Chanda

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

Council Member Mark Gunn

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

Council Member David Hamilton



CITY COUNCIL AGENDA

April 27, 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: Reverend Matt Schuler, Pastor of Community from Faith Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation in Recognition of Athens High School 2025-2026 Student Council

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 - None; b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Brownfield Redevelopment Authority, Civil Service Commission (Act 78), Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals

I.3. No Closed Session Requested

I.4. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications- Troy Downtown Development Authority Corner Enhancement and Talbot Pedestrian Crossing (Introduced by Kurt Bovensiep)

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 - April 6, 2026

J.2.b. Special City Council Meeting Minutes-Draft - April 13, 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 and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fire Station 1 and Fire Station 6 HVAC Replacements

J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders meeting Specifications – Transit Mixed Concrete

- J.4.c. **Standard Purchasing Resolution 4: Cooperative Purchasing Contract Awards and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fleet Garage Renovations at Troy Police Department**
- J.4.d. **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Annual Meeting**
- J.5. **Authorization to Request Reimbursement from Oakland County West Nile Virus Fund**
- J.6. **Banking Services**
- J.7. **Request to Vacate a Permanent Easement, Sidwell #88-20-15-101-030**
- J.8. **Request for Acceptance of Two Permanent Easements, Gary Abitheira, Sidwell #88-20-26-401-045**
- 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:**
- 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. **Election Commission-Final - October 13, 2025**
- O.1.b. **Civil Service Commission (Act 78)-Final - October 14, 2025**
- O.1.c. **Traffic Committee-Final - February 18, 2026**
- O.2. **Department Reports:**
 - O.2.a. **Economic Development Report First Quarter 2026**
- O.3. **Letters of Appreciation:**
 - O.3.a. **Letter of Appreciation from Pete Keating to Lyndsay Ramsey**
- O.4. **Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
- O.5. **Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22061**
- O.6. **Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-21595**
- O.7. **Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22067**

- P. **COUNCIL COMMENTS:**
 - P.1. **No Council Comments**

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

- R. **CLOSED SESSION**
 - R.1. **No Closed Session Requested**

- S. **ADJOURNMENT**

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026

Special Meeting - EMS Performance Evaluation

Saturday, November 21, 2026

November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

April 27, 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: Reverend Matt Schuler, Pastor of Community 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 #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of April 27, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

Request to Waive City Council Rule #7 Proclamations and Congratulatory Certificates

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule #7 *Proclamations and Congratulatory Certificates* to approve and present a *Proclamation in Recognition of Athens High School 2025-2026 Student Council* at the April 27, 2026 City Council Meeting.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation in Recognition of Athens High School 2025-2026 Student Council

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 included 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 - None; b) City Council Appointments - None

a) Mayoral Appointments - None

b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Brownfield Redevelopment Authority, Civil Service Commission (Act 78), Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals

a) Mayoral Nominations:

Suggested Resolution
Resolution #2026-04-

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:

Brownfield Redevelopment Authority

Appointed by Mayor
 7 Regular Members
 3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Beyer, Joseph	10/26/2022	4/30/2027		
Gottlieb, Steven	11/24/2016	4/30/2028		
Kornacki, Rosemary	2/23/2028	4/30/2026		Requests Reappointment
Noguez-Ortiz, Carolina	4/3/2025	4/30/2026		Requests Reappointment
Tadepalli, Hemanth	11/7/2025	4/30/2026		Requests Reappointment
Vassallo, Joseph	10/16/2026	4/30/2027		

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2029	
	Term currently held by: Rosemary Kornacki
Term Expires: 4/30/2029	
	Term currently held by: Carolina Noguez-Ortiz
Term Expires: 4/30/2029	
	Term currently held by: Hemanth Tadepalli

Interested Applicants:

Name	Application Expiration	Notes 1
Bartnik, Mark	4/9/2026	Charter Rev. Comm exp 4/30/2027
Catron, Tina	7/15/2027	Animal Control Appeal Bd exp 9/30/2028; P&R Bd exp 9/30/2027
Chabay, Bibika	1/30/2027	
Comiskey, Ann	1/20/2028	Liquor Adv Comm exp 1/31/2027
Ristov, Bill	12/10/2026	
Savage, David	2/16/2028	

Civil Service Commission (Act 78)
 Appointed by Mayor
 3 Regular Members
 1-Council; 1-Police/Fire Rep.; 1-Civil Service
 3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 3
Cannon, David	4/12/2026	4/30/2030	Council Appointment	
McGinnis, Donald	3/3/2024	4/30/2028	Endorsed by Police/Fire Unions	
Steele, John	3/17/2028	4/30/2026	Civil Service Appointment	Requests Reappointment

Nominations to the Civil Service Commission (Act 78):

Term Expires: 4/30/2032	
	Term currently held by: John Steele

Interested Applicants:

Name	Appointment Expiration	Notes 1
Rodriguez, Olivia	4/13/2028	
Sabbagh, Allen	9/17/2026	

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	4/21/2025	7/31/2026	Troy High School Student Rep.	
Ljuljdjuraj, Lula	1/13/2028	7/31/2026	International Academy Student Rep	
Marshall, Everett	1/3/2027	7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	10/16/2026	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		

Neal, Lisa	2/24/2028	10/30/2026		
Sekhri, Suneel	11/12/2026	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	Brownfield Redev Auth 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	1/20/2028	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 #2026-04-

Moved by

Seconded by

RESOLVED, That the Troy City Council 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:

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bartnik, Mark	4/9/2026	4/30/2027		
Beltramini, Robin	5/6/2027	4/30/2028		
Burns, Timothy	3/20/2025	4/30/2028		
Evans, Laurie	3/13/2025	4/30/2027		
Fukuzawa, David	4/17/2025	4/30/2026		
Howrylak, Frank	2/24/2028	4/30/2026		Requests Reappointment
Vacancy		4/30/2027	Toby Buechner resigned	

Nominations to the Charter Revision Committee:

Unexpired Term Expires: 4/30/2027	
	Term currently held by: Vacancy
Term Expires: 4/30/2029	
	Term currently held by: David Fukuzawa
Term Expires: 4/30/2029	
	Term currently held by: Frank Howrylak

Interested Applicants:

Name	Application Expiration	Notes 1
Comiskey, Ann	12/22/2026	Liquor Adv Comm exp 1/31/2027
Murrish, Dale	2/6/2027	Historic Dist. Comm exp 5/15/2027
Von Oeyen, Schuyler	3/12/2027	
Walters, Kelly	4/13/2028	

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	4/6/2028	3/1/2026	ZBA exp 1/31/2027	Requests Reappointment
Emerson, Rosalyn	12/12/2027	3/1/2029		
Frisen, Sande	1/2/2027	3/1/2028	BCBA exp 1/1/2030	
Murrish, Dale	2/6/2027	5/15/2027		
Rahman, Sadek	3/1/2029	3/1/2029		
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

Interested Applicants:

Name	Application Expiration	Notes 1
Billington, Alecial	3/4/2028	
Gault, Thomas	3/2/2028	
Gill, Jasper	1/13/2028	Traffic Comm exp 1/31/2029

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	Resigned 3/11/2026
Jones, Kelly	2/2/2028	1/31/2029	
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
Unexpired Term Expires: 1/31/2028	Term currently held by: David Haight (Resigned)

Interested Applicants:

Name	Application Expiration	Notes 1
Billington, Alecia	3/4/2028	
Gault, Thomas	3/2/2028	
Sabbagh, Allen	9/17/2026	
Wodzinski, Todd	12/9/2026	Local Dev Finance Auth exp 6/30/2027

Personnel Board
 Appointed by Council
 5 Regular Members
 3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 3
Forster, Jeffrey	1/22/2026	4/30/2027	ZBA exp 1/31/2027	
Gordon, Pamela	4/2/2020	4/30/2027		
Haight, David	7/17/2022	4/30/2026	Resigned	
Parpart, Jane	4/3/2026	4/30/2027		
Sackrison, Anne	2/23/2028	4/30/2026		Requests Reappointment

Nominations to the Personnel Board:

Term Expires: 4/30/2029	
	Term currently held by: Haight, David - Resigned 3/11/2026
Term Expires: 4/30/2029	
	Term currently held by: Sackrison, Anne

Interested Applicants:

Name	Application Expiration	Notes 2
Adams, John Howard	12/15/2027	Board of Review exp 1/31/2029; HDC exp 5/15/2027
Beyer, Joseph	10/15/2026	Brownfield Redev Auth exp 4/30/2027
Billington, Alecia	3/4/2028	
Kemp, Terri	4/2/2028	
Sabbagh, Allen	9/17/2026	
Walters, Kelly	4/13/2028	

Zoning Board of Appeals
 Appointed by Council
 7 Regular Members; 2 Alternates
 3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bossenbroek, Michael	3/7/2025	4/30/2026		No Reappointment
Chambers, Barbara	1/23/2026	1/31/2027	Alternate	Hist. Dist. Comm exp 3/1/2026
Desmond, Thomas	5/6/2026	4/30/2027		
Eisenbacher, David	3/21/2027	4/30/2028		
Forster, Jeffrey	1/22/2026	1/31/2027	Alternate	Personnel Bd exp 4/30/2027
Fox, Tyler	12/2/2027	12/31/2026	PC Rep on ZBA	
Green, Aaron	4/1/2027	4/30/2028		
Kenkre, Mahendra	4/10/2026	4/30/2027		
McCauley, James	2/23/2028	4/30/2026		Requests Reappointment

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2029	
	Term currently held by: Michael Bossenbroek-No Reappointment

Term Expires: 4/30/2029	
	Term currently held by: James McCauley

Interested Applicants:

Name	Application Expiration	Notes 1
Frisen, Sande	1/2/2027	BCBA exp 1/1/2030; Historic Dist Comm exp 3/1/2028

Yes:

No:

MOTION CARRIED / FAILED

I.3. No Closed Session Requested

I.4. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications- Troy Downtown Development Authority Corner Enhancement and Talbot Pedestrian Crossing (Introduced by Kurt Bovensiep)

Suggested Resolution

Resolution #2026-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the construction of the Corner Enhancements and Talbot Pedestrian Crossing to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,478,819.33 at unit prices contained in the bid proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$236,000 at unit prices contained in the attached proposal; not to exceed budgetary limitations.; a copy of the proposal shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a project contingency amount of \$350,000; not to exceed budgetary limitations.

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

Yes:

No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2026-04-

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 #2026-04-

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

J.2.a. City Council Minutes-Draft - April 6, 2026

J.2.b. Special City Council Meeting Minutes-Draft - April 13, 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 and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fire Station 1 and Fire Station 6 HVAC Replacements

Suggested Resolution

Resolution #2026-04-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of radiant tube

heater replacements for Fire Station 1 and Fire Station 6 to the sole bidder meeting specifications, *Lakes Contracting LLC of Shelby Twp., MI* for an estimated total cost of \$16,754.55 at unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for the purchase of split HVAC systems for Fire Station 1 and Fire Station 6 to *Lennox Industries of Troy, MI* for an estimated total cost of \$10,399, as detailed in the attached proposals; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for additional purchases for materials, equipment and labor; not to exceed budgetary limitations.

J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders meeting Specifications – Transit Mixed Concrete

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Transit Mixed Concrete with an option to renew for one (1) additional year to the low bidders meeting specifications; *Daytona Redi Mix of Sterling Heights, MI* as the primary supplier and *Protocon RM, LLC of Farmington Hills, MI of Sterling Heights, MI* as the secondary supplier as per the unit prices contained in the bid tabulation opened April 9, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on as needed basis; contracts expiring April 30, 2028.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed bid documents, insurance certificates, and all other specified requirements.

J.4.c. Standard Purchasing Resolution 4: Cooperative Purchasing Contract Awards and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fleet Garage Renovations at Troy Police Department

Suggested Resolution
Resolution #2026-04-

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract for lighting to *Graybar of Belleville, MI* for an estimated cost of \$441.60 as per the OMNIA Partners Cooperative Purchasing Contract EV-2370, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to Home Depot for as-needed renovation materials for an estimated cost of \$3,198.03 as per the OMNIA Partners Cooperative Purchasing Contract 16154, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for tuck pointing and the addition of an egress door to *National Restoration of Milford, MI*, for an estimated cost of \$24,190 as per the Oakland County Extended Purchasing Cooperative Contract 009849, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Lennox Industries of Troy, MI* (Resolution #2021-07-113) for HVAC equipment and materials for an estimated cost of \$2,745.63 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for concrete restoration to *Great Lakes Concrete Restoration of Troy, MI*, (Resolution #2026-03-045-J-4a) for an estimated cost of \$15,650 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.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of capital funds for the materials, construction, installation, and all other necessary work to be performed by the Facilities Division for the Fleet Garage Renovations at the Troy Police Department for an estimated total project cost of \$70,000; not to exceed budgetary limitations.

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

J.4.d. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Annual Meeting

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 US Conference of Mayors 94th Annual Meeting, in accordance with accounting procedures of the City of Troy.

J.5. Authorization to Request Reimbursement from Oakland County West Nile Virus Fund

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **AUTHORIZES** the City of Troy Facilities and Grounds Division to seek reimbursement for an amount not to exceed \$11,419.90 from the Oakland County West Nile Virus Fund for the expenditures incurred while instituting proactive public health measures used to reduce the population of mosquitoes in the environment.

J.6. Banking Services

Suggested Resolution
Resolution #2026-04-

WHEREAS, On January 28, 2013, City Council approved a five-year contract with Comerica Bank of

Detroit, MI for banking services, with the option to renew for an additional five years under the same terms and conditions, based upon mutual consent of both parties, to the highest rated proposer as a result of a best value process; contract expiring June 30, 2023 (Resolution # 2013-01-021); and

WHEREAS, On June 12, 2023, City Council approved a three (3) year contract extension with Comerica Bank, with across-the-board line-item pricing that was 35% below standard pricing, which resulted in an overall increase of three to four percent over the previous contract; contract expiring June 30, 2026 (Resolution # 2023-06-091-J-5); and

WHEREAS, The City of Troy continues to enjoy a good business relationship with Comerica Bank, as well as a financially advantageous one, to maintain high levels of service in a cost-effective manner, including lockbox services for high-volume tax and water receipt processing, Positive Pay Services, and ACH direct deposit for vendor, payroll, water/sewer and property tax autopay. Additional services include procurement card services, electronic check depositing, and automatic investment of end-of-day account balances into the Comerica J Fund; and

WHEREAS, Comerica Bank was acquired by Fifth Third Bankcorp on February 2, 2026, with plans for rebranding starting in September 2026; and

WHEREAS, Comerica Bank, a division of Fifth Third Bank N.A., has offered the City of Troy a 12-month contract extension under the same prices, terms and conditions of the current contract; and

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council, in the best interest of the City, **APPROVES** the 12-month contract extension with Comerica Bank of Detroit, MI, a division of Fifth Third Bank N.A., for banking services, under the same terms and conditions of the existing contract; contract expiring June 30, 2027.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Chief Financial Officer, Robert Maleszyk, to sign the contract extension with Comerica Bank; contract expiring June 30, 2027.

J.7. Request to Vacate a Permanent Easement, Sidwell #88-20-15-101-030

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **VACATES** a permanent easement for water main granted to the City of Troy and recorded in Liber 6435, Page 290, Oakland County Register of Deeds, and

BE IT RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in the permanent easement granted to the City of Troy and recorded in Liber 6435, Page 290 to BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030, and

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original minutes of this meeting.

J.8. Request for Acceptance of Two Permanent Easements, Gary Abitheira, Sidwell #88-20-26-401-045

Suggested Resolution
Resolution #2026-04-

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for sanitary sewers and sidewalks from Gary Abitheira, owner of the property having Sidwell #88-20-26-401-045, and

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.

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:

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. Election Commission-Final - October 13, 2025

O.1.b. Civil Service Commission (Act 78)-Final - October 14, 2025

O.1.c. Traffic Committee-Final - February 18, 2026

- O.2. Department Reports:**
- O.2.a. Economic Development Report First Quarter 2026**
- O.3. Letters of Appreciation:**
- O.3.a. Letter of Appreciation from Pete Keating to Lyndsay Ramsey**
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
- O.5. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22061**
- O.6. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-21595**
- O.7. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22067**

P. COUNCIL COMMENTS:

- P.1. No Council Comments**

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

R. CLOSED SESSION

- R.1. No Closed Session Requested**

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Saturday, November 21, 2026	November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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 in Recognition of Athens High School 2025-2026 Student Council

ATTACHMENT(S):

20260427 Proclamation to Recognize Athens Student Council Charity Week Feb 2026

**PROCLAMATION IN RECOGNITION OF
ATHENS HIGH SCHOOL 2025-2026 STUDENT COUNCIL**

WHEREAS, The **Athens High School Student Council** is a very active and dedicated group of 53 students and two advisors, committed to giving back to their community as well as the region; and

WHEREAS, Each year the **Athens High Student Council** puts in countless hours, as well as blood, sweat and tears to help raise money for a charity of their choice during Charity Week. Charity Week is focused on generosity, activism, collaboration, and service leadership. Students have fun and make meaningful memories while committing their time and energy to benefitting others; and

WHEREAS, The **Athens High Student Council** selected New Day Foundation for Families, a local organization that provides a financial bridge for Michigan families facing cancer so they can focus on treatment and healing; and

WHEREAS, This year the **Athens High Student Council** gave back in a way that many teens and even most adults could not do by organizing a full week of activities, including a carnival night, "Community Quest" scavenger hunt, roller skating, ice skating, "Jail-n-Bail," hypnosis show, pancake breakfast, coin stalls in the classrooms, film festival, parent cook-off, restaurant nights, volleyball tournament, Mr. Athens Pageant, pep assembly, a euchre tournament for parents, and an "Espresso Yourself" talent show; and

WHEREAS, The **Athens High Student Council** raised \$102,103.33 for New Day Foundation for Families. In 2025 they raised \$100,501.93 for Next Steps 4 Seniors Foundation. In 2024 they raised \$166,439.53 for Love for a Child; and in 2023 they raised \$115,184.24 for Carol's Angels and Warriors; and

WHEREAS, The **Athens Student Council** generates excitement throughout the School's 1,600 students, as well as within the community. Student Council meetings take place prior to school starting, and after a full day of classes, members stay after school to count the money raised from the day's activities, set up for the night events, run those events, and then go home to complete their homework. There is not a lot of sleep for Student Council members during Charity Week;

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council extends special recognition to the **Athens High School Student Council**, for their selfless and tireless service and dedication to so many worthwhile organizations over the years; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents congratulate the **Athens High Student Council** for being a shining example of how to give back to the community, as well as the region, and wish all of the **Athens High School Students** continued success in all future endeavors.

Presented this 27th day of April 2026.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: April 23, 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
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications- Troy Downtown Development Authority Corner Enhancement and Talbot Pedestrian Crossing (Introduced by Kurt Bovensiep)

History

In January of 2022 the Troy Downtown Development Authority (TDDA) approved a contract with OHM Advisors to begin efforts to redesign the landscaping in the district. The process began by studying the necessary improvements to the Troy Downtown Development Authority District, specifically to publicly owned property in efforts to improve place making, beautification, enhanced mobility and connectivity, and the associated components.

The concluded conceptual design and theme provided by OHM Advisors was presented to the Troy Downtown Development Authority Board for discussion on September 26, 2022. The discussion provided consensus to move forward with the official adoption of the conceptual design at the October 19, 2022, regularly scheduled meeting.

On January 17, 2024, the Troy Downtown Development Authority approved a contract award for the I-75/Big Beaver landscape improvements to Warren Contractors & Development, Inc., of Shelby Township, MI. This began the first phase of bringing the concept to construction. Since then, the first phase was amended to include the upper embankments of the interchange and was considered phase 2 of the project and is scheduled to be complete by June 30, 2026.

During the first two phases, the TDDA Steering Committee, which included City Staff, began working on the third phase design that includes enhancing the look of the southwest corner of Big Beaver and Livernois and providing a mid-block pedestrian crossing on Big Beaver east of Livernois at Talbot. The corner enhancement will include updated landscape and reinstalling the Reflective Head Sculpture that was removed to construct The Rink at Stine Community Park. The pedestrian mid-block crossing is proposed to add signals for both west and eastbound Big Beaver at Talbot and updated median landscaping.

In January 2026, the TDDA board approved the conceptual design for Phase 3 and provided consensus to move forward with a recommendation of award to the Troy City Council at its April 15, 2026, regularly scheduled meeting.

Purchasing

On March 26, 2026, a bid opening was conducted as required by the City Charter/Code for the construction of the Corner Enhancements and Talbot Pedestrian Crossing within the TDDA for the City of Troy. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi. Seventeen hundred seventy-two vendors were notified via the MITN system. One (1) bid proposal was received. Below is a detailed summary of potential vendors for this project.

Companies notified via MITN	1772
Troy Companies notified via MITN	23
Troy Companies- Active email notification	22
Troy Companies- Active Free	1
Companies that viewed the bid	128
Troy Companies that viewed the bid	4

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

Warren Contractors & Development, Inc., of Shelby Township, MI, is the sole bidder meeting specifications and is being recommended for award.

The current contract for engineering and design services *OHM Advisors, of Livonia, MI*, was renewed by City Council on May 23, 2022 (Resolution #2022-05-071-J-4b). Under the current contract pricing, OHM proposes a fee for Construction Administration, Construction Observation, Construction Layout, and Field Testing for a total cost of \$236,000 as detailed in the attached proposal.

Financial

The approved 2026 budget for the Troy Downtown Development Authority includes \$1.5 million for Phase 3 of the corridor improvements. Additionally, the TDDA approved its budget on April 15, 2026, that includes \$3 million in corridor improvements and will be charged to the TDDA's account #248.728.974.130- Land Improvements Various under Project Number 2026DDA002. It is expected that the project will begin in the Fiscal Year 2026 and be completed in Fiscal Year 2027.

Recommendation

City Administration recommends approving a contract award for the construction of the Corner Enhancements and Talbot Pedestrian Crossing to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,478,819.33 but not to exceed budgetary limitations. City Administration also recommends approving a contract with *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$236,000 but not to exceed budgetary limitations. City administration also requests authority to expense an additional \$350,000 as a contingency for the project.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the construction of the Corner Enhancements and Talbot Pedestrian Crossing to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,478,819.33 at unit prices contained in the bid proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$236,000 at unit prices contained in the attached proposal; not to exceed budgetary limitations.; a copy of the proposal shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a project contingency amount of \$350,000; not to exceed budgetary limitations.

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

CITY OF TROY
 BID TABULATION
 CORNER ENHANCEMENT & TALBOT CROSSING

VENDOR NAME: Warren Contractors & Development, Inc.
 CITY: Shelby, Twp., MI
 CHECK NUMBER: 6346605135
 CHECK AMOUNT: \$20,000.00

PROPOSAL: CORNER ENHANCEMENT AND TALBOT CROSSING					
CATEGORY 1 - CORNER ENHANCEMENT					
Item	Description	Est. Qty	Unit	Unit Price	Amount
1	Mobilization, Max 10%	0.50	LSUM	\$100,000.00	\$50,000.00
2	Audio Video Route Survey	0.50	LSUM	\$2,200.00	\$1,100.00
3	Site Clearing and Earth Moving	0.50	LSUM	\$150,000.00	\$75,000.00
4	Tree Remove	13.00	Ea	\$1,120.00	\$14,560.00
5	Tree Relocate	4.00	Ea	\$210.00	\$840.00
6	Pavement Removal	275.00	Syd	\$31.00	\$8,525.00
7	Concrete Drive (7 inch thick, incl. Agg Base)	1100.00	Sft	\$16.75	\$18,425.00
8	Concrete Pavement (4 inch thick, incl. Agg Base)	1230.00	Sft	\$9.00	\$11,070.00
9	Decorative Concrete Pavement (4 inch thick, incl. Agg Base)	355.00	Sft	\$15.60	\$5,538.00
10	Concrete Header, Type 2	125.00	Ft	\$57.00	\$7,125.00
11	Concrete Header, Type 3	100.00	Ft	\$184.00	\$18,400.00
12	Stone Embankment Wall	1800.00	Sft	\$42.00	\$75,600.00
13	Statue Foundation	1.00	LSUM	\$20,000.00	\$20,000.00
14	Statue Placement	1.00	LSUM	\$26,900.00	\$26,900.00
15	Statue Sign and Foundation	1.00	LSUM	\$7,250.00	\$7,250.00
16	Decorative Dry Bed Aggregate (6 inch depth)	10.00	Cyd	\$280.00	\$2,800.00
17	6-Ft Limestone Block	1.00	Ea	\$625.00	\$625.00
18	Boulders, Size Varies	25.00	Ea	\$120.00	\$3,000.00
19	Lawn	4500.00	Sft	\$1.60	\$7,200.00
20	Shredded Bark Mulch	85.00	Cyd	\$67.00	\$5,695.00
21	Planting Mix	96.00	Cyd	\$87.00	\$8,352.00
22	Irrigation	1.00	LSUM	\$36,220.00	\$36,220.00
23	Deciduous Tree, 2" cal., B&B (Northern Red Oak)	1.00	Ea	\$620.00	\$620.00
24	Deciduous Tree, 6' ht., #10 cont. ('Slender Silhouette' Sweetgum)	7.00	Ea	\$620.00	\$4,340.00
25	Evergreen Tree, 10' ht., B&B (Tamarack)	10.00	Ea	\$620.00	\$6,200.00
26	Evergreen Tree, 10' ht., B&B (Red Pine)	10.00	Ea	\$620.00	\$6,200.00
27	Evergreen Tree, 10' ht., B&B (White Pine)	9.00	Ea	\$620.00	\$5,580.00
28	Deciduous Shrub, 1 gal. cont. (Frank's Sedge)	28.00	Ea	\$63.00	\$1,764.00
29	Deciduous Shrub, #2 cont. ('Arctic Fire' Red Twig Dogwood)	8.00	Ea	\$63.00	\$504.00
30	Deciduous Shrub, #2 cont. ('Kelsey's Dwarf' Red Twig Dogwood)	187.00	Ea	\$63.00	\$11,781.00
31	Perennial, #1 cont. (Blazing Star)	110.00	Ea	\$10.00	\$1,100.00
32	Perennial, #1 cont. ('Big Blue' Lilyturf)	53.00	Ea	\$10.00	\$530.00
33	Perennial, #1 cont. ('Junior Walker' Catmint)	5.00	Ea	\$10.00	\$50.00
34	Perennial, #1 cont. ('Moudry' Fountain Grass)	32.00	Ea	\$10.00	\$320.00
35	Perennial, #3 cont. ('Gro-Low' Fragrant Sumac)	65.00	Ea	\$10.00	\$650.00
36	Perennial, #1 cont. ('Little Red Fox' Little Bluestem)	159.00	Ea	\$10.00	\$1,590.00
37	Groundcover (Lidakense Purple Stonecrop)	20.00	Syd	\$385.00	\$7,700.00
38	L-1 Light Fixtures and Poles	2.00	Ea	\$15,115.00	\$30,230.00
39	L2 Light Fixtures	1.00	Ea	\$2,400.00	\$2,400.00
40	L3 Light Fixtures	6.00	Ea	\$5,900.00	\$35,400.00
41	Handhole	1.00	Ea	\$2,350.00	\$2,350.00
42	Receptacles	2.00	Ea	\$1,882.00	\$3,764.00
43	1 1/2" Conduit	400.00	Ft	\$18.00	\$7,200.00
44	#12 Conductors	400.00	Ft	\$1.40	\$560.00
45	Gate Box, Adj, Case 1	2.00	Ea	\$560.00	\$1,120.00
46	Underdrain, Subgrade, Open-Graded, 4 inch	150.00	Ft	\$22.00	\$3,300.00
47	Dr Structure, Tap, 4 inch	1.00	Ea	\$560.00	\$560.00
48	Sign, Salv	2.00	Ea	\$16.00	\$32.00
49	Erosion Control, Inlet Protection, Fabric Drop	4.00	Ea	\$115.00	\$460.00
50	Erosion Control, Silt Fence	650.00	Ft	\$3.30	\$2,145.00
SUBTOTAL - CORNER ENHANCEMENT (Items 1-50):					\$542,675.00

CITY OF TROY
 BID TABULATION
 CORNER ENHANCEMENT & TALBOT CROSSING

VENDOR NAME: Warren Contractors & Development, Inc.

CATEGORY 2 - TALBOT CROSSING					
51	Mobilization, Max 10%	0.50	LSUM	\$180,000.00	\$90,000.00
52	Audio Video Route Survey	0.50	LSUM	\$2,200.00	\$1,100.00
53	Site Clearing and Earth Moving	0.50	LSUM	\$58,000.00	\$29,000.00
54	Tree Removal	2.00	Ea	\$1,120.00	\$2,240.00
55	Pavement Removal	125.00	Syd	\$35.00	\$4,375.00
56	Curb Removal	50.00	Ft	\$44.00	\$2,200.00
57	Decorative Dry Bed Aggregate (6 inch depth)	15.00	Cyd	\$280.00	\$4,200.00
58	Concrete Pavement (4 inch thick, incl. Agg Base)	2447.00	Sft	\$9.00	\$22,023.00
59	Decorative Concrete Pavement (4 inch thick, incl. Agg Base)	35.00	Sft	\$15.60	\$546.00
60	Curb Ramp, Conc, 6 inch (incl. Agg Base)	331.00	Sft	\$16.70	\$5,527.70
61	Curb Ramp Opening, Conc (incl. Agg Base)	40.00	Ft	\$52.50	\$2,100.00
62	Detectable Warning Surface	32.00	Ft	\$89.00	\$2,848.00
63	Concrete Header, Type 1	320.00	Ft	\$57.00	\$18,240.00
64	6-Ft Limestone Block	2.00	Ea	\$625.00	\$1,250.00
65	Boulder, Size Varies	30.00	Ea	\$120.00	\$3,600.00
66	Lawn	3700.00	Sft	\$1.60	\$5,920.00
67	Shredded Bark Mulch	15.00	Cyd	\$67.00	\$1,005.00
68	Planting Mix	60.00	Cyd	\$87.00	\$5,220.00
69	Steel Edging	110.00	Ft	\$14.00	\$1,540.00
70	Sprinkler Line	400.00	Ft	\$3.40	\$1,360.00
71	Irrigation Control Box, Relocate	1.00	Ea	\$170.00	\$170.00
72	Irrigation Control Box, Replace	1.00	Ea	\$280.00	\$280.00
73	Sprinkler Head, Relocate	10.00	Ea	\$60.00	\$600.00
74	Sprinkler Head, Replace	30.00	Ea	\$125.00	\$3,750.00
75	Deciduous Tree, 1.5" cal. B&B ('Whitespire' Gray Birch)	6.00	Ea	\$620.00	\$3,720.00
76	Deciduous Shrub, #2 cont. ('Ivory Halo' Tatarian Dogwood)	15.00	Ea	\$63.00	\$945.00
77	Deciduous Shrub, #2 cont. ('Arctic Fire' Red Twig Dogwood)	18.00	Ea	\$63.00	\$1,134.00
78	Perennial, #1 cont. ('Junior Walker' Catmint)	60.00	Ea	\$10.00	\$600.00
79	Perennial, #1 cont. ('Moudry' Fountain Grass)	112.00	Ea	\$10.00	\$1,120.00
80	W1 Light Fixtures	8.00	Ea	\$8,808.00	\$70,464.00
81	1 1/2" Conduit	350.00	Ft	\$18.00	\$6,300.00
82	#12 Conductors	350.00	Ft	\$1.40	\$490.00
83	Sign, Salv	5.00	Ea	\$56.00	\$280.00
84	Exploratory Investigation, Utility, Vertical, RCOC	25.00	Ft	\$90.00	\$2,250.00
85	Coating Galvanized Support Structures	3.00	Ea	\$3,235.00	\$9,705.00
86	Pavt Mrkg, Ovly Cold Plastic, 12 inch, Crosswalk	300.00	Ft	\$12.00	\$3,600.00
87	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	200.00	Ft	\$23.40	\$4,680.00
88	Rem Spec Mrkg	21.00	Sft	\$28.00	\$588.00
89	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	10.00	Ea	\$95.00	\$950.00
90	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	10.00	Ea	\$0.01	\$0.10
91	Pedestrian Type II Barricade, Temp	8.00	Ea	\$112.00	\$896.00
92	Lighted Arrow, Type C, Furn	2.00	Ea	\$670.00	\$1,340.00
93	Lighted Arrow, Type C, Oper	2.00	Ea	\$0.01	\$0.02
94	Minor Traf Devices	1.00	LSUM	\$50,000.00	\$50,000.00
95	Plastic Drum, Fluorescent, Furn	100.00	Ea	\$29.00	\$2,900.00
96	Plastic Drum, Fluorescent, Oper	100.00	Ea	\$0.01	\$1.00
97	Sign Cover	4.00	Ea	\$28.00	\$112.00
98	Sign, Type B, Temp, Prismatic, Furn	1150.00	Sft	\$7.00	\$8,050.00
99	Sign, Type B, Temp, Prismatic, Oper	1150.00	Sft	\$0.01	\$11.50
100	Traf Regulator Control	1.00	LSUM	\$0.01	\$0.01
101	Pedestrian Path, Temp	284.00	Ft	\$10.00	\$2,840.00
102	Power Company (Estimated Cost to Contractor)	1000.00	Dlr	\$1.00	\$1,000.00
103	Conduit, DB, 1, 1 1/4 inch	105.00	Ft	\$36.00	\$3,780.00
104	Conduit, DB, 1, 3 inch	35.00	Ft	\$45.00	\$1,575.00
105	Conduit, DB, 2, 3 inch	160.00	Ft	\$51.00	\$8,160.00
106	Conduit, DB, 3, 3 inch	70.00	Ft	\$52.00	\$3,640.00
107	Conduit, DB, 3, 4 inch	15.00	Ft	\$105.00	\$1,575.00
108	Cable, Sec, 600V, 1, 3/C#6	1225.00	Ft	\$10.40	\$12,740.00

CITY OF TROY
 BID TABULATION
 CORNER ENHANCEMENT & TALBOT CROSSING

VENDOR NAME: Warren Contractors & Development, Inc.

CATEGORY 2 - TALBOT CROSSING (Cont'd)					
109	Serv Disconnect	4.00	Ea	\$1,580.00	\$6,320.00
110	Wood Pole, Fit Up, Sec Cable Pole	1.00	Ea	\$800.00	\$800.00
111	Conduit, Directional Bore, 1, 3 inch, RCOC	290.00	Ft	\$51.30	\$14,877.00
112	Conduit, Directional Bore, 2, 3 inch, RCOC	50.00	Ft	\$87.00	\$4,350.00
113	Conduit, Directional Bore, 3, 3 inch, RCOC	230.00	Ft	\$92.60	\$21,298.00
114	Hh, Round, 2 foot dia, RCOC	8.00	Ea	\$2,435.00	\$19,480.00
115	Hh, Round, 3 foot dia, RCOC	2.00	Ea	\$4,655.00	\$9,310.00
116	Controller Fdn, Base Mtd	2.00	Ea	\$2,580.00	\$5,160.00
117	Global Positioning System Module	2.00	Ea	\$985.00	\$1,970.00
118	Pedestal, Fdn	6.00	Ea	\$1,350.00	\$8,100.00
119	Pushbutton and Sign	4.00	Ea	\$1,035.00	\$4,140.00
120	TS, Pedestrian, One Way Pedestal Mtd (LED) Countdown	6.00	Ea	\$1,655.00	\$9,930.00
121	Casing, 42 inch	36.00	Ft	\$320.00	\$11,520.00
122	Mast Arm Pole, Cat I	3.00	Ea	\$11,040.00	\$33,120.00
123	Mast Arm, 35 foot, Cat I	2.00	Ea	\$16,700.00	\$33,400.00
124	Mast Arm, 40 foot, Cat I	1.00	Ea	\$16,725.00	\$16,725.00
125	Mast Arm, 45 foot, Cat I	2.00	Ea	\$16,900.00	\$33,800.00
126	Mast Arm Pole Fdn, 6 Bolt	46.00	Ft	\$645.00	\$29,670.00
127	TS, One Way Bracket Arm Mtd (LED), Long Life	1.00	Ea	\$1,750.00	\$1,750.00
128	TS, One Way Mast Arm Mtd (LED), Long Life	10.00	Ea	\$1,790.00	\$17,900.00
129	TS, One Way Pedestal Mtd (LED), Long Life	1.00	Ea	\$1,900.00	\$1,900.00
130	Antenna, Delivered, RCOC	2.00	Ea	\$1,065.00	\$2,130.00
131	Backplate, TS, RCOC	12.00	Ea	\$212.00	\$2,544.00
132	Cabinet, ITS Type, Delivered, RCOC	2.00	Ea	\$25,780.00	\$51,560.00
133	Cabinet, ITS Type, RCOC	2.00	Ea	\$1,600.00	\$3,200.00
134	Case Sign, One Way, 24 inch by 30 inch, Non-Illuminated, RCOC	5.00	Ea	\$2,060.00	\$10,300.00
135	Cellular Router, 4/5G, Delivered, RCOC	2.00	Ea	\$3,365.00	\$6,730.00
136	Controller, Digital Type, Delivered, Blue, RCOC	2.00	Ea	\$5,020.00	\$10,040.00
137	GPS Priority Control System, RCOC	2.00	Ea	\$12,465.00	\$24,930.00
138	Ground Rod, RCOC	5.00	Ea	\$223.00	\$1,115.00
139	Pedestal, Alum, RCOC	6.00	Ea	\$2,380.00	\$14,280.00
140	Radar Vehicle Presence Stop-Bar Detector Sensor, RCOC	5.00	Ea	\$10,650.00	\$53,250.00
141	Radar Vehicle Presence Stop-Bar Detector System, RCOC	2.00	Ea	\$9,725.00	\$19,450.00
142	Radar Vehicle Presence Stop-Bar Detector, Initial Setup, RCOC	2.00	Ea	\$1,800.00	\$3,600.00
143	Street Name Sign, Non-Illuminated, Bracket Arm, RCOC	2.00	Ea	\$3,265.00	\$6,530.00
144	Street Name Sign, Non-Illuminated, One Way, 8 foot, RCOC	1.00	Ea	\$4,220.00	\$4,220.00
145	Street Name Sign, Non-Illuminated, Two Way, 8 foot, RCOC	1.00	Ea	\$5,200.00	\$5,200.00
146	Erosion Control, Inlet Protection, Fabric Drop	12.00	Ea	\$167.00	\$2,004.00
147	Reimbursed Permit Fees	15000.00	Dlr	\$1.00	\$15,000.00
SUBTOTAL - TALBOT CROSSING (Items 51-147) :					\$936,144.33
TOTAL BID AMOUNT (Items 1-147):					\$1,478,819.33
Vendor Questionnaire Provided:			Y/ N	Y	
Acknowledgement:			Y/ N	Y	
Signed Addendum:			Y/ N	Y	
Forms:			Y/ N	Y	

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Kurt Bovensiep
 Andrew Chambliss
 Nellie Bert
 Cheryl Stewart

Emily Frontera
 Purchasing Manager

April 7, 2026

Mr. Kurt Bovensiep
City of Troy
Public Works Director
4693 Rochester Rd.
Troy, MI 48085

RE: Proposal for Construction Phase Services
Corner Enhancement and Talbot Crossing

Dear Mr. Bovensiep:

Starting back in 2022, OHM Advisors worked closely with a Steering Committee to develop landscape improvement concepts for the 3.5 mile stretch of Big Beaver Road within DDA. After substantial completion of DDI improvements, the DDA expressed a desire to continue on additional sections of improvements. The next improvement selected was the Corner Enhancement at the southwest corner of Livernois and a signalized pedestrian crossing at Talbot Street. The Corner Enhancement includes incorporation of the 'Corporate Head' statue on a prominent foundation with sloped accent wall reminiscent of the DDI in addition to plantings, lighting, and paving. The Talbot Crossing includes three mast arm signals and decorative pedestrian walkway with plantings and lighting. This project was bid out on March 3rd with an acceptable bid received back on March 26th. This letter presents our proposed scope of services for contract administration, construction field services, and testing for this work.

SCOPE OF SERVICES

Task 1: Contract Administration

Contract administration services will begin immediately following the award of a contract to Contractor. OHM will provide organized information to outline the progress of the project from Contractor initiation to completion of final punch list items and project closeout.

- Organize and schedule abbreviated Pre-Construction meeting with contractor, sub-contractor(s), Owner representative(s), and other project stakeholders to coordinate project delivery, schedules, and meetings.
- Confirm shop drawings, product data, and samples align with the continued intent of the project.
- Review and monitor Contractor's construction schedule.
- Provide responses to field questions and Requests for Information (RFIs).
- Coordinate with Road Commission for Oakland County (RCOC) staff and permit oversight requirements.
- Organize and schedule bi-weekly progress meetings with contractor, sub-contractor, and Owner's representative to review project, coordinate open issues, and construction schedule (estimated 8 progress meetings for project).
- Prepare Construction Change Directives to authorize minor changes that do not affect the Contract Sum and/or Contract Time.
- Prepare and process Change Orders for City review and approval.
- Reconcile field estimated quantities between OHM inspectors and Contractor to certify the Contractor's Application for Payment, monthly.
- Prepare and perform a final punch list walk through with the Contractor and Owner representative(s).
- Keep Contractor apprised of Substantial Completion and Final Completion dates.
- Confirm the completion of the final punch list.



Task 2: Construction Observation Services

This task includes on-site construction observation by an OHM Construction Technician and design team technical leaders performed during the construction phase of the project.

- ▶ OHM construction technician to generally provide full-time observation during excavation, grading, utility installation, signal work, paving, landscape, and irrigation installation (based on a 4 month working schedule).
- ▶ Design team members to perform regular as needed site visits to evaluate the Contractor's progress, review progress of construction, and prepare field observation reports for documentation of conditions and follow up requirements.
- ▶ Design team members to provide part-time observation during installation of plantings, site features, site hardscapes, and specialty lighting installation and adjustments.
- ▶ OHM representative will communicate observed deficiencies to the Contractor and Owner.
- ▶ Prepare daily construction observation reports documenting work completed each day when on site noting field installed conditions and any variance to the design.
- ▶ Earthwork Operations: observe subgrade preparation, including installation and compaction of engineered fill, subbase, and aggregate base material. Observe trench excavation operations, preparation of trench bottom and placement of bedding layers, and placement and compaction of trench backfill. Sample and evaluate fill soils, determine moisture content/compaction, and gradation analysis.
- ▶ Observe concrete placement, perform appropriate field testing (temperature, slump, air content, unit weight and yield), mold compression test cylinders, and observe concrete finishing and curing operations.
- ▶ Observe mast arm signal installation on site and in coordination with RCOC staff.

Task 3: Construction Layout

This task includes layout of stakes for construction by OHM's surveyors and field technicians to ensure precise and accurate layout of constructed improvements in accordance with the construction documents. OHM Advisors has included staking at the following milestones.

- ▶ Rough grading, including limits of excavation and fill.
- ▶ Hardscape and site features, including statue foundation, concrete headers, limits of stone embankment, and location of light fixture foundations.
- ▶ Ground based traffic signal elements.
- ▶ Landscape areas, including limits of landscape beds and seeding areas.

In accordance with the construction documents, the City / OHM Advisors will provide initial staking. Should the Contractor fail to protect stakes, re-staking will be completed as an additional service.

Task 4: Field Testing

This task includes testing services performed during the construction phase of the project.

- ▶ Project engineer to coordinate field testing with Contractor while on-site and schedule accordingly to perform the following:
 - Sampling and testing granular and aggregate fill materials.
 - Foundation soil classification and field bearing verification tests.
 - Ground based traffic signal foundation excavations and concrete.
 - Subgrade compaction and concrete material testing.



COMPENSATION & SCHEDULE

OHM Advisors will perform the outlined services above based on hourly basis not to exceed, in accordance with our current contract with the City. The following are the estimated costs for the project:

TASK	FEE
Task 1: Contract Administration Services	\$42,000
Task 2: Construction Observation Services	\$132,000
Task 3: Construction Layout	\$32,000
Task 4: Field Testing	\$30,000
TOTAL	\$236,000

ASSUMPTIONS, EXCLUSIONS & OWNER RESPONSIBILITIES

OHM Advisors is prepared to complete the work as outlined above per our understanding of the project, which includes the following assumptions, exclusions and identified Owner responsibilities.

- OHM Advisors point of contact for this project is Kurt Bovensiep.

ACCEPTANCE

Work will be done in accordance with the terms and conditions of the Continuing Services Agreement between OHM and the City. If this proposal is acceptable to you, please provide signature below or e-mail confirming us to proceed on the project.

Thank you for giving us the opportunity to be of service. We look forward to working with you on this project. This proposal is valid for 60 days from the date of this letter.

Orchard, Hiltz, & McCliment, Inc.
 CONSULTANT

City of Troy
 OWNER

 (Signature)

 (Signature)

Rhett Gronewelt
 (Name)

 (Name)

Principal
 (Title)

 (Title)

April 7, 2026
 (Date)

 (Date)

Cc: Alex Parent, Project Manager, OHM Advisors



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 - April 6, 2026

ATTACHMENT(S):

20260406

Senior Pastor David Hufstutler 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, April 6, 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-Absent
- David Hamilton

Excuse Absent Council Members:

Resolution #2026-04-057
Moved by Baker
Seconded by Chanda

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Gunn at the Regular City Council Meeting of April 6, 2026, due to being out of the county

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

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation to Recognize Brandon Hall as the 2025 Firefighter of the Year

C.2. Proclamation to Recognize Troy Baseball Boosters for 65 Years of Serving the Community

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

The Mayor opened the Public Hearing for public comment. The Mayor closed the Public Hearing after receiving comment from Henrietta Grosseohme, Mary Ellen Barden, Fred Przybysz, Ann Coleman, Jeff Williams, Deborah Louzec, Leasa Williams, Marcia Bossenberger.

Moved by Baker
 Seconded by Chamberlain

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT

88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-10-477-038	5017 Rochester	NN	GB
88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB

88-20-15-201-015	850 E Long Lake	NN	GB
88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB
88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB
88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-14-351-008	4086 Rochester	NN	GB
88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB

88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB
88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB
88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C
88-20-11-481-017	5121 Orchard Crest	NN	R-1C

CROOKS AND WATTLES

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Motion to CONTINUE Item E-01 Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezonings) to the Regular City Council Meeting of May 11, 2026

Resolution #2026-04-058
 Moved by Baker
 Seconded by Hamilton

RESOLVED, That Troy City Council hereby **CONTINUES** Item E-01 Public Hearing - ZONING ORDINANCE TEXT AND MAP AMENDMENTS (File Number ZOTA 258) – Neighborhood Node

Revisions – Text Amendments and Map Amendments (Rezoning) to the Regular City Council Meeting of May 11, 2026, with amended language as read into the record:

- Include language requiring modifications of site types to require City Council approval
- Clarify language for single-family residential for site type R-1C and RT Zoning District

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

MOTION CARRIED

The Meeting **RECESSED** at 9:10 PM.
 The Meeting **RECONVENED** at 9:16 PM.

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

Ashok Baddi	Encouraged City Council to oppose Michigan legislative bills that take zoning control away from local government bodies
-------------	---

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

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - Historic District Commission

a) Mayoral Appointments: None

b) City Council Appointments

Resolution #2026-04-059

Moved by Chanda
 Seconded by Chamberlain

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

Historic District Commission

Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Historic District Commission:

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

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

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - None

a) Mayoral Nominations: None

b) City Council Nominations: None

I.3. Request for Closed Session

City Council took NO ACTION on this item.

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

Resolution #2026-04-060
 Moved by Chamberlain

Seconded by Bluhm

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00 AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, November 21, 2026 November 2026 Advance

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

MOTION CARRIED

I.5. Bid Waiver for Media Production and Cable Television Equipment Management Services (Introduced by: Courtney Flynn, Communications Director)

Resolution #2026-04-061
Moved by Baker
Seconded by Brooks

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the attached Agreement with *Polito Media LLC* for media production and cable television equipment management services for one-year with the option to renew for two additional years.

BE IT FURTHER RESOLVED, That the Troy Communications Director is **AUTHORIZED** to **EXECUTE** the agreement with *Polito Media LLC*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

MOTION CARRIED

I.6. Opposition to Michigan House Bills That Eliminate Troy's Zoning Authority (Introduced by: Brent Savidant, Community Development Director)

Resolution #2026-04-062
Moved by Baker
Seconded by Chamberlain

WHEREAS, House Bills 5529-5532 and 5581-5585 have been introduced in the State of Michigan

House of Representatives (hereinafter “bills”); and,

WHEREAS, The above referenced bills have been referred to the State House of Representatives Government Operations Committee; and,

WHEREAS, If enacted into law, these bills would impose new requirements for studies and documents for site plan review that will bog down the well-established development plan review process; and,

WHEREAS, If these bills are enacted into law, they would restrict minimum home square footage requirements, thus adding immense pressure on local infrastructure improvements such as water and sewer and also public safety; and,

WHEREAS, If enacted into law, these bills would change parking and mobile home requirements that would disrupt many decades of planning that shaped current residential zoning; and,

WHEREAS, If these bills are enacted into law, local communities would be restricted from deciding the width between residential homes; and,

WHEREAS, If enacted, these bills would permit duplexes on parcels currently zoned for single-family residential; and,

WHEREAS, The Michigan Statutes have traditionally delegated local Municipal Zoning regulations to cities and townships; and,

WHEREAS, Local communities are best situated to assess infrastructure capabilities, such as water and sewer capacity, so that future development may be properly planned; and

WHEREAS, Local communities can DETERMINE limits on land use so as to address the requirements of those willing to invest while ensuring the health, safety and enjoyment of the residents that will call the community home.

NOW THEREFORE, BE IT RESOLVED, That the Troy City Council strongly **OPPOSES** passage of House Bills 5529-5532 and 5581-5585 on the basis that local municipalities are best situated to enact zoning regulations to ensure the health, safety and welfare of their residents.

BE IT FURTHER RESOLVED, That a copy of this Resolution shall be **DISTRIBUTED** to all state government officials representing the City of Troy, and **ATTACHED** to the original Minutes of this meeting.

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

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-04-063-J-1a

Moved by Hamilton

Seconded by Bluhm

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

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

No: None

Absent: Gunn

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-04-063-J-2

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

J.2.a. City Council Minutes-Draft - March 23, 2026

J.2.b. City Council Special Meeting Minutes-Draft - March 25, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Vehicle Accessories

Resolution #2026-04-063-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew for three (3) one-year terms to provide Vehicle Accessories and as-needed installation to sole bidder meeting specifications, *Auto and Truck Accessories of Warren, Michigan*, at unit prices and discounts contained in the bid tabulation opened March 12, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring March 31, 2031.

J.4.b. Standard Purchasing Resolution 4: State of Michigan MiDEAL Cooperative Purchasing Agreement – Fleet Vehicles

Resolution #2026-04-063-J-4b

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) Chevrolet Silverado pickup trucks from Berger Chevrolet of Grand Rapids, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001191 for an estimated total cost of \$88,764.00 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase three (3) Ford F250 pickup trucks with plows and two (2) Ford F150 pickup trucks from Gorno Ford of Woodhaven, Michigan as per the State of Michigan MiDEAL Cooperative Purchasing contract #MA240000001193 for an estimated total cost of \$277,504.00 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.4.c. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2026 Joint and Crack Seal Program

Resolution #2026-04-063-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Scodeller Construction Inc. of Wixom, MI*, for the 2026 Joint and Crack Seal Program for an estimated not to exceed project total amount of \$160,000 at unit prices contained in the bid tabulation opened March 26, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

J.5. Requested Salary Increase for City Manager and City Attorney Following Evaluations

Resolution #2026-04-063-J-5

RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026 and the lack of a salary adjustment for the current fiscal year, the City Manager's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2025-2026 fiscal year that fall within the highest tier.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Manager's salary **SHALL ALSO BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier, based on the new salary as set forth in the previous paragraph.

BE IT FURTHER RESOLVED, That as a result of a favorable personnel evaluation, as of July 1, 2026, the City Attorney’s salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores for the 2026-2027 fiscal year that fall within the highest tier.

J.6. Private Agreement - Contract for Installation of Municipal Improvements - John R Commons Townhome Development - Project No. 25.918.3

Resolution #2026-04-063-J-6

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

J.7. Zanius Terrell Murphy v. City of Troy et. al

Resolution #2026-04-063-J-6

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to defend the City of Troy and the unnamed officers in the matter of Zanius Terrell Murphy v. Troy et. seq., (U.S. District Court, Eastern District of Michigan, Case No. 2:26-cv-10902), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

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:

Marcia Bossenberger	Commented on taxes owed by a developer and on Troy Corners
Richard Peters	Commented on bike trails and roundabouts

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

City Attorney Bluhm responded that administration is now aware and watching, and explained that there is a process with Oakland County for property owners who do not pay their taxes. Mayor Baker asked if there is a policy in place in the event a project is started and taxes are not paid. City Attorney Bluhm responded that in the event it is mid project, they would need to take affirmative action to obtain relief from the Oakland County Circuit Court.

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. First Quarter Litigation 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

Mayor Baker responded that bike lanes and bike paths related to the Master Plan have been discussed for several years. He said he is unaware of any dedicated bike lanes at this time, and he encouraged the resident to speak with Mr. Bovensiep.

Mayor Baker commented that the Budget Study Session is scheduled for Monday, April 13, 2026 at 6:00 PM in the Council Boardroom.

Council Member Chamberlain asked if the April 15th meeting will be dedicated for budget discussions. City Manager Nastasi said it will be decided on Monday whether the April 15th meeting will be continued budget discussions or for priority discussions from the Advance.

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

R. CLOSED SESSION

R.1. No Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:51 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.b.

Board and Committee Minutes:

J.2.b. Special City Council Meeting Minutes-Draft - April 13, 2026

ATTACHMENT(S):

20260413 Special

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, April 13, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

B. ROLL CALL:

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

C. PUBLIC COMMENT:

Dave Kniffen	Requested an emergency ordinance that requires all election officials to release their FICO credit scores before voting on the Budget
Mary Ellen Barden	Thanked Council and City Staff for their hard work on this budget and said she loves Troy

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D.1. Presentation of the Proposed Fiscal Year 2026/2027 Budget

The Proposed FY 2026/2027 Budget is available for review on the City's website at:

<https://troymi.gov/budget>

City Manager Nastasi introduced the 2026-2027 FY Budget discussion and highlighted specific areas that will be addressed tonight.

Deputy City Manager Bruner continued by discussing the Trends and Summaries in the Budget.

Chief Financial Officer Maleszyk continued the presentation with discussion of the 2026-2027 FY Budget, including General Fund.

Controller Vieth continued the presentation with discussion of Debt Service Fund, Capital Projects Fund, Enterprise Funds, and Internal Service Funds.

Mayor Pro Tem Chanda requested an explanation of the process of spending road funding from the State. CFO Maleszyk explained the method of receiving grant funding for projects. Mayor Pro Tem Chanda followed up with a request for specifics regarding increase in taxable value, and asked if the

HVAC for the Library is a replacement. CFO Maleszyk explained the taxable values, and Deputy Public Works Director Trantham answered that it is a new HVAC for the Library.

Council Member Chamberlain requested clarification of the funding for the Communications Department and if an infographic will be released for the Budget. Communications Director Flynn explained the proposed structure of the Department, and commented that an infographic is being planned for the proposed Budget. Council Member Chamberlain asked if there is a plan for more Jeanne Stine memorials, to which Mayor Baker replied that he is the designated representative in charge of that bequest, and he knows there are ideas being considered. DPW Director Bovensiep added that there is an idea to use the funds for a specific memorial. Council Member Chamberlain asked how increasing energy costs are factored into this Budget. CFO Maleszyk commented that the timing wasn't such that energy costs were a factor when the Budget was put together, but costs are monitored. Council Member Chamberlain requested that paid maternity and paternity leave be considered for future budgets.

Council Member Hamilton requested an explanation of the future of the refuse contract. Director Bovensiep explained the ongoing meetings and monitoring of options that are being reviewed in expectation of a new contract in the next year, and that the Troy-Tringali relationship has worked very well and hopefully will continue.

Council Member Bluhm asked if there can be a fixed fund for City building maintenance and repairs, and are there opportunities to increase non-resident fees at parks and facilities. Recreation Director Goul explained that non-residents do pay more than residents by as much as \$10, while being cautious to not price Troy out of competition with other municipalities. Council Member Bluhm asked if there is a historical reason for why the City gets such a small share of tax revenue compared with the schools and county. Deputy City Manager Bruner responded that there is a historical reason for why, but as to whether it makes sense is a matter of opinion. Council Member Bluhm asked about the increase for staffing at the Community Center. Recreation Director Goul responded that a part-time position was upgraded to full-time. Council Member Bluhm asked about the risk analysis relative to capital allocation as part of the budget process. Facilities Operations Manager Trantham responded that annually he reviews the facilities condition analysis and assessment that was done approximately 7 years ago to evaluate the facilities throughout the City, as well as a program used to manage facilities and evaluate repairs to assist them when preparing the capital budget.

Council Member Gunn asked for clarification of Capital Fund expenditures for roads and the funding that the State is expected to provide, and he asked for clarification on any opportunities to increase revenues at the golf courses.

Council Member Brooks asked for clarification of the Water/Sewer fixed cost and who it applies to, and Controller Vieth said it will apply to all water/sewer bills. Council Member Brooks asked if there are projects that are being deferred right now, and CFO Maleszyk answered that the biggest item is the Aquatics Center, and other large items for the Fire Department are deferred while waiting for potential grant funding. CFO Maleszyk said that work on the District Court building is on hold for now. Council Member Brooks asked for clarification on the City's contribution to health care costs.

Mayor Baker asked for the City of Troy's portion of the Oakland County Parks Millage, and Council Member Hamilton answered \$4.5 million. Mayor Baker reiterated that Troy taxpayers are paying \$4.5 million to receive only \$250,000 with the county-wide proposal. Mayor Baker acknowledged the failure of the bond proposal and asked if there are any plans to do any other projects other than the

HVAC budgeted for this year. Library Director Dumas responded that the Technology Center will receive a minor facelift this year. Mayor Baker commented that although Troy is in a good operational shape with capital needs, he questioned whether City Council is doing enough to address the other issues. Deputy City Manager Bruner responded that the Library is not a focal point of this budget, but discussions on the library will continue.

City Manager Nastasi commented that the Special Budget Meeting scheduled for Wednesday will be used to have conversations on priorities. He said as they move forward with those priorities, they will provide updates leading into more discussions at the November 2026 Advance.

Council Member Chamberlain commented on the numbers in the presentation leading to deferred maintenance and how that information is communicated to the public. She said that is why she presented the idea of resurrecting the FIT Team. She also commented on succession planning and how to compete with benefits offered by the private sector that will attract the best candidates.

Council Member Hamilton commented that he likes ideas presented tonight, such as conducting another facilities condition assessment or an estimation of the increased population impacts on city services. He said he is not sure he can support putting \$3.5 million into the Library and he looks forward to more discussion on Wednesday.

Council Member Bluhm commented on the deferred maintenance and recognizes the good stewardship towards a well-managed city. She thanked the staff for putting together a well proposed budget document.

Council Member Gunn commented on the deferred maintenance and asked management to identify the buildings and a projected cost. He said the Library needs the money now and any future use will need the HVAC.

Council Member Brooks commented that it is very important to recognize that there are more capital needs than revenue generated each year. She said capital items that are delayed will only cost more down the road even though the city is doing is doing well and managing money really well.

Mayor Baker commented that he provided comments earlier in the meeting. He said the budget identifies the priorities and capital needs is the focus. He said he looks forward to the discussion on Wednesday.

E. OTHER BUSINESS: (Only with consent in accordance with City Charter Section 4.3)

F. ADJOURNMENT

The Meeting **ADJOURNED** at 7:59 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026/2027 Budget
Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Saturday, November 21, 2026	November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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: April 23, 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
Peter Hullinger, Fire Chief
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
Dennis Trantham, Deputy Public Works Director

Subject: Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fire Station 1 and Fire Station 6 HVAC Replacements

History

The existing split HVAC systems and radiant tube heaters at Fire Stations 1 and 6 have reached the end of their useful service life and are due for replacement as part of the City's planned replacement needs. These systems were identified in the 2018 Facility Condition Assessment and Analysis, which recommended replacement in 2023. The proposed project is consistent with ongoing preventative maintenance efforts and reflects the City's commitment to maintaining reliable, efficient facility operations.

This project involves replacing current HVAC and radiant heating equipment with modern units of similar function and configuration, maintaining the existing system design while enhancing overall performance. As a like-for-like replacement, the main benefits include modest efficiency improvements, lower maintenance and repair costs, and increased system reliability essential for fire station operations, along with more consistent occupant comfort. Although only small energy savings are expected, the project will stabilize operating costs and lower the risk of unexpected failures, supporting the City's long-term asset management strategy.

Installation will be completed by Facilities Division Staff.

Purchasing

The current contract that authorizes the purchase of Lennox HVAC Equipment & Parts directly from the manufacturer was approved by City Council on July 26, 2021 (Resolution #2021-07-113). Pricing for the replacement of Fire Station 1 and Fire Station 6 split HVAC systems has been secured from *Lennox Industries of Troy, MI* for an estimated cost of \$10,399 as detailed in the attached proposals.

On April 2, 2026, a bid opening was conducted as required by the City Charter/Code for the

purchase of Radiant Tube Heaters for the City of Troy. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi. Four hundred twenty (420) vendors were notified via the MITN system. One (1) bid proposal was received. Two additional bids were considered non-responsive as they failed to submit the bid surety as required. Below is a detailed summary of potential vendors for this project.

Companies notified via MITN	420
Troy Companies notified via MITN	7
Troy Companies- Active email notification	7
Troy Companies- Active Free	0
Companies that viewed the bid	37
Troy Companies that viewed the bid	1

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

Lakes Contracting LLC of Shelby Twp., MI is the sole bidder meeting specifications and is being recommended for award. Lakes Contracting has successfully provided radiant heating tubes for the City on previous projects and meets all bid requirements.

Financial

Funds are budgeted and available in the Fire Stations Capital Fund under project number 2026C0008 for the 2026 fiscal year. Expenditures will be charged to account number 401.336.344.975.055 for Fire Station 1 and 401.336.344.975.080 for Fire Station 6.

Recommendation

City Management recommends awarding a contract for the purchase of replacement radiant tube heaters for Fire Station 1 and Fire Station 6 to the sole bidder meeting specifications, Lakes Contracting LLC of Shelby Twp., MI at unit prices contained in the bid tabulation opened April 2, 2026, for an estimated total cost of \$16,754.55; not to exceed budgetary limitations.

City Management recommends authorization to expend budgeted capital funds to Lennox Industries of Troy, MI, for split HVAC systems at Fire Station 1 and Fire Station 6, for an estimated cost of \$10,399, as detailed in the attached proposals; not to exceed budgetary limitations.

City Management recommends authorization to expend budgeted capital funds for additional purchases for materials, equipment, and labor; not to exceed budgetary limitations.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of radiant tube heater replacements for Fire Station 1 and Fire Station 6 to the sole bidder meeting specifications, *Lakes Contracting LLC of Shelby Twp., MI* for an estimated total cost of \$16,754.55 at unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for the purchase of split HVAC systems for Fire Station 1 and Fire Station 6 to *Lennox Industries of Troy, MI* for an estimated total cost of \$10,399, as detailed in

the attached proposals; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for additional purchases for materials, equipment and labor; not to exceed budgetary limitations.



Project Quote

Project Name: City of Troy - Fire Station 1 - UPDATED 4/7/2026

Project Number: 1085008

Quote: 713950

Quote Name: City of Troy - Fire Station 1 - UPDATED 4/7/2026

Engineer: #N/A

Project Location:

Troy, MI

Prepared For: City Of Troy

Date: 4/7/2026

Quote valid for 30 days

Split Systems: 1

Tag	Qty	Model	Description	Price
5 Ton Split				\$5,999.00
	1	37C73	ML13KC1-060-233 CONDENSER/5TON/230-3	
	1	25V16	CK40HT-48C COIL/4 TON R454B	
	1	26S65	ML296UH110XV60CK Gas Furn/110K/5Ton	
	1	89J62	L15-65-50 3/8 X 7/8 X 3/8 50' Line Set Field Installed	



Terms and Conditions

The purchase of goods, products, parts, and supplies is governed by Lennox's terms and conditions of sale, which are located at <https://www.lennox.com/terms-and-conditions>.

- This quotation is contingent upon the Buyer/Contractor meeting all of Lennox's standard terms and conditions as well as satisfactory credit arrangements.
- Payment terms are subject to credit review.
- Buyer/Contractor must provide a tax exemption certificate to claim exemption from taxes.
- Buyer/Contractor agrees not to export or re-export Lennox products, except in full compliance with all applicable U.S. export control laws and related federal agency regulations.
- All storage, returns and cancellations of Commercial Goods are subject to the Lennox Commercial Shipment, Cancellation and Return Policy:

SHIPMENT DELIVERY & DELINQUENCY FEE

Equipment is expected to deliver on the confirmed delivery date.	
Grace Period*	4 Weeks+
*Weekly delinquency charge of 3% of equipment value will apply beyond the applicable grace period + 6 Weeks for LCH Global Sales	

CANCELLATIONS

Cancellation On or After Confirmed Delivery Date*	
Standard Stock Units	10% Cancellation Charge
Accessories / Parts	10% Cancellation Charge
Cancellation Within 6 Weeks of or After Confirmed Delivery Date*	
Configured to Order Units	50% Cancellation Charge
Aftermarket Items	100% Cancellation Charge
*Cancellation is only available for items that have not shipped and are still physically located at a Lennox facility.	

RETURNS

Must be new, unused, and in original packaging. Must be initiated within 90 days of delivery.	
Restocking charges are in addition to standard return shipping costs.	
Standard Stock Units	15% Restocking Charge
Accessories / Parts	15% Restocking Charge
Configured to Order Units	50% Restocking Charge
Aftermarket Items	"100% Cancellation Charge",
*Must be returned to the closest Lennox CRDC or original shipping location. Customer responsible for return shipping fees and additional freight charge if arrangements made by Lennox.	

- All returns of Residential Goods are subject to the Residential Return Goods Authorization Policy, a copy of which is available upon request.
- This quotation includes a complete list of included equipment.
- Anything not listed on this quote is not included and must be added at an additional cost.
- It is Buyer/Contractor's responsibility to verify the accuracy of the products ordered and received (including model number, voltage, tonnage, etc.)
- Buyer/Contractor will not sell any Lennox product(s) online through a third-party website (e.g., eBay, Craig's List, Amazon, etc.) unless consistent with Lennox's most-current internet sales policy. The Buyer/Contractor acknowledges that the warranty associated with the Lennox products may be voided or no longer in effect as a result of online sales. In addition to any damages that Lennox may be entitled to for breach of this provision, Buyer/Contractor will also indemnify and hold harmless Lennox from any action, default or breach that occurs between Buyer/Contractor and any third-party as a result of a third-party sale.
- Only refrigerants in compliance with New York State regulations can be used in the state of New York.



GET CASHBACK FOR OLD HVAC UNITS

NO COST HVAC RECYCLING. FREE PICKUP.
ZERO HASSLE.

CLAIM CASHBACK

Total Price (Excluding Tax): \$5,999.00 USD

Orders for products will be quoted at current applicable pricing, but Lennox reserves the right to adjust pricing on orders (including placed but not shipped) based on current pricing at the time of shipment to the extent Lennox takes a price action across its customer base. Such price adjustments may be due to delays, shortages, or cost increases related to materials, components, labor, freight, transportation, fuel, regulatory compliance or other events outside of Lennox's control. Prices do not include government charges, including, without limitation, duties, tariffs, fees, or taxes (including surcharges arising therefrom), including value added, sales, and withholding taxes, which are levied or based upon the prices, charges, or this agreement. All quotations expire and become invalid if not accepted within thirty (30) days from the date of issue, unless otherwise noted by Lennox in writing.

Due to high demand and supply chain volatility all quotes are subject to availability at the time of order. The delivery date we offer may be modified by Lennox at any time. We will do our best to communicate any extensions in advance as soon as new information is known.

TO PLACE AN ORDER, PLEASE EMAIL OR FAX THIS QUOTE TO YOUR LENNOX SALES OFFICE OR NATIONAL ACCOUNT DEPARTMENT, COMPLETE WITH THE FOLLOWING INFORMATION:

Orders without accurate delivery dates will not be processed.			
Purchase Order:		Customer Acct Number #:	
Ship-To Address for Equipment:		Delivery Date for Units:	
		Voltage Verified:	
Delivery Contact Name:		Delivery Date for Curbs:	
Delivery Contact Phone #:		Delivery Date for Accessories:	
General Contractor Name:		Ship-To to address for Accessories (if left blank, any field accessories and sensors will be shipped with Equipment):	
General Contractor Phone #:			
General Contractor Mailing Address:		Job Site Address (leave blank if the jobsite address is the same as Equipment ship-to address):	

Customer Signature _____

Any use or disclosure of this information to anyone other than the identified Lennox customer, or any use of equipment provided pursuant to this quote for anyone other than the identified Lennox customer, is a breach of the terms under which this information and/or equipment was provided to you, for which you may incur legal liability to Lennox.



Project Quote

Project Name: City of Troy - Fire Station 6 - UPDATED 4/7/2026

Project Number: 1085009

Quote: 713956

Quote Name: City of Troy - Fire Station 6 - UPDATED 4/7/2026

Engineer: #N/A

Project Location:

Troy, MI

Prepared For: City Of Troy

Date: 4/7/2026

Quote valid for 30 days

Split Systems: 1

Tag	Qty	Model	Description	Price
5 Ton Split				\$4,400.00
	1	25C73	ML13KC1-060 Condenser/5.0 Ton/230	
	1	25V16	CK40HT-48C COIL/4 TON R454B	
	1	26S65	ML296UH110XV60CK Gas Furn/110K/5Ton	
	2	89J62	L15-65-50 3/8 X 7/8 X 3/8 50' Line Set Field Installed	



Terms and Conditions

The purchase of goods, products, parts, and supplies is governed by Lennox's terms and conditions of sale, which are located at <https://www.lennox.com/terms-and-conditions>.

- This quotation is contingent upon the Buyer/Contractor meeting all of Lennox's standard terms and conditions as well as satisfactory credit arrangements.
- Payment terms are subject to credit review.
- Buyer/Contractor must provide a tax exemption certificate to claim exemption from taxes.
- Buyer/Contractor agrees not to export or re-export Lennox products, except in full compliance with all applicable U.S. export control laws and related federal agency regulations.
- All storage, returns and cancellations of Commercial Goods are subject to the Lennox Commercial Shipment, Cancellation and Return Policy:

SHIPMENT DELIVERY & DELINQUENCY FEE

Equipment is expected to deliver on the confirmed delivery date.	
Grace Period*	4 Weeks+
*Weekly delinquency charge of 3% of equipment value will apply beyond the applicable grace period + 6 Weeks for LCH Global Sales	

CANCELLATIONS

Cancellation On or After Confirmed Delivery Date*	
Standard Stock Units	10% Cancellation Charge
Accessories / Parts	10% Cancellation Charge
Cancellation Within 6 Weeks of or After Confirmed Delivery Date*	
Configured to Order Units	50% Cancellation Charge
Aftermarket Items	100% Cancellation Charge
*Cancellation is only available for items that have not shipped and are still physically located at a Lennox facility.	

RETURNS

Must be new, unused, and in original packaging. Must be initiated within 90 days of delivery.	
Restocking charges are in addition to standard return shipping costs.	
Standard Stock Units	15% Restocking Charge
Accessories / Parts	15% Restocking Charge
Configured to Order Units	50% Restocking Charge
Aftermarket Items	"100% Cancellation Charge",
*Must be returned to the closest Lennox CRDC or original shipping location. Customer responsible for return shipping fees and additional freight charge if arrangements made by Lennox.	

- All returns of Residential Goods are subject to the Residential Return Goods Authorization Policy, a copy of which is available upon request.
- This quotation includes a complete list of included equipment.
- Anything not listed on this quote is not included and must be added at an additional cost.
- It is Buyer/Contractor's responsibility to verify the accuracy of the products ordered and received (including model number, voltage, tonnage, etc.)
- Buyer/Contractor will not sell any Lennox product(s) online through a third-party website (e.g., eBay, Craig's List, Amazon, etc.) unless consistent with Lennox's most-current internet sales policy. The Buyer/Contractor acknowledges that the warranty associated with the Lennox products may be voided or no longer in effect as a result of online sales. In addition to any damages that Lennox may be entitled to for breach of this provision, Buyer/Contractor will also indemnify and hold harmless Lennox from any action, default or breach that occurs between Buyer/Contractor and any third-party as a result of a third-party sale.
- Only refrigerants in compliance with New York State regulations can be used in the state of New York.



GET CASHBACK FOR OLD HVAC UNITS

NO COST HVAC RECYCLING. FREE PICKUP.
ZERO HASSLE.

LENNOX AES

CLAIM CASHBACK

Total Price (Excluding Tax): \$4,400.00 USD

Orders for products will be quoted at current applicable pricing, but Lennox reserves the right to adjust pricing on orders (including placed but not shipped) based on current pricing at the time of shipment to the extent Lennox takes a price action across its customer base. Such price adjustments may be due to delays, shortages, or cost increases related to materials, components, labor, freight, transportation, fuel, regulatory compliance or other events outside of Lennox's control. Prices do not include government charges, including, without limitation, duties, tariffs, fees, or taxes (including surcharges arising therefrom), including value added, sales, and withholding taxes, which are levied or based upon the prices, charges, or this agreement. All quotations expire and become invalid if not accepted within thirty (30) days from the date of issue, unless otherwise noted by Lennox in writing.

Due to high demand and supply chain volatility all quotes are subject to availability at the time of order. The delivery date we offer may be modified by Lennox at any time. We will do our best to communicate any extensions in advance as soon as new information is known.

TO PLACE AN ORDER, PLEASE EMAIL OR FAX THIS QUOTE TO YOUR LENNOX SALES OFFICE OR NATIONAL ACCOUNT DEPARTMENT, COMPLETE WITH THE FOLLOWING INFORMATION:

Orders without accurate delivery dates will not be processed.			
Purchase Order:		Customer Acct Number #:	
Ship-To Address for Equipment:		Delivery Date for Units:	
		Voltage Verified:	
Delivery Contact Name:		Delivery Date for Curbs:	
Delivery Contact Phone #:		Delivery Date for Accessories:	
General Contractor Name:		Ship-To to address for Accessories (if left blank, any field accessories and sensors will be shipped with Equipment):	
General Contractor Phone #:			
General Contractor Mailing Address:		Job Site Address (leave blank if the jobsite address is the same as Equipment ship-to address):	

Customer Signature _____

Any use or disclosure of this information to anyone other than the identified Lennox customer, or any use of equipment provided pursuant to this quote for anyone other than the identified Lennox customer, is a breach of the terms under which this information and/or equipment was provided to you, for which you may incur legal liability to Lennox.

CITY OF TROY
 BID TABULATION
 RADIANT TUBE HEATER EQUIPMENT

VENDOR NAME:	Lakes Contracting LLC
CITY:	Shelby Twp., MI
CHECK NO.:	9222819936
CHECK AMOUNT:	\$1,000.00

PROPOSAL: FURNISH RADIANT TUBE HEATER EQUIPMENT

Est'd Qty	Description: Re-Verber-Ray Radiant Tube Heater Equipment	Unit Price (Each)	Est'd Total Cost
5	HL3 40-75/50 N - Re-Verber-Ray 40' Long, 75,000/50,000 BTU Two-Stage Radiant Tube Heater, Glo Bar Ignition 120V (24V Controls) Natural Gas with Flex Line (J)	\$1,743.21	\$8,716.05
3	HL3 30-65/50 N - Re-Verber-Ray 30 Long, 65,000/50,000 BTU Two-Stage Radiant Tube Heater, Glo Bar Ignition 120V (24V Controls) Natural Gas with Flex Line (I)	\$1,576.67	\$4,730.01
28	SSE – Side Shield Extension 5' long with Bracket and One Reflector Center Support	\$36.05	\$1,009.40
53	THGH10 - Gripple No. 2, 10' Looped Hanging Cable with Locking Fasteners	\$11.53	\$611.09
8	B-Vent Kit TBD 4" – B-vent Exhaust Kit TBD 4" (Sidewall or Roof) SPECIFY AT TIME OF ORDER ROOF OR SIDEWALL VENTING	\$130.26	\$1,042.08
8	TH-BR22 – TH-BR22 Braedum Single or Two Stage 24v programable thermostat 45-90 degrees	\$80.74	\$645.92
GRAND TOTAL:		\$16,754.55	

State Warranty:		Manufacturer's Limited Warranty: 3 yrs components 5 yrs tubes 10 yrs burner
Authorized Dealer:	Y or N	N
Description Literature Provided:	Y or N	Y
Contact Information Provided:	Y or N	Y
References:	Y or N	Y
Payment Terms:		30 Days
Delivery Date:		Material is expected on or after 4/13/2026
Exceptions:		None
All or None Award:	Y or N	Y
Acknowledgement:	Y or N	Y
Forms:	Y or N	Y

Non-Responsive: Archie Corporation
 Amalgamated Services, Inc.

ATTEST:

(*Bid Opening conducted via a Zoom Meeting)

Laura Campbell

 Andrew Chambliss

 Stephanie Kerr

Emily Frontera

 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: April 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager
Mike Verstraete, Streets and Drains operations Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidders meeting Specifications – Transit Mixed Concrete

History

- Transit mix concrete is concrete mixed at a plant and brought to a job site by a concrete truck. The Department of Public Works uses transit mixed concrete throughout the year for repairs to the City's infrastructure, which includes sidewalks, curbs, and roads.
- The City of Troy uses the most current mix design to ensure Alkali Silica Reactivity (ASR) is avoided in all new concrete placed.
- Transit mixed concrete is purchased on an as-needed basis throughout the year.
- The current contract expires April 30, 2026

Purchasing

On April 9, 2026, a bid opening was conducted as required by City Charter and Code for Transit Mixed Concrete. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/mitn/city-of-troy-mi. Five hundred and forty-six (546) vendors were notified of the bid opportunity via the MITN website. Two (2) bid proposals were received. Below is a detailed summary of potential vendors for this bid opportunity.

Companies notified via MITN	546
Troy Companies notified via MITN	11
Troy Companies- Active email notification	11
Troy Companies- Active Free	0
Companies that viewed the bid	10
Troy Companies that viewed the bid	0

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City.

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City.

Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- The award will include a primary and secondary supplier. In the event the primary supplier is unable to provide materials as specified, the secondary supplier will be contacted.
- The award is contingent upon contractors' submission of properly executed bid documents, insurance certificates, and all other specified documents.

Financial

Funds are budgeted and available in the Public Works Department operating budgets for the Streets and Drains, Water and Sewer, and Parks Divisions.

Recommendation

City management recommends awarding a one (1) year contract to provide Transit Mixed Concrete with an option to renew for one (1) additional year to the low bidders *Daytona Redi Mix, LLC of Shelby Township, MI* as the primary supplier and *Protocon RM, Sterling Heights, MI* as the secondary supplier as per the unit prices listed in the attached bid tabulation opened April 9, 2026 to be ordered on as needed basis; contracts expiring April 30, 2028.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Transit Mixed Concrete with an option to renew for one (1) additional year to the low bidders meeting specifications; *Daytona Redi Mix of Sterling Heights, MI* as the primary supplier and *Protocon RM, LLC of Farmington Hills, MI of Sterling Heights, MI* as the secondary supplier as per the unit prices contained in the bid tabulation opened April 9, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on as needed basis; contracts expiring April 30, 2028.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed bid documents, insurance certificates, and all other specified requirements.

CITY OF TROY
 BID TABULATION
 TRANSIT MIXED CONCRETE

VENDOR NAME:	Daytona Redi Mix, LLC	Protocon RM
CITY:	Shelby Twp., MI	Sterling Hgts., MI

PROPOSAL: One (1) Year Requirements of Transit Mixed Concrete with an Option to Renew for One (1) Additional Year

ITEM	EST QTY	DESCRIPTION	UNIT PRICE	UNIT	TOTAL PRICE	UNIT PRICE	UNIT	TOTAL PRICE
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PROPOSAL A - WEEKDAY DELIVERY

1	600	Yds	6 Sack Mix	\$157.00	Cu Yd	\$94,200.00	\$157.00	Cu Yd	\$94,200.00
2	200	Yds	7 Sack Mix	\$163.00	Cu Yd	\$32,600.00	\$163.00	Cu Yd	\$32,600.00
3	50	Yds	12 Hour 300 PSI Mix- Flexural Strength/7 Sack	\$165.00	Cu Yd	\$8,250.00	\$171.00	Cu Yd	\$8,550.00
SPLIT LOAD CHARGES									
4a	20	Times	2 Locations	\$80.00	Ea	\$1,600.00	\$100.00	Ea	\$2,000.00
4b	5	Times	3 Locations	\$80.00	Ea	\$400.00	\$100.00	Ea	\$500.00
5	20	Times	Below Minimum Load Charge	\$100.00	Ea	\$2,000.00	\$100.00	Ea	\$2,000.00
6	20		Cold Weather Protection	\$8.00	Cu Yd	\$160.00	\$8.00	Cu Yd	\$160.00
7	25	Times	Fiber Mesh	\$9.00	1.5 LB/Yrd	\$225.00	\$9.00	1.5 LB/Yrd	\$225.00
ESTIMATED TOTAL PROPOSAL A:				\$139,435.00			\$140,235.00		

PROPOSAL B - SATURDAY DELIVERY

1	25	Yds	6 Sack Mix	\$165.00	Cu Yd	\$4,125.00	\$165.00	Cu Yd	\$4,125.00
2	25	Yds	7 Sack Mix	\$171.00	Cu Yd	\$4,275.00	\$171.00	Cu Yd	\$4,275.00
3	25	Yds	12 Hour 300 PSI Mix- Flexural Strength/7 Sack	\$173.00	Cu Yd	\$4,325.00	\$179.00	Cu Yd	\$4,475.00
SPLIT LOAD CHARGES									
4a	5	Times	2 Locations	\$80.00	Ea	\$400.00	\$100.00	Ea	\$500.00
4b	5	Times	3 Locations	\$80.00	Ea	\$400.00	\$100.00	Ea	\$500.00
5	5	Times	Below Minimum Load Charge	\$100.00	Ea	\$500.00	\$100.00	Ea	\$500.00
6	5		Cold Weather Protection	\$8.00	Cu Yd	\$40.00	\$8.00	Cu Yd	\$40.00
7	5	Times	Fiber Mesh	\$9.00	1.5 LB/Yrd	\$45.00	\$9.00	1.5 LB/Yrd	\$45.00
ESTIMATED TOTAL PROPOSAL B:				\$14,110.00			\$14,460.00		

ESTIMATED GRAND TOTAL: \$153,545.00 \$154,695.00

Unloading Time Per Cubic Yard:	6 min. per cubic yard	6 minutes per yard
Minimum Load:	1 - 6 cubic yards	7 cubic yards
Hours of Operation:	0600 - 1700	6 AM to 7 PM
Contact Information Provided:	Y or N	Y
References:	Y or N	Y
Insurance Met:	Y or N	Y
Terms:	Net 10th following month	Net 30
Warranty:	None	1 Year
Delivery Time:	Not Specified	6 AM to 6 PM
Exceptions:	None	None
Acknowledgement:	Y or N	Y
Forms:	Y or N	Y

ATTEST:
 (*Bid Opening conducted via a Zoom Meeting)
 Mike Verstraete
 Nellie Bert
 Andrew Chambliss
 Stephanie Kerr

Emily Frontera
 Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.c.

Date: April 23, 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 Manager
Emily Frontera, Purchasing Manager
Dennis Trantham, Deputy Public Works Director

Subject: Standard Purchasing Resolution 4: Cooperative Purchasing Contract Awards and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fleet Garage Renovations at Troy Police Department

History

The Fleet Maintenance Division of the Department of Public Works (DPW) handles the inspection, maintenance, and repair of the City's vehicles and equipment, helping ensure safe and reliable operations across all departments. This work supports public safety and general government services.

To support day-to-day operations, the division operates a satellite garage out of the Troy Police Department (PD). This allows staff to handle routine service and inspections for vehicles assigned to public safety, City Hall and Recreation without having to bring every vehicle back to the DPW facility. In practice, this saves time, reduces downtime, and helps keep critical vehicles in service.

At the PD garage, one team member is assigned three days a week to handle routine and preventive maintenance for a fleet of roughly 100 vehicles. This work includes oil changes, inspections, minor repairs, and general upkeep.

Over the years, the way this space is used has shifted, and the facility hasn't kept up. As it stands today, the layout and overall condition don't fully support how the work is actually being done.

The proposed renovation is intended to address those gaps. It includes interior painting to brighten the space and improve working conditions, concrete repairs, and lighting upgrades so staff can safely perform detailed work. HVAC improvements will help maintain a more consistent environment year-round, and updates to work surfaces and storage will make it easier to stay organized and work efficiently.

Altogether, these improvements bring the space back in line with current needs and help ensure the Fleet Division can continue to support public safety and City operations without disruption.

Purchasing

- Pricing to furnish lighting and installation materials for PD Fleet Garage Renovation has been secured from *Graybar of Belleville, MI* through the OMNIA Partners Cooperative Purchasing Contract EV-2370 and per the attached quote 2001781385.
- Pricing for the PD Fleet Garage Renovation materials has been secured from *Home Depot* through the OMNIA Partners Cooperative Purchasing Contract 16154, as detailed in the attached quote HB100278720691.
- Pricing for the PD Fleet Garage Renovation masonry repairs and egress door installation has been secured from *National Restoration Inc. of Milford, MI* as detailed in the attached proposal through the Oakland County Extended Purchasing Contract 009849.
- Pricing for the PD Fleet Garage Renovation HVAC Unit has been secured from *Lennox Industries of Troy, MI* (Resolution #2021-07-113).
- Pricing for the PD Fleet Garage Renovation concrete floor restoration has been secured from *Great Lakes Concrete Restoration of Troy, MI* (Resolution #2026-03-045-J-4a).

City Council authorized participation in the Cooperative Purchasing Programs on November 17, 2025 (Resolution #2025-11-148-J-5).

Financial

Funds are budgeted and available in the Fleet Maintenance Capital Fund under project number 2026C0054 for the 2026 fiscal year. Expenditures will be charged to account number 661.571.565.975.900.

Recommendation

City Management recommends awarding contracts for the Fleet Garage Renovations at the Troy Police Department to:

- *Graybar of Belleville, MI* for lighting and installation for an estimated cost of \$441.60 as per the OMNIA Partners Cooperative Purchasing Contract EV-2370.
- *Home Depot* for renovation materials for an estimated cost of \$3,198.03 as per the OMNIA Partners Cooperative Purchasing Contract 16154.
- *National Restoration of Milford, MI*, for interior tuck pointing and new egress door installation for an estimated cost of \$24,190 as per the Oakland County Extended Purchasing Contract 009849.
- *Lennox Industries of Troy, MI*, for the purchase of HVAC equipment and materials for an estimated cost of \$2,745.63 per the awarded as-needed contract (Resolution #2021-07-113).
- *Great Lakes Concrete Restoration of Troy, MI*, for concrete restoration for an estimated cost of \$15,650 as priced per the awarded as-needed contract (Resolution #2026-03-045-J-4a).

City Management also recommends authorization to expend capital funds for the materials, storage solutions, construction, installation, and all other necessary work to be performed by

the Facilities Division for the renovation of the Fleet Garage at the Troy Police Department, for an estimated project total cost of \$70,000; not to exceed budgetary limitations.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract for lighting to *Graybar of Belleville, MI* for an estimated cost of \$441.60 as per the OMNIA Partners Cooperative Purchasing Contract EV-2370, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to Home Depot for as-needed renovation materials for an estimated cost of \$3,198.03 as per the OMNIA Partners Cooperative Purchasing Contract 16154, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for tuck pointing and the addition of an egress door to *National Restoration of Milford, MI*, for an estimated cost of \$24,190 as per the Oakland County Extended Purchasing Cooperative Contract 009849, 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Lennox Industries of Troy, MI* (Resolution #2021-07-113) for HVAC equipment and materials for an estimated cost of \$2,745.63 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.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for concrete restoration to *Great Lakes Concrete Restoration of Troy, MI*, (Resolution #2026-03-045-J-4a) for an estimated cost of \$15,650 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.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of capital funds for the materials, construction, installation, and all other necessary work to be performed by the Facilities Division for the Fleet Garage Renovations at the Troy Police Department for an estimated total project cost of \$70,000; not to exceed budgetary limitations.

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

8350 HAGGERTY RD
 BELLEVILLE MI 48111-1667
 Phone: 734-252-8300
 Fax: 734-957-5501

To: CITY OF TROY - ELE
 4693 ROCHESTER ROAD
 TROY MI 48085
 Attn: Ronald Mock
 Phone: 248-524-1305
 Email: L.Campbell@troymi.gov
 Fax: 248-526-2656

Date: 03/10/2026
Project Name: 10 2x2 LEDS
GB Quote #: 2001781385
 Purchase Order Nbr: 2013-90000010
 Release Nbr:
 Additional Ref#:
 Revision Nbr:
 Valid From: 03/10/2026
 Valid To: 04/09/2026
 Contact: David Poziemski
 Email: david.poziemski@graybar.com

Proposal

We appreciate your request and take pleasure in responding as follows

Notes: **ATTN: RON MOCK**
****FREIGHT ALLOWED****
PRICING IS IN COMPLIANCE WITH
U.S. COMMUNITIES CONTRACT # EV-2370

Item	ItemType	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
200		10	LITHONIA LTG	CPX 2X2 ALO7 SWW7 M4	LED 2X2 FLATPANEL 35/40/50K W/SELECT LMN	\$44.16	1	\$441.60

GB Part#:26437489
UPC#:19304854280
[MFR SPEC SHEET](#)
Ship From:Backorder ZONE-JOLIET, IL
*****Item Note:*** **LEAD TIME 1-2 DAYS****

FOB:S/P - F/A

Subtotal: \$441.60
Estimated Tax : \$0.00
 (Actual tax value will be calculated at time of order placement)
Total : \$441.60

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To: CITY OF TROY - ELE
4693 ROCHESTER ROAD
TROY MI 48085
Attn: Ronald Mock

Date: 03/10/2026
Project Name: 10 2x2 LEDS
GB Quote #: 2001781385

Proposal

We appreciate your request and take pleasure in responding as follows

Item	ItemType	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
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Signed: _____

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/suppliers-files/E-J/Graybar/Contract_Documents/EV2370/EV2370_Graybar_MAD_2017_12_20.pdf

PD Fleet Garage






i Price valid until: Apr. 15, 2026 at 11:59PM

Quote #: HB100278720691
 Created Date: Apr. 08, 2026
 Created By: Dennis Trantham
 PO/Job Name:
 Project: ---

Dennis Trantham
 (248)524-3503

CITY OF TROY (OMNIA)
 4963 ROCHESTER RD
 TROY, MI 48085

Items: **94** Total: **\$3198.03**

	Item	How To Get It	Unit Price	Qty	Item Total
1	 <p>Hallex 1/2 in. Electrical Metallic Tube (EMT) Set-Screw Connectors (5-Pack) Model #26270 Store Sku #839663</p>	Pick Up In Store	\$3.82/item	8	\$30.56
2	 <p>Steel City 1-Gang 4 in. New Work Metal Electrical Wall Box with Ground Bump (521511234GB-50R) Model #521511234GB-50R Store Sku #443497</p>	Ship To Store	\$2.48/item	10	\$24.80
3	 <p>Steel City 4 in. Square Box Surface Steel Metallic Cover Double Duplex (RS8-10R) Model #RS8-10R Store Sku #158225</p>	Ship To Store	\$3.62/item	10	\$36.20
4	 <p>USG Ceilings 2 ft. x 4 ft. Radar Basic White Square Edge Lay-In Ceiling Tile, Case of 8 (64 sq. ft) Model #R2310 Store Sku #562785</p>	Delivery	\$53.89/item	20	\$1077.80
5	 <p>Southwire 250 ft. 12-Gauge/2-Gauge Solid CU MC (Metal Clad) Armorlite Cable Model #68580055 Store Sku #744716</p>	Pick Up In Store	\$259.00/item	5	\$1295.00
6	<p>Southwire 1,000 ft. Blue 23/4 Solid CU CAT6 CMP (Plenum) Data Cable</p>	Delivery	\$466.18/item	1	\$466.18



Model #56918049
Store Sku #386059

7		Arlington Industries Snap-2-It 3/8 in. Connectors (50-Pack) Model #38AST-50 Store Sku #226079	Pick Up In Store	\$58.47/item	1	\$58.47
8		Leviton 20 Amp Single-Pole AC Quiet Toggle Switch, White CSB1-2WS Model #R52-0CSB1-2WS Store Sku #698599	Pick Up In Store	\$3.48/item	2	\$6.96
9		Leviton 20 Amp 125 V Commercial Grade Duplex Outlet/Receptacle, White (1-Pack) CBR20-W Model #R62-CBR20-00W Store Sku #707688	Pick Up In Store	\$3.22/item	10	\$32.20
10		Southwire 4 in. H x 2 in. W x 2-1/8 in. D Steel Metallic 1-Gang Drawn Handy Box with Ten 1/2 in. KO's and Raised Ground, 1-Pack Model #G19282-UPC Store Sku #1009220908	Pick Up In Store	\$3.38/item	7	\$23.66
11		Allied Tube and Conduit 1/2 in. x 10 ft. Electric Metallic Tube (EMT) Conduit Model #853428 Store Sku #203106	Pick Up In Store	\$5.56/item	20	\$111.20

Notes and Description:

Subtotal	\$3308.61
Pick Up In Store	FREE
Estimated Delivery*	\$35.00
Sales Tax (determined in checkout)	-
Total	\$3198.03
You Saved -\$145.58 Off Your Items	

Active Cart

Date: March 10, 2026

Time: 2:14 PM

Product	Qty	Unit Price	Total	Delivery Method
MWLD, 2 Ton Cat#: 27J91 Model/Part #: MWLD024S6S-1P Weight: 162.0 lbs	1	\$2,097.00	\$2,097.00	Standard Shipping 500 W Big Beaver Rd Troy, MI ,48084-5285,US Estimated Arrival/Pickup March 11, 2026 Shipping Warehouse: Grove City (RDC)
Bramec Bracket 19879, AC Heat Pump Mounting Brackets, Gray, 30 L x 1.5 W x 16 H IN Cat#: X1727 Model/Part #: 19879 Weight: 5.0 lbs	1	\$45.83	\$45.83	Standard Shipping 500 W Big Beaver Rd Troy, MI ,48084-5285,US Estimated Arrival/Pickup March 11, 2026 Shipping Warehouse: Grove City (RDC)
Honeywell Genesis 10700108, 14/4 AWG Mini-Split Tray Cable, Stranded, 600 Vol, 250 ft Reel Cat#: Y2067 Model/Part #: 10700108 Weight: 20.0 lbs	1	\$293.00	\$293.00	Standard Shipping 500 W Big Beaver Rd Troy, MI ,48084-5285,US Estimated Arrival/Pickup March 11, 2026 Shipping Warehouse: Grove City (RDC)

Product	Qty	Unit Price	Total	Delivery Method
Cerroset 410805008139, 1/4" L x 5/8" S x 50', Ductless/Mini-Split Insulated Lineset, Flare Nut, Black	1	\$221.00	\$221.00	Standard Shipping 500 W Big Beaver Rd Troy, MI ,48084-5285,US
Cat#: X0260 Model/Part #: 410805008139				Estimated Arrival/Pickup March 11, 2026
Weight: 22.3 lbs				Shipping Warehouse: Grove City (RDC)

Order Summary	
Subtotal	\$2,656.83
Weight	209.3 lbs
Estimated Shipping:	
Standard Shipping	\$88.80
Estimated Taxes	\$0.00
Estimated Total	\$2,745.63



Great Lakes Concrete Restoration

“Specialists in Concrete Floor Polishing and Epoxies”

Quote # 2618

Date 3-22-26

Client: City of Troy

att Dennis Trantham / Joe Lagarde

Re: City Hall Police Fire Mechanics work bay Garage floor and Walls

Square Footage: approx. 800 sf floor / vertical wall approx 850 sf (212 Lf x 4 ft)

Great Lakes Concrete Restoration to provide labor and material the above named project

Preparation-

The entire floor surface diamond grind to flatten. Patch all cracks 160 LF and divots. Perimeter wall joints 195 LF fill ay 1.5 ” deep by ½ “wide with a flexible polyurea. Once complete vacuum to a clean floor surface to insure proper adhesion of epoxy.

Application epoxy chemical resistant double broadcasted floor system-

- apply a basecoat at 140 sf per gallon**
- broadcast into the wet basecoat a chemical resistant sand to rejection**
- apply a chemical resistant topcoat of Permacoat 4000 at 80 sf per gallon**

Total Price \$ 9,700.00

Wall surface prep and paint with a chemical resistant epoxy Permacoat 4000 780 sf (195 LF by 4 ft from floor surface)

- sand the wall surface area and fill any cracks or divots**
- apply a chemical resistant primer at 140 sf per gallon**
- once cured apply Permacoat 4000 at 125 sf per gallon**

Total Price \$ 5,950.00

Notes

- We will require entire area clear of all objects and equipment
- We will require 208 or 480 3 phase power for our electric floor grinders or we can provide a 3 phase generator at a cost of 500.00 per day
- We will require a dumpster to put non hazardous waste

Thank you for the opportunity to quote this project, please feel free to contact me with any questions or concerns at 248-755-8025.

Sincerely,

Dale Ballard Owner/Project Manager GLCR

Dale Ballard

Cell 248-755-8025 Fax 248-689-4645

dballardgreatlakes@gmail.com

Offices - 378 Leetonia Dr Troy, Mi 48085 / Prudenville , Mi 48651

NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC PRESERVATION!

2165 Fyke Dr.
Milford, MI 48381
248-318-0609
Johnf@nationalrestoration.net
March 25,2026

Preserving America's Landmarks!
Licensed Builder

Mr. Joe Lagarde
Operations Supervisor, Facilities
City of Troy, MI
4693 Rochester Rd,
Troy, MI 48085
Cell 248-953-0652
joe.lagarde@troymi.gov

RE: Masonry Repairs Fleet Garage

Mr. Lagarde,

Per your request, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work:

- Mobilize
- Set up dust protection.
- On the NE side of the garage cut in a new opening for a 7'0" x 3'0" door to be installed. Tooth out the masonry as needed to install the new contractor supplied door and frame. Install the new masonry lintels, door frame and masonry.
- Remove and replace up 18 cracked or broken block.
- Cut out and tuck point any cracked or open mortar joints.
- Cut out the cracked horizontal joint that goes around the room. Tuck point the joint in with mortar. Rake the mortar back 3/8" and install a sealant joint to allow movement.
- On the west wall where there is a large vertical crack through the block, we will install a new 3/8" wide control joint in the wall. The joints will have backer rod and sealant installed to accommodate future movement through the block.
- Jobsite cleanup
- The cost is not to exceed \$24,190.00 per our public bid time and material rates in our contract with Oakland County MI.

Exclusions:

- Prevailing wages
- Premium time

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,
John Fletcher, President



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.d.

Date: April 23, 2026

To: Honorable Mayor and City Council Members

From: Frank Nastasi, City Manager
Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Emily Frontera, Purchasing Manager
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Annual Meeting

History

In advance of conferences and workshops city council members have expressed interest, management prepares a standard purchasing resolution that will authorize the travel expenses that may be incurred.

Purchasing

Administrative Memo 1-PU-9 "Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel Requests – Standard Purchasing Resolution 10" requires approval by resolution of travel by council members.

Financial

The registration cost for this event is \$1,750.00. Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2025/26 General Fund – City Council – Education and Training account.

Recommendation

It is recommended that City Council authorize and approve the expenditure of funds on travel expenses for Council Members who wish to attend this event.

Suggested Resolution:

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 US Conference of Mayors 94th Annual Meeting, in accordance with accounting procedures of the City of Troy.



THE UNITED STATES CONFERENCE OF MAYORS
94th ANNUAL MEETING
LONG BEACH • June 4-7, 2026

About The Meeting

The 94th Annual Meeting of the United States Conference of Mayors will take place June 3-6, 2026 in Long Beach. It will be presided over by Conference President Oklahoma City Mayor David Holt and hosted by Long Beach Mayor Rex Richardson.

The Annual Meeting is one of two major meetings that the United States Conference of Mayors convenes each year. The primary purpose of this meeting is to adopt policy resolutions that guide the organization's advocacy work. It is open to all U.S. mayors to attend.

Please note there will be a 2.5% charge added to registration fees paid with a credit card. If you would prefer to pay using ACH or check please contact Eyerusalem Mustefa at emustefa@usmayors.org BEFORE you begin registering.

Resolutions Information

Member mayors have until Tuesday, May 5 at 5:00 p.m. ET to submit their resolutions. Resolutions can be submitted through [USCM Community](#).

Proposed resolutions will be considered by each of the standing committees, which will meet on June 4 and 5. Resolutions that pass through their respective standing committees will be voted on during the Business Session on Sunday, June 7.

Countdown to the Event



THE UNITED STATES CONFERENCE OF MAYORS
94th ANNUAL MEETING
LONG BEACH • June 4-7, 2026

Registration Complete

Your meeting registration is complete. You will receive a confirmation email with your registration details. This email will also allow you to make changes to your registration.

Please follow the steps below to request hotel accommodations.

Hotel Request

Review or edit your booking below

Ethan Baker

Item	Date (Check-in -- Check-out)
Confirmation no. - XT0R6BGZ	
Hyatt Regency Long Beach	
Address: 200 South Pine Ave, Long Beach CA 90802, US	
1 King Bed	Jun 4, 2026 - Jun 8, 2026
1 Room, Non-Smoking	

[Edit](#)

Your Meeting Confirmation Number is:

WBNBHGBC53F

Registration Summary

Review your registration information below

Ethan Baker

ethan.baker@troymi.gov



Mobile

248-524-3416

Job Title

Mayor

Organization

City of Troy

Address

500 W. Big Beaver Road
Attn: City Manager's Office
Troy, Michigan 48084
USA

Agenda

Item	Price
Admission Item Event Registration	\$1,750.00

[Add Family Member\(s\)](#)

[Submit Payment](#)

See you in...

42

Days

23

Hours

17

Minutes

30

Seconds

[Modify Registration](#)



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: April 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Deputy Public Works Director

Subject: Authorization to Request Reimbursement from Oakland County West Nile Virus Fund

History

The Grounds Division is responsible for the maintenance of all municipal property including the control of pests. Park patrons, golf course participants, and property owners abutting some City of Troy maintained retention ponds have become accustomed to using these facilities with limited nuisances like mosquitoes. The objective of mosquito control is not to eradicate all mosquitoes but to limit the population to a tolerable threshold. The control targets both mosquito larva and adult mosquitoes at city parks, golf courses, cemeteries, and some retention ponds. Although Oakland County Department of Health and Human Services recommends the best form of protection from mosquitoes is personal protection products, the mosquito control products used by professionals will decrease the mosquito population at some of our facilities. Based on the County formula, the City of Troy is eligible for reimbursement of County approved expenses up to \$11,419.90 for the control of mosquito larva. These funds will be used to reimburse the city for expenses used for a contractor to supply larvicide and to provide personal protection products to residents. Personal protection products will be available to residents at the Community Center, Department of Public Works, Troy Farmers Market, Community Events, and at City Hall in the Community Affairs Office beginning in May 2026. The city will update residents if restrictions or recommendations require the city to change distribution methods or locations. To qualify for reimbursement of eligible expenses, City Council must pass a resolution authorizing the reimbursement request.

Policy Considerations

Lower mosquito populations reduce the danger of insect borne diseases being transferred to the general public, thereby enhancing the health and safety of the community. Also, reducing the population of mosquitoes adds to the quality of life for Troy residents using our parks and other outdoor facilities.

Recommendation

The Facilities and Grounds Division recommends that City Council approve the request to seek reimbursement from the Oakland County West Nile Virus Fund for an amount not to exceed \$11,419.90.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AUTHORIZES** the City of Troy Facilities and Grounds Division to seek reimbursement for an amount not to exceed \$11,419.90 from the Oakland County West Nile Virus Fund for the expenditures incurred while instituting proactive public health measures used to reduce the population of mosquitoes in the environment.

February 11, 2026

Dear Oakland County Municipality,

The 2026 West Nile Virus (WNV) Prevention Reimbursement amount for Troy is \$11,419.90.

Requirements for reimbursement are as follows:

- Project Plan due **April 17, 2026**
- Resolution due **June 12, 2026**
- Invoices and Proof of Payment due **August 14, 2026**

Specifics regarding these requirements will be covered during the training event on March 12th, and any further questions can be answered by Signa Metivier at metiviers@oakgov.com.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services



Kate Guzmán, RN BSN MS
Health Officer



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: April 23, 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
Emily Frontera, Purchasing Manager
Renée Hazen, City Treasurer

Subject: Banking Services

History

On January 28, 2013, City Council approved a five-year contract with Comerica Bank of Detroit, MI for banking services, with an option to renew for an additional five years, under the same terms and conditions, based upon mutual consent of both parties; contract expiring June 30, 2023 (Resolution #2013-01-021).

On June 12, 2023, City Council approved a three (3) year contract extension with Comerica Bank, with across-the-board line-item pricing that was 35% below standard pricing, resulting in an overall increase of three to four percent over the previous contract; contract expiring June 30, 2026 (Resolution #2023-06-091-J-5).

The City of Troy currently enjoys a good business relationship with Comerica Bank to maintain high levels of service in a cost-effective manner, including lockbox services for high-volume tax and water receipt processing, Positive Pay Service for outgoing checks, and ACH direct deposit for vendor, payroll and autopay processes. Additional services include procurement card services, electronic check depositing, and automatic investment of end-of-day account balances into the Comerica Bank J Fund.

Comerica Bank was acquired by Fifth Third Bankcorp on February 2, 2026, with plans for rebranding starting in September 2026.

Purchasing

Comerica Bank, a division of Fifth Third Bank N. A., has offered to extend the City's contract for an additional 12-month period beginning July 1, 2026, expiring June 30, 2027, under the same pricing, terms and conditions of the current contract.

Comerica was the highest rated and recommended bidder as a result of a request for proposal and best value evaluation process. Comerica continues to deliver exceptional service and maintains a strong, collaborative business relationship with the City. They have consistently exceeded all contractual expectations. It is in the City's best interest to extend the contract.

Financial

Since the bank contract began in 2013, net interest earnings from the Comerica Bank J Fund, after banking fees, have exceeded \$827,000.00.

Recommendation

City Management, in the best interest of the City, recommends approval of the 12-month extension with Comerica Bank of Detroit, MI, a division of Fifth Third Bank N.A., for banking services, under the same pricing, terms and conditions of the existing contract; contract expiring June 30, 2027.

Legal Review

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

Suggested Resolution:

WHEREAS, On January 28, 2013, City Council approved a five-year contract with Comerica Bank of Detroit, MI for banking services, with the option to renew for an additional five years under the same terms and conditions, based upon mutual consent of both parties, to the highest rated proposer as a result of a best value process; contract expiring June 30, 2023 (Resolution # 2013-01-021); and

WHEREAS, On June 12, 2023, City Council approved a three (3) year contract extension with Comerica Bank, with across-the-board line-item pricing that was 35% below standard pricing, which resulted in an overall increase of three to four percent over the previous contract; contract expiring June 30, 2026 (Resolution # 2023-06-091-J-5); and

WHEREAS, The City of Troy continues to enjoy a good business relationship with Comerica Bank, as well as a financially advantageous one, to maintain high levels of service in a cost-effective manner, including lockbox services for high-volume tax and water receipt processing, Positive Pay Services, and ACH direct deposit for vendor, payroll, water/sewer and property tax autopay. Additional services include procurement card services, electronic check depositing, and automatic investment of end-of-day account balances into the Comerica J Fund; and

WHEREAS, Comerica Bank was acquired by Fifth Third Bankcorp on February 2, 2026, with plans for rebranding starting in September 2026; and

WHEREAS, Comerica Bank, a division of Fifth Third Bank N.A., has offered the City of Troy a 12-month contract extension under the same prices, terms and conditions of the current contract; and

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council, in the best interest of the City, **APPROVES** the 12-month contract extension with Comerica Bank of Detroit, MI, a division of Fifth Third Bank N.A., for banking services, under the same terms and conditions of the existing contract; contract expiring June 30, 2027.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Chief Financial Officer, Robert Maleszyk, to sign the contract extension with Comerica Bank; contract expiring June 30, 2027.

March 23, 2026

Robert Maleszyk, CPA
Chief Financial Officer
City of Troy
500 West Big Beaver Rd
Troy, MI 48084

Re: Banking & Treasury Management Services Relationship Pricing

Dear Robert,

On behalf of Comerica Bank, a division of Fifth Third Bank, N.A., we are pleased to extend our existing contract with an agreed upon relationship pricing for banking and treasury management services to the City of Troy effective July 1, 2026. The agreement is for an additional one year. With an expiration date of June 30th, 2027. following the one-year commitment, this agreement will allow renewal upon mutual consent between the City and Comerica Bank.

While the terms of our services are governed by Comerica Bank's Treasury Management Service Agreement, the related Service Agreements specific to the products utilized, and Comerica's Business and Personal Deposit Account Contract - our pricing terms will remain unchanged.

It is our pleasure to continue our partnership with the City of Troy, which spans for many years. We appreciate your business and look forward to being of service to the City for many more years to come.

Respectfully Submitted and Agreed:



Jeff Hartz
VP – Relationship Manager
Municipalities Group
Office: (313) 222-6379
jdhartz@comerica.com

Robert Maleszyk, CPA
Chief Financial Officer
City of Troy
Office: (248) 341-2101
Robert.maleszyk@troymi.gov

Comerica Bank

ACCOUNT RECONCILEMENT PLAN (ARP)

ARP DATA ENTRY VIA WEB	.45500000
ARP CHECKS - FULL	.05850000
ARP FILE OUTPUT-TRANSMISSION	16.2500
ARP MAINTENANCE-FULL IMG POS PAY	68.2500
ACCOUNT RECONCILEMENT ALERTS	5.46

AUTOMATED CLEARING HOUSE (ACH)

ACH ITEMS ORIGINATED	.08125000
ACH ITEMS ORIGINATED	.10237500
ACH POSITIVE PAY ITEM	.04030000
ACH POSITIVE PAY MONTHLY MAINT	20.8000
ACH FILE	9.7500
ACH SUSPENDED FILE/BATCH	4.5500
ACH CONFIRMATION / EXCEPTION ALERTS	5.46
ACH RETURNED ITEM	3.4125
ACH MONTHLY MAINTENANCE	24.0500
ACH NOTIFICATION OF CHANGE	3.4125
ACH ORIGINATED-PER ADDENDA RECORD	.03250000
ACH UNAUTHORIZED RETURNS	5.8500
ACH ITEMS ORIGINATED SAME DAY	1.0270
ACH DATA CHANGED PER NOC	6.8250
ACH REVERSAL - MANUAL ENTRIES	24.0500
ACH AND CHECK POSITIVE PAY ALERTS	5.46

BUSINESS DEPOSIT CAPTURE

REMOTE DEPOSIT MAINTENANCE	40.9500
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BUSINESS SWEEP

SWEEP MAINTENANCE INVESTMENT	113.7500
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CHECKING

CREDIT	.9750
DEBIT	.16250000
ACCOUNT BALANCE FEE (PER THOUSAND)	.0813
ACCOUNT MAINTENANCE	18.8500
CASH PROCESSING - BRANCH	.01625000
ELECTRONIC CREDIT	.16250000
ELECTRONIC DEBIT	.16250000
ITEMS DEPOSITED	.13000000

ELECTRONIC DATA INTERCHANGE (EDI)

EDI INFO RPTG RECEIVER MONTHLY FEE	22.7500
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IMAGE SERVICES

IMAGE PAID ITEM MAINT	10.4000
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LOCKBOX PLUS COUPON

RLBX MONTHLY MAINTENANCE	204.7500
RLBX PO BOX RENTAL	.6500
RLBX DATA TRANSMISSION	126.7500
RLBX SINGLE PAYMENT/COUPON	.2405
RLBX MULTIPLE PAYMENTS/COUPONS	.11700000
RLBX CHECK ONLY PAYMENT	.13650000
RLBX UNPROCESSED ITEM	.32500000

RLBX CORRESPONENCE HANDLING	.24700000
RLBX RECEIVED ACCOUNTABLE MAIL	.85800000
RLBX CHECK AND LIST ITEM	.54600000
RLBX SEVEN YEAR IMAGE STORAGE ITEM	.03412500
RLBX ONLINE EXCEPTION MAINTENANCE	85.8000
RLBX ONLINE EXCEPTION ITEM	.24050000
RLBX PACKAGE PREPARATION	2.0475
RLBX CAPTURE ADDITIONAL ITEM IMAGES	.06825000
RLBX POSTAGE	.00780000
RLBX ELECTRONIC LOCKBOX MAINTENANCE	51.3500
RLBX ELECTRONIC LOCKBOX ITEM	.09750000
LBX(PLUS)-ITEM DEPOSITED	.08872500
POSITIVE PAY	
POSITIVE PAY FILE TRANSMISSION	16.2500
RETURNED ITEMS	
RETURNED ITEM RE-PRESENTED	4.5500
RETURNED ITEMS	8.4500
TREASURY INFORMATION REPORTING	
TIR RETURNED ITEMS	14.9500
TIR STATEMENTS	5.5250
TIR PRIOR DAY ACCOUNT	37.7000
TIR PRIOR DAY ITEM	.08190000
TIR CURRENT DAY ACCOUNT	30.5500
TIR CURRENT DAY ITEM	.0553
TIR SPECIAL REPORTS	11.3750
TIR ACH ACTIVITY SUMMARY REPORT	11.3750
TREASURY PAYMENTS	
TPA ACH SERVICE	27.3000
TPA ACH ITEM	.11050000
TPA ACCOUNT TRANSFER	2.7300
TPA CHECK MANAGEMENT SERVICE	10.4000
TPA CHECK SERVICES IMAGE REQUEST	1.0400
TPA STOP PAYMENT ITEM - 2 YEARS	27.3000
TPA WIRE/ACCOUNT TRANSFER SERVICE	20.80
WIRE TRANSFER	
DOMESTIC INCOMING WIRE	9.1000
DOMESTIC WIRE MAIL ADVICE	5.2000
WIRE TRANSFER EMAIL ADVICE	1.4625



**CITY OF TROY
OAKLAND COUNTY, MICHIGAN
RESOLUTION**

At a Regular meeting of the Troy City Council held on Monday, January 28, 2013, the following Resolution was passed:

**I-6 Standard Purchasing Resolution 8: Best Value Award – Banking Services
(Introduction by: Tom Darling, Director of Financial Services)**

Resolution #2013-01-021

Moved by McGinnis

Seconded by Fleming

RESOLVED, That Troy City Council hereby **AWARDS** a five-year contract to provide Banking Services with an option to renew for five (5) additional years to Comerica Bank of Detroit, MI, the financial institution with the highest score as a result of a best value process from the formal solicitation identified as RFP-COT 12-15, which the Troy City Council determines to be in the public interest at an estimated annual cost of \$81,028.83, to be offset in part or in full by compensating balances.

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

BE IT FINALLY RESOLVED, That if during the term of the contract additional services such as Merchant and Procurement Card Services are necessary to improve overall efficiencies, City staff is **AUTHORIZED** to negotiate and implement those services as needed.

Yes: All-7

No: None

MOTION CARRIED

I, M. Aileen Bittner, duly appointed City Clerk of the City of Troy; do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Troy City Council at a Regular Meeting duly called and held on Monday, the Twenty-eighth day of January, 2013.

M. Aileen Bittner, CMC
City Clerk

AGREEMENT FOR BANKING SERVICES

This Agreement, made and entered into this 28th day of January, 2013 by and between CITY OF TROY, a Michigan Municipal Corporation, 500 W. Big Beaver Road, Troy, Michigan 48084, organized and existing under the laws of the State of Michigan, hereinafter referred to as "the CITY", and COMERICA BANK, a State chartered banking institution, whose main address is 411 W. Lafayette Detroit, Michigan 48226 hereinafter referred to as "the BANK".

WITNESSETH

WHEREAS the CITY is desirous of entering into a contractual agreement with a financial institution to provide the CITY banking services.

NOW, THEREFORE, in consideration of the premises and of the covenants and promises herein contained, the parties hereto agree as follows:

1. Term of Agreement. This Agreement between the CITY and the BANK will commence on July 1, 2013 and will terminate on June 30, 2018 unless terminated prior to such date as provided hereunder. This Agreement as detailed in Section 2 for banking services is to be performed for the CITY on a contractual basis for a period of five (5) years, with an option to renew for five (5) additional years. The CITY reserves the right to terminate this Agreement for any reason and without incurring any penalty costs from the BANK by giving (60) days advance written notice. The BANK may terminate this Agreement only upon giving one hundred twenty (120) days written notice to the City.
2. Scope of Services and Payment. During the term of this Agreement, the BANK shall provide banking services as set out in the CITY'S Request for Qualifications & Proposal RFQ/RFP-COT 12-15 -Banking Services (Exhibit A) and the BANK'S Response to Request for Proposal dated October 24, 2012 (Exhibit B) in which the BANK agrees to provide the services specified, with the personnel specified in those documents and at the costs specified in the BANK'S proposal to the CITY. Exhibit A and Exhibit B are incorporated by reference herein and made a part hereof as though fully set forth herein. In the event of a conflict between the two documents, the one in the City's best interest shall govern. The BANK hereby acknowledges submitting said Response to Request for Proposal and Addenda (Exhibit B) in response to the CITY'S Request for Proposals for banking services to the CITY. Payments due to the BANK from the CITY and due dates shall be as set forth in the BANK'S Response to Request for Proposal. The BANK shall furnish all labor, materials, and equipment necessary and perform all of the work in strict

accordance with the scope of work as set forth in its Response to Proposal and Addenda and this Agreement.

3. Confidentiality of Records. Data, files and records of the CITY are of a confidential nature. Any and all information delivered or disclosed to the BANK as a result of or related to this Agreement shall be received and treated by the BANK on a confidential and restricted basis. The BANK shall maintain positive policies and procedures for safeguarding the confidentiality of such information. The BANK may be liable civilly or criminally under privacy legislation for unauthorized release of such information. The BANK shall maintain confidentiality of all documents and information provided to the BANK by the CITY, except as to disclosure required by State or Federal laws and regulations.
4. Electronic Interface. In a manner acceptable to the CITY and using security standards agreed to by the CITY for electronic data transmissions, the BANK will send the required automated electronic interfaces by approved financial industry standard formats.
5. Additional Banking Services Not Provide For Under Agreement. The BANK agrees to make its best effort to provide any additional banking services not covered by this Agreement which may be requested by the CITY, at such cost and under such terms as may be agreed upon by the parties and such additional services shall then be subject to all the terms and conditions of this Agreement as fully as if herein set forth.
6. Establishment of Procedures. Representatives of the parties are hereby authorized to and shall meet within ten (10) days of the date of the last signature on this Agreement to discuss implementation of the Agreement and to establish procedures for operation and performance of this Agreement. Such procedures for operation shall become effective upon acceptance by the City's Treasurer and an authorized Bank Officer. Said procedures for operation shall be subject to change upon mutual agreement and consent of the parties, which agreement and consent shall not be unreasonable, withheld or denied.
7. Bank's Responsibilities. The CITY agrees the BANK'S responsibility to the CITY under this Agreement shall be limited to the exercise of reasonable care under the circumstances. The BANK shall be deemed to have exercised reasonable care if BANK performs this Agreement in substantial compliance with this Agreement for banking services; and CITY agrees that occasional unintentional deviations by BANK from that Agreement shall not be deemed a failure to exercise reasonable care with respect to the transactions in which the deviations occur. However, notwithstanding the above, the BANK agrees to reimburse and save harmless the CITY for earning or investment loss resulting from unintentional deviation, with

such loss to be reimbursed at a mutually agreed method and calculation of payment, as provided under paragraph 9 hereof.

8. Failure to Act or Force Majeure. The Bank shall not be responsible to perform this Agreement if such failure results from any of the following: any act or failure to act by CITY, a power failure, strikes or lockouts, fire or other casualty, riot or civil commotions, wind storm or other acts of God, delay in transportation, government regulations or interference; of any event beyond the control of the BANK. With regard to earning or Investment loss which may be suffered by the CITY as a result of the BANK'S failure to perform this Agreement for those causes herein listed above, the BANK agrees to reimburse and save harmless the CITY for any such loss, with such loss to be reimbursed at a mutually agreed upon method of calculation of payment, as provided paragraph 9 hereof.
9. Loss by City. With regard to any financial loss which may be suffered by the CITY as a result of or due to intentional or grossly negligent acts of commission or omission by the BANK or its employees, BANK hereby expressly agrees to reimburse and save harmless the CITY for any such loss, damages, costs, and expenses. Further, all other losses suffered by CITY due to inadvertent or other BANK error would be reimbursed to the CITY; reimbursement of associated lost interest earnings shall be as specified in writing by the parties hereto.
10. Insurance/Compliance with Laws. BANK shall carry general liability insurance, automobile insurance, workers compensation, and be bonded for any actions, claims, liability or damages caused to others arising out of the performance of this Agreement in amounts approved by the CITY. CITY shall be named as an additional insured on the general liability policy using the following wording: "City of Troy, all elected and appointed officials, all employees and volunteers, those working as agents or on behalf of the CITY, boards, commissions and/or authorities, or board members, employees, and volunteers additional insured" on ISO form B or broader. CITY shall be notified of any cancellation of that insurance within 30 days. The cancellation clause shall read: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company will provide 30 days written notice to the additional insured." Cancellation or lapse of the insurance shall be considered a material breach of this contract and the contract shall become null and void unless the BANK immediately provides proof of renewal of continuous coverage to the CITY. All insurance carriers shall be licensed and admitted to do business in the State of Michigan and acceptable to the CITY. Proof of insurance meeting these requirements shall be provided to the CITY before execution of this contract.

The BANK is responsible for any deductibles to any of the policies. The BANK shall furnish a complete copy of the acceptable Certificates of Insurance at the CITY'S request. If any of the policies expire during the term of the Agreement, the BANK shall deliver renewal certificates and/or policies to CITY at least ten (10) days prior to the expiration date.

The BANK shall at all time carry insurance required under any Federal or State law. Any violation of any Federal or State law requirements shall be

considered a material breach of this contract and the contract shall become null and void.

11. Indemnification and Hold Harmless. To the fullest extent permitted by law, the BANK agrees to defend, pay on behalf of, indemnify, and hold harmless the CITY, its elected and appointed officials, employees and volunteers and others working on behalf of the CITY, 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, its elected and appointed officials, employees, volunteers or others working on behalf of the CITY, 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 the execution of activities by the BANK as outlined in this Agreement or as relating to or resulting from those activities.
12. Assignment of Agreement/Independent Contractor. The BANK shall have no authority or power to assign, sublet and/or transfer any rights, privileges or interests under this Agreement without prior written consent from the CITY. The BANK acknowledges that it is an independent contractor with no authority to bind the CITY to any contracts or agreements, written or oral.
13. Notice. All written notices to be given under this Agreement shall be via first class mail to the other party at the address in the introduction of this Agreement or at the last known address.
14. Entire Agreement. This Agreement executed by the parties, constitutes the entire agreement and understanding between the parties hereto with respect to the subject matter hereof, and any representations or statements heretofore made with respect to such subject matter, whether verbal or written, are merged herein. No amendment or modification of this Agreement shall be valid or binding upon the parties unless made in writing, properly authorized and sent on behalf of each of the parties by their respective proper officers.
15. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Michigan and any remedies of the parties pertaining thereto shall likewise be governed by said laws.

IN WITNESS WHEREOF, the parties hereto, by and through their duly authorized officials, have executed this Agreement as of the day and year first above written.

COMERICA BANK, a Michigan Chartered Banking Institution,

Witnesses:

Michael J. Kursov
MICHAEL J. KURSOV

Robert H. Duschinske
By: ROBERT H. DUSCHINSKE
Its: VICE PRESIDENT

CITY OF TROY, a Michigan Municipal Corporation,

Cheryl A. Stewart
Cheryl A. Stewart

Dane Slater
By: Dane Slater, Mayor

Irene Newman
IRENE NEWMAN

Aileen Bittner
By: Aileen Bittner, City Clerk

Brian Kischnick
Brian Kischnick
Troy City Manager

Resolution Number: 2013-01-021

APPROVED AS TO FORM AND LEGALITY:

Lori Grigg Bluhm
Lori Grigg Bluhm, Troy City Attorney



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: April 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Antonio C. Cicchetti, Deputy City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request to Vacate a Permanent Easement, Sidwell #88-20-15-101-030

History

As part of the Jax Kar Wash development, located in the northwest $\frac{1}{4}$ of Section 15, south side of Long Lake, east of Livernois, City Council previously accepted permanent easements from BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

Utility plans to accommodate the new building footprint were reviewed by engineering staff who recommend that a previously granted water main easement recorded in L6435, P290, is no longer needed and should be vacated.

The City of Troy will return its interest in this easement by Quit Claim Deed to BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-21-352-016.

The Planning Commission granted Special Use Approval and Preliminary Site Plan Approval for the Jax Kar Wash project on May 28, 2024.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City staff requests that City Council vacate the water main easement previously recorded in L6435, P290 of Oakland County Records by recording a Quit Claim Deed executed by the Mayor and City Clerk.

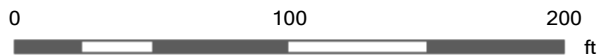
Suggested Resolution:

RESOLVED, That Troy City Council hereby **VACATES** a permanent easement for water main granted to the City of Troy and recorded in Liber 6435, Page 290, Oakland County Register of Deeds, and

BE IT RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in the permanent easement granted to the City of Troy and recorded in Liber 6435, Page 290 to BMW Kar

Wash, LLC, owner of the property having Sidwell #88-20-15-101-030, and

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original minutes of this meeting.



Print Date: 4/21/2026



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.

**QUIT CLAIM DEED
TO VACATE A WATER MAIN EASEMENT**

Sidwell #88-20-15-101-030 (pt)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **BMW Kar Wash, LLC**, a Michigan limited liability company, Grantee, whose address is 28845 Telegraph Road, Southfield, MI 48034 interest in land situated in the City of Troy, Oakland County and State of Michigan, and previously recorded in a permanent easement for water main and recorded in Liber 6435 Page 290, Oakland County Records and described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

For the sum of One Dollar (\$ 1.00)

Dated this _____ day of April, 2026.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of April, 2026 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

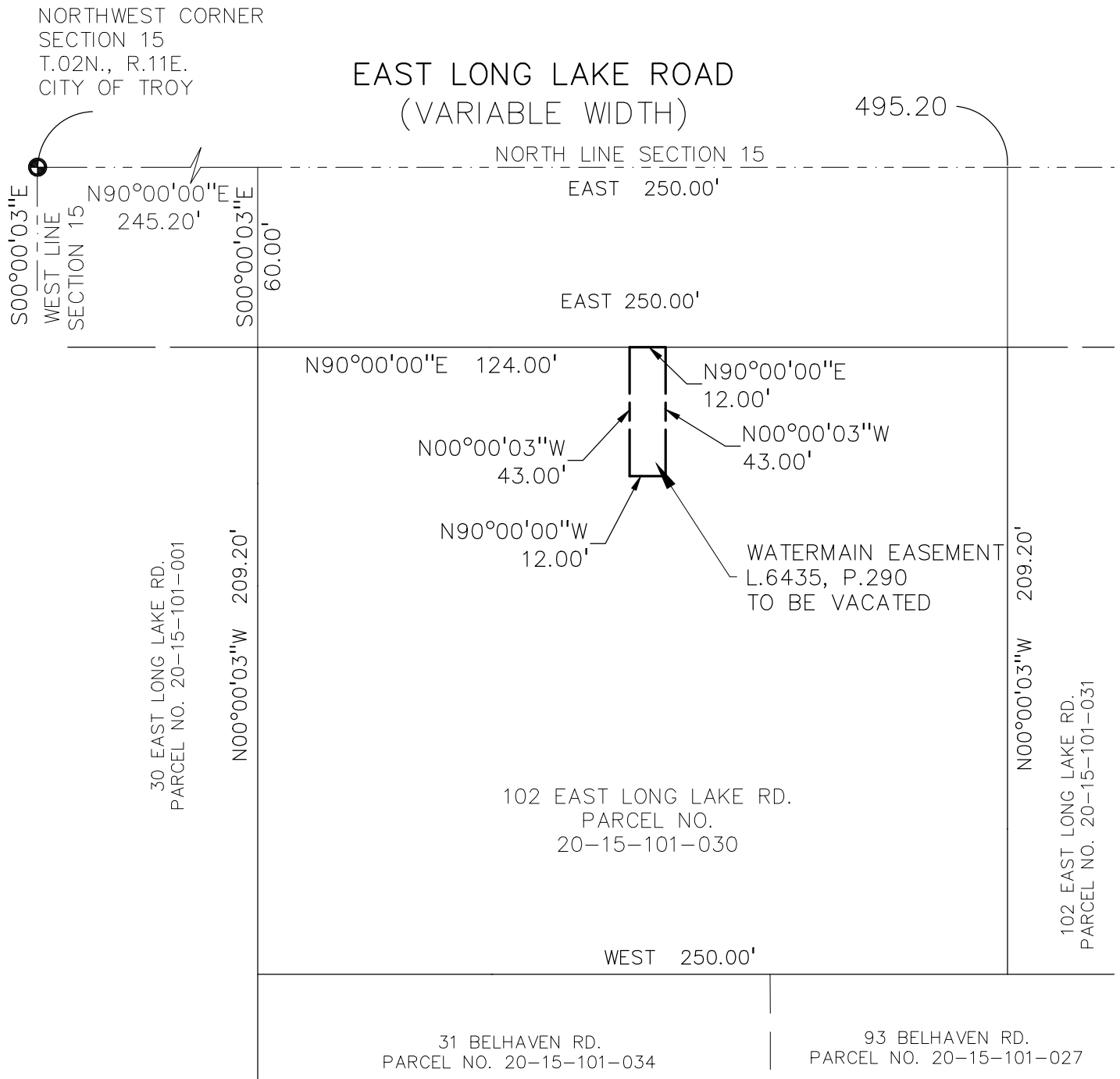
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # 88-20-15-101-030 (pt) Recording Fee _____ Transfer Tax _____

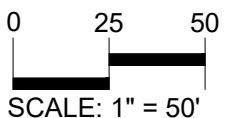
**TYPE OR PRINT NAMES UNDER SIGNATURES*

EXHIBIT "A" (page 1 of 2)

**VACATE
WATER MAIN EASEMENT**



**CUNNINGHAM
LIMP COMPANY**
28970 CABOT DR.
NOVI, MI 48377



SHEET 1 OF 2
MARCH 26, 2026
23-1373

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

**VACATE
WATER MAIN 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.

VACATE WATER MAIN EASEMENT

RECORDED IN LIBER 6435, PAGE 290 (OCR)

An easement for water main in a part of the East 250.00 feet of the West 495.20 feet of the North 269.20 feet of the 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 said Section 15, and the centerline of E. Long Lake Road (120 feet wide), EAST 245.20 feet; thence S00°00'03"E, 60.00 feet to the south line of said E. Long Lake Road; thence along said south line EAST, 124.00 feet to the POINT OF BEGINNING; thence continuing EAST, 12.00 feet; thence S00°00'03"E, 43.00 feet; thence WEST, 12.00 feet; thence N00°00'03"W, 43.00 feet to the POINT OF BEGINNING.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.8.

Date: April 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Antonio Cicchetti, Deputy City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request to Accept Two Permanent Easements, Gary Abitheira, Sidwell #88-20-26-401-045

History

As part of the development of a vacant property located on Bellingham Road at Brinston, Section 26, between I-75 and John R Road, the City of Troy received two permanent easements for sanitary sewers and sidewalks from Gary Abitheira, owner of the property having Sidwell #88-20-26-401-045. Mr. Abitheira intends to build a warehouse facility.

Financial

The consideration on each easement document is \$1.00.

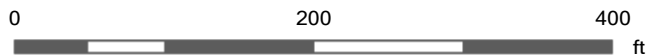
Recommendation

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 hereby **ACCEPTS** two permanent easements for sanitary sewers and sidewalks from Gary Abitheira, owner of the property having Sidwell #88-20-26-401-045, and

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.



Print Date: 3/5/2026



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.

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-26-401-045 (pt)

Gary Abitheira, a married man, Grantor, whose address is 3301 Mirage Drive, Troy, MI 48083, 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, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

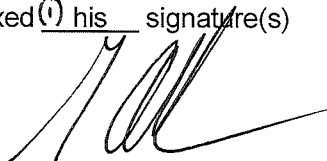
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) 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.

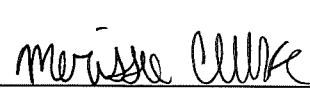
IN WITNESS WHEREOF, the undersigned hereunto affixed ⁽¹⁾ his signature(s)
this 25th day of March A.D. 2026.

By  (L.S.)
Gary Abitheira

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of March, 2026, by Gary Abitheira, a married man.

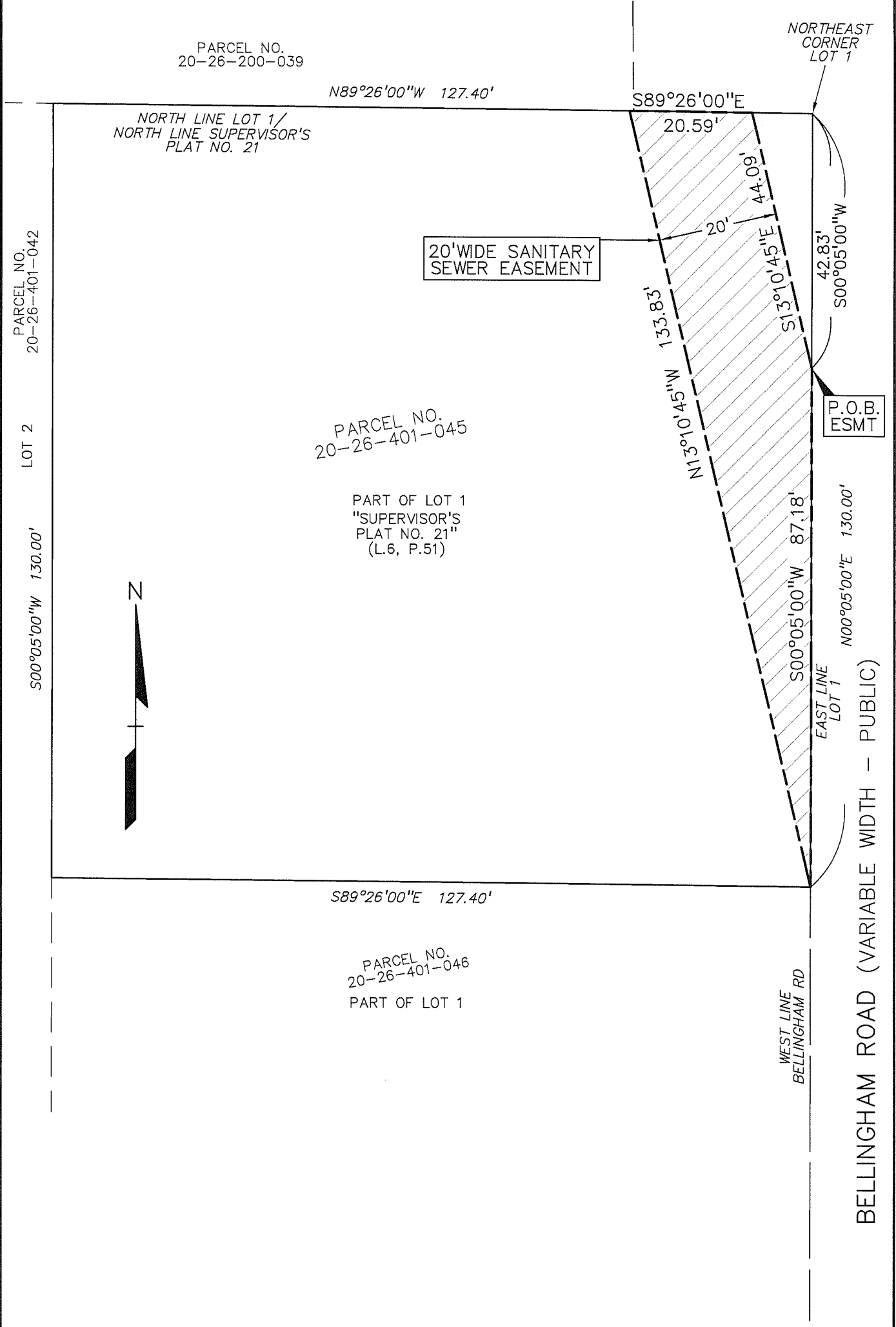
Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland


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

EXHIBIT "A"
SKETCH OF 20' WIDE SANITARY SEWER EASEMENT



PARCEL NO.
20-26-200-039

N89°26'00"W 127.40'

NORTH LINE LOT 1/
NORTH LINE SUPERVISOR'S
PLAT NO. 21

NORTHEAST
CORNER
LOT 1

S89°26'00"E
20.59'

20' WIDE SANITARY
SEWER EASEMENT

44.09'

PARCEL NO.
20-26-401-042

LOT 2

S00°05'00"W 130.00'



PARCEL NO.
20-26-401-045

PART OF LOT 1
"SUPERVISOR'S
PLAT NO. 21"
(L.6, P.51)

P.O.B.
ESMT

S13°10'45"E
133.83'

42.83'
S00°05'00"W

S00°05'00"W 87.18'
EAST LINE
LOT 1
N00°05'00"E 130.00'

S89°26'00"E 127.40'

PARCEL NO.
20-26-401-046
PART OF LOT 1

WEST LINE
BELLINGHAM RD

BELLINGHAM ROAD (VARIABLE WIDTH - PUBLIC)

PEA
GROUP

t: 844.813.2949
www.peagroup.com

GFA DEVELOPMENT
INC.
3301 MIRAGE DRIVE
TROY, MI 48083

SHEET 1 OF 2
JANUARY 30, 2026
24-1081

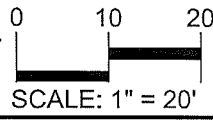


EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION:
(PER SURVEY OAKLAND TAX ASSESSING)

PARCEL NO. 20-26-401-045
T2N, R11E, SEC 26 SUPERVISOR'S PLAT NO 21 LOT 1 EXC S 300 FT AS MEAS ALG. W LOT LINE,
ALSO EXC S 204.30 FT OF N 334.30 FT OF LOT 1

LEGAL DESCRIPTION: (PER PEA GROUP)

20' WIDE SANITARY SEWER EASEMENT

A 20 foot wide Sanitary Sewer Easement over part of Lot 1 of "Supervisor's Plat No. 21", as recorded in Liber 6, Page 51, Oakland County Records, being part of the Southeast 1/4 of Section 26, Town 2 North, Range 11 East, City of Troy, Oakland County, State of Michigan, said easement being more particularly described as:

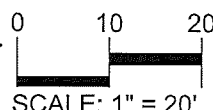
Commencing at the Northeast corner of said Lot 1; thence along the east line of said Lot 1, said line also being the west line of Bellingham Road (variable width), S00°05'00"W, 42.83 feet to the POINT OF BEGINNING;
thence continuing along said east line, S00°05'00"W, 87.18 feet;
thence N13°10'45"W, 133.83 feet to the north line of said Lot 1, said line also being the north line of "Supervisor's Plat No. 21";
thence along said north line, S89°26'00"E, 20.59 feet;
thence S13°10'45"E, 44.09 feet to the aforementioned west line of Bellingham Road and the POINT OF BEGINNING.



t: 844.813.2949
www.peagroup.com

**GFA DEVELOPMENT
INC.**
3301 MIRAGE DRIVE
TROY, MI 48083

SHEET 2 OF 2
JANUARY 30, 2026
24-1081



**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-26-401-045 (pt)

Gary Abitheira, a married man, Grantor, whose address is 3301 Mirage Drive, Troy, MI 48083, 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, Michigan, 48084 grants to the Grantee the 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) 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.

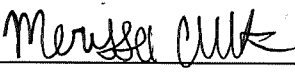
IN WITNESS WHEREOF, the undersigned hereunto affixed (1) his signature(s)
this 25th day of March A.D. 2026.

By  (L.S.)
Gary Abitheira

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of March, 2026, by Gary Abitheira, a married man.

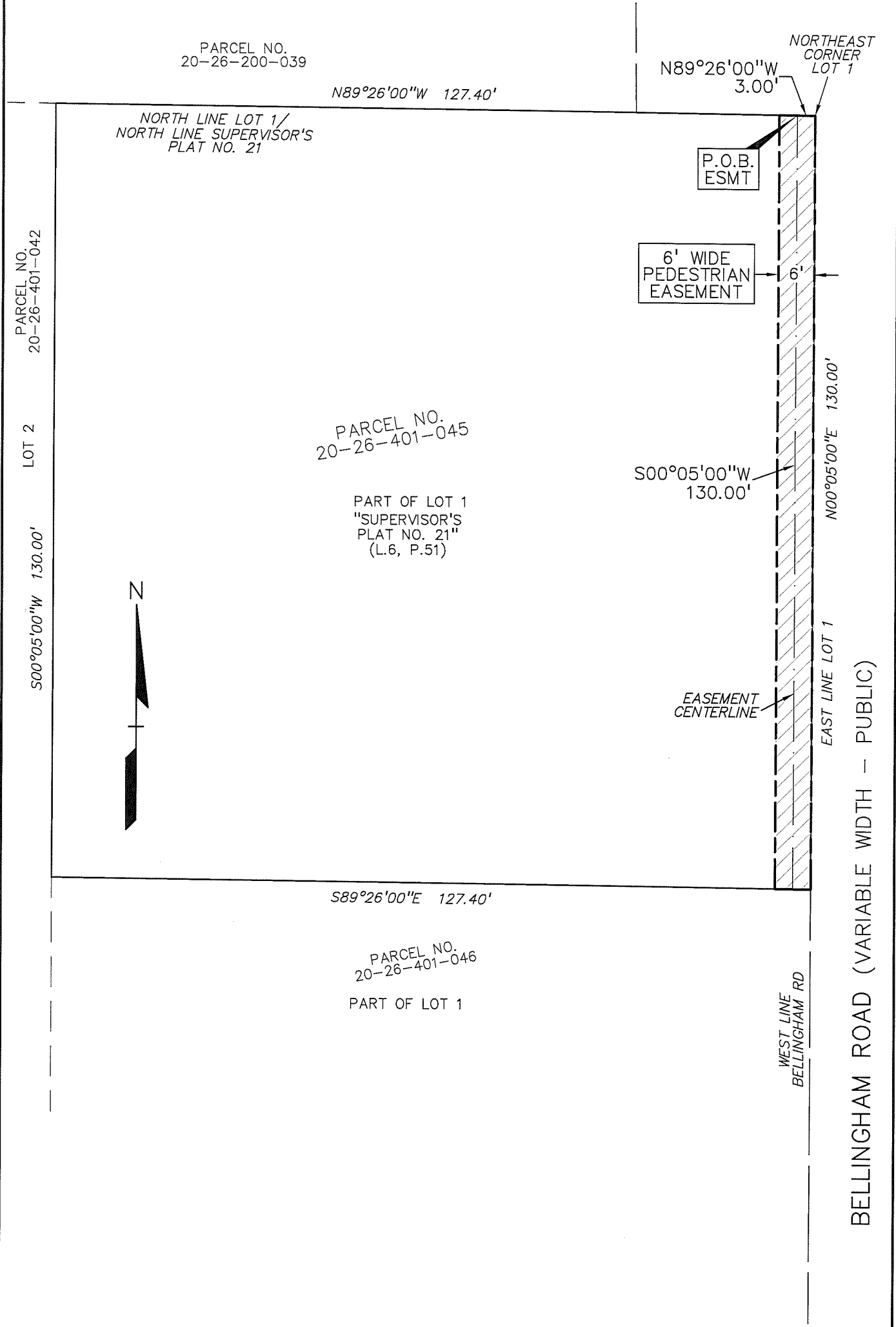
Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland


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

EXHIBIT "A"
SKETCH OF 6' WIDE PEDESTRIAN EASEMENT



PEA
GROUP

t: 844.813.2949
www.peagroup.com

GFA DEVELOPMENT
INC.
3301 MIRAGE DRIVE
TROY, MI 48083

SHEET 1 OF 2
JANUARY 30, 2026
24-1081

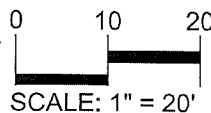


EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION:
(PER SURVEY OAKLAND TAX ASSESSING)

PARCEL NO. 20-26-401-045
T2N, R11E, SEC 26 SUPERVISOR'S PLAT NO 21 LOT 1 EXC S 300 FT AS MEAS ALG. W LOT LINE,
ALSO EXC S 204.30 FT OF N 334.30 FT OF LOT 1

LEGAL DESCRIPTION: (PER PEA GROUP)

6' WIDE PEDESTRIAN EASEMENT

A 6 foot wide Pedestrian Easement over part of Lot 1 of "Supervisor's Plat No. 21", as recorded in Liber 6, Page 51, Oakland County Records, being part of the Southeast 1/4 of Section 26, Town 2 North, Range 11 East, City of Troy, Oakland County, State of Michigan, the centerline of said easement being more particularly described as:

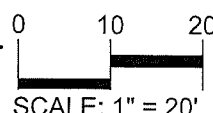
Commencing at the Northeast corner of said Lot 1; thence along the north line of said Lot 1, said line also being the north line of said "Supervisor's Plat No. 21", N89°26'00"W, 3.00 feet to the POINT OF BEGINNING;
thence S00°05'00"W, 130.00 feet to the POINT OF ENDING.



t: 844.813.2949
www.peagroup.com

**GFA DEVELOPMENT
INC.**
3301 MIRAGE DRIVE
TROY, MI 48083

SHEET 2 OF 2
JANUARY 30, 2026
24-1081





500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.a.

Board and Committee Minutes:

O.1.a. Election Commission-Final - October 13, 2025

ATTACHMENT(S):

Election Commission-Final - October 13, 2025

A meeting of the Troy Election Commission was held October 13, 2025, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 10:00 AM.

Roll Call:

PRESENT: Steve Sadlier, M. Aileen Dickson, Ray Watts

Approval of Minutes: September 5, 2025

Resolution # EC-2025-10-006
Motion by Sadlier
Seconded by Watts

RESOLVED, That the Meeting Minutes from the September 5, 2025 Election Commission Meeting are **APPROVED** as submitted:

Yes: All-3
No: None

MOTION CARRIED

Approval of Election Inspector Assignments – November 4, 2025 City General Election

Resolution # EC-2025-10-007
Motion by Watts
Seconded by Sadlier

RESOLVED, That Election Inspectors be **APPOINTED** for the November 4, 2025 City General Election, as presented by the City Clerk.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **AUTHORIZED** to make emergency appointments as necessary.

Yes: All-3
No: None

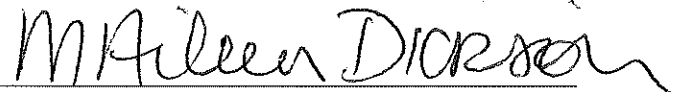
MOTION CARRIED

Public Accuracy Test for the November 4, 2025 City General Election to Be Conducted by the Troy Election Commission

Public Comment: None

Adjournment:

The meeting was **ADJOURNED** at 10:28 AM.



M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.b.

Board and Committee Minutes:

O.1.b. Civil Service Commission (Act 78)-Final - October 14, 2025

ATTACHMENT(S):

Civil Service Commission (Act 78)-Final - October 14, 2025

A Meeting of the Civil Service Commission (Act 78) was held Tuesday, October 14, 2025 at Troy City Hall, 500 W. Big Beaver Road in the Lower Level Conference Room. Chairman/President McGinnis called the meeting to order at 2:30 PM.

A. ROLL CALL: Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele-Absent

B. APPROVAL OF MINUTES:

1. Approval of Minutes of Monday, August 25, 2025

Resolution #CSC-2025-10-015
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Monday, August 25, 2025, meeting as presented.

Yes: Cannon, McGinnis
No: None
Absent: Steele

MOTION CARRIED

C. PETITIONS AND COMMUNICATIONS: None

D. REPORTS: None

E. OLD BUSINESS: None

F. NEW BUSINESS:

1. Approval of Eligible List for Police Officer

Resolution #CSC-2025-10-016
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the eligible list for Police Officer as presented.

Yes: McGinnis, Cannon
No: None
Absent: Steele

MOTION CARRIED

2. Approval of Eligible List for Police Lieutenant

Resolution #CSC-2025-10-017
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the eligible list for Police Lieutenant as presented.

Yes: Cannon, McGinnis
No: None
Absent: Steele

MOTION CARRIED

3. Approval of Eligible List for Police Captain

Resolution #CSC-2025-10-018
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the eligible list for Police Captain as presented.

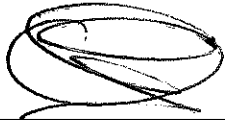
Yes: McGinnis, Cannon
No: None
Absent: Steele

MOTION CARRIED

G. PUBLIC COMMENT:

H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 2:40 PM.



Donald E. McGinnis, Jr., Chairman



M. Aileen Dickson, City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.c.

Board and Committee Minutes:

O.1.c. Traffic Committee-Final - February 18, 2026

ATTACHMENT(S):

20260218_Minutes_Traffic Committee_FINAL SIGNED

A regular meeting of the Troy Traffic Committee was held on Wednesday, February 18, 2026, in the Lower-Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Timothy Battle
Justin Rose
Abi Swaminathan
Pete Ziegenfelder

Absent: Shama Kenkre
Al Petruilis
Deputy Fire Chief, Michael Koehler

Also present: G. Scott Finlay, City Engineer
Sgt. Brian Warzecha, Police Department
Merissa Clark, Administrative Assistant

2. Minutes – November 19, 2025, Traffic Committee

Resolution # 2026-02-01

Moved by Rose

Seconded by Battle

To approve the November 19, 2025 minutes as printed.

Yes: Battle, Rose, Swaminathan, Ziegenfelder

No: None

Absent: Kenkre, Petruilis

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for No Parking Zone – Costello Elementary

The following emails were provided at the start of the meeting:

Tammy DiPonio, Principal at Costello Elementary, is requesting 'No Parking' signs be installed on the west side of Eleanor, south of Hamman. The request stems from an issue that occurs mainly during winter, when snow is piled along the west side of Eleanor. Overall, visibility into and out of the school driveway would be better with the signs posted, regardless of the season. The problem occurs when vehicles exit the school

by turning right onto SB Eleanor. They either cannot turn south or are hesitant to because they cannot see around the parked vehicles. During arrival and dismissal, vehicles are traveling NB on Eleanor, causing another blockage for turning vehicles.

The Traffic Committee received two emails in favor of the changes requested:

Mr. Finlay,

I appreciate your initiative in addressing the ongoing drop-off and pick-up challenges at Costello. I live four doors down from the school on Hamman Drive, and the situation has deteriorated significantly over the years. While I understand the upcoming meeting is focused on implementing a no-parking zone on the west side of Eleanor, I believe that change alone fails to address the much larger—and more serious—issues impacting residents on both Hamman and Eleanor.

During dismissal, homeowners are effectively trapped in their driveways for 20–30 minutes at a time. Parents waiting in the street routinely block driveways and refuse to move, leaving residents unable to enter or exit. As a result, Hamman is often reduced to a single lane, creating head-on traffic conflicts and unsafe driving conditions. Most concerning, if there were an emergency, emergency vehicles would have no clear path to get through. Additionally, northbound traffic on Eleanor frequently comes to a standstill, with drivers attempting to go around stopped vehicles or even drive against traffic to access Costello. This creates an extremely dangerous environment for residents, students, and drivers alike.

I have contacted the city, the school district, and the police on multiple occasions, but the issue continues to be passed from one entity to another without resolution. This is not a minor inconvenience—it is a serious safety hazard that has gone unaddressed for far too long.

Implementing a no-parking zone on the west side of Eleanor, without a broader plan, is likely to make the situation worse by pushing more congestion into already overburdened areas. A more effective solution would be to require parents to park away from the immediate school frontage and walk to pick up their children. While this may be less convenient, it would significantly reduce congestion, restore access to residents' driveways, and improve overall safety.

I urge you to broaden the scope of this discussion to focus on a comprehensive, safety-first solution that accounts for residents, traffic flow, and emergency access. The current conditions are unacceptable, and meaningful action is long overdue.

Thank you for your time and attention to this matter.

Sincerely,

*Doug and Jennifer Hughes
1549 Hamman Drive*

Good Afternoon,

I had intended to be at the meeting this evening, but did not realize until today that it is Ash Wednesday. I invite anyone to observe the car rider dismissal traffic Monday through Friday at Costello starting at 3:55-4:20ish.

Here is my feedback. I am very sorry that I cannot attend this meeting. Please feel free to call me today, I am happy to discuss if you think this would be helpful. Thank you for considering this.

FACTS:

- *We are dismissing over 400 students daily. We utilize the bus loop for our 5 buses and the car rider loop for the car riders.*
- *As a late school many families pick up their students to take swiftly to their after school events.*
- *We do ask parents who live in walking distance to walk to pick up their students.*
- *Our staff uses walkies to keep the car rider line flowing.*
- *Hamman is often backed up and buses are waiting to enter and exit the lot, parents who are using the crosswalk to walk students home are*

PROBLEM:

- *Parents are trying to park on Eleanor (see stars in image) this creates a blind spot and makes pulling out of the lot difficult and unsafe.*
- **SOLUTION:** *MONITORING THIS WOULD BE EASIER IF THERE WAS SIGNAGE TO ENFORCE THIS EXPECTATION*
- *Gail Parra studied the traffic patterns and agrees with the suggestion to add signage “do not park here from 8:30-9:30 and 3:30-4:30 when school is in session*

*Tammy DiPonio, Ed.D
Principal, Costello Elementary
Troy, Michigan 48085
248-823-3720*

Justin Rose agrees with the request and finds it reasonable, especially given the sight distances. He also brought up Mr. Hughes email and taking a larger look at the area if needed.

Scott Finlay explained that this is an issue at almost all schools in subdivisions because many more parents are driving their kids to school, and the subdivision roads were not designed for this traffic.

Justin Rose asked if it would have time restrictions.

Scott Finlay explained that DPW will work with the schools to determine the exact times to be posted on the signs.

Resolution # 2026-02-02

Moved by Rose

Seconded by Battle

- a. BE IT RESOLVED, that a NO PARKING ZONE be established on the west side of Eleanor, south of Hamman, along the Costello Elementary School frontage when school is in session between 8:30 am & 9:30 am and 3:30 pm & 4:30 pm.

Yes: Battle, Rose, Swaminathan, Ziegenfelder

No: None

Absent: Kenkre, Petrusis

MOTION CARRIED

5. Public Comment

Ann Coleman, Deborah Louzecky, and Leasa Williams came in to talk about the corner of Square Lake and Livernois and pedestrian safety with all the proposed development. Scott Finlay explained that RCOC recently updated the intersection to meet all recent safety requirements, and that this is not something the Traffic Committee can address; it needs to be brought to the Planning Commission.

The Rochester Road project was also briefly discussed, including how the current detour may affect the Gas Station on Long Lake.

6. Other Business

No other business.

7. Adjourn

The meeting adjourned at 8:07 PM.



Pete Ziegenfelder -Chairperson



G. Scott Finlay, City Engineer/Traffic Engineer

G:\Traffic\aaa Traffic Committee\2026\02_February_2026\0218_Minutes_Traffic Committee DRAFT



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.a.

Agenda Item:

O.2.a. Economic Development Report First Quarter 2026

ATTACHMENT(S):

Economic Development Report_Q126

Economic Development Report



Next Industries

Next Industries will be moving into a vacant building located at 2805 Bellingham. They provided manufacturing services to industrial firms. Economic Development Manager Mark Adams discussed Troy's economic development services and our process for a new business locating in Troy. The State of Michigan has had discussions with this firm about incentives, workforce development and supply chain assistance. This location will act as a corporate headquarters, showroom, and distribution center. This potential project will add 102 new jobs to Troy and about an \$8 million dollar investment.

Oribay Automotive

The Economic Development Manager provided assistance to this Spanish firm that located at 1100 Owendale. The firm started with pioneering solutions for automotive glass and have since grown into a global company that provides various services and many industry segments. Starting off they plan to invest over \$1 million dollars and hire 5 employees. Oribay Automotive is another example of how international firms start small in new markets with the potential for explosive growth.

Maple Lane Apartments

The Economic Development and Planning departments discussed a potential housing development at 1435 Maple Lane. Currently, only some storage units are on the property. The developer, Nelson Ventures, wants to construct over 200 homes and potentially use the Brownfield housing TIF to help cover infrastructure costs. We told the developer this new Brownfield housing TIF is under review by Troy. This new program allows additional housing infrastructure costs to be an eligible Brownfield expense, reimbursable from the property's taxable value increase.

A portion of a housing TIF development has to have attainable housing that's 120% of the average Oakland County medium household income. At this time Troy is still evaluating the program and no decision was given to the developer.

Troy's Quarterly Fluid Real Estate Market Trends

Building Type	Rent	Vacancy Rate	Sq. Ft.
Office	\$20	16%	17 million
Industrial	\$7	7%	14 million
Retail	\$17	1.7%	8 million

Source: Various Real Estate Forecasting Agencies

Mopec Grand Opening 269 Executive Dr.

This firm opened a supply chain distribution center in Troy, at which the Economic Development Manager spoke. The Troy economic development team assisted in obtaining an expedited permit for this business, which performs digital pathology analysis and medical manufacturing. For this expansion, the company had a choice between Michigan and California. It was Michigan's and Troy's workforce, business cluster, and quality of life that made the difference. The Michigan Economic Development Corporation played a major role in bringing this firm to Troy, and it's always a good day when jobs and new investment occur in our City.

Bachard Loft Development/1441 East Maple

The Troy development team had several meetings both with the developer and internally concerning this project. It's a vacant office building that used to be the home of Media Genesis. The developer wants to convert the building into a mixed-use entity that would have 28 apartments, retail and office space. This developer is also requesting a Brownfield Housing TIF to assist with infrastructure and demolition. This project is currently under review to ensure that it's in line with all the Brownfield Act 381 requirements.

The Program requires that a portion of the development include attainable housing at 120% of the average Oakland County median household income. This new Brownfield Program is still being evaluated by Troy and no decision was rendered to the developer.

CMIT Solutions

This technology firm is opening an office at 3838 Livernois. The firm will supply technology-based solutions to small businesses that include providing contract employees and cybersecurity. The Economic Development Manager provided information about the SBA 504 loan program, Michigan Manufacturing Technology Center and Michigan Works.



Attraction Partner Working Group State of Michigan

The Economic Development Manager participated in this State-Wide planning group that focuses on new technologies in Michigan and tools that we can use to assist with job growth and retention. The meeting touched on available properties and how to get that information to Michigan Economic Development Managers who have clients that express an interest in Michigan.

Conferences Attended by Economic Development Manager

Event Name: Consumer Electronic Show (CES)
Location: Las Vegas
Date: January 2026

Participated with the Michigan Economic Development Corporation and City of Southfield, a City of Troy LDFA partner. We spoke with technology firms about our talent, cost of living, supply chain network and business clusters. All of these factors are important when technology firms are making location decisions. The Economic Development Manager was able to weave Troy into the general conversation about Michigan. He also touched base with some local firms that attended the show, such as Intrepid Control Systems, Activ, Valeo, and Tracetrionic, and discussed Troy's Economic Development services. Two of the firms are planning product demonstrations (ICS and Valeo) in the fall/summer, and they want Troy officials to attend. There were over 150,000 in attendance.

Event Name: International Economic Development Council
Location: Washington D.C.
Date: March 2026

This member organization represents National and International Economic Development organizations and provides advocacy/training for the Economic Development profession. There were several speakers who discussed site selection, small business, data centers, and housing development. Most of the speakers reinforced communicating the facts with the local community and municipal body for project approvals. The dangers and benefits of AI were discussed. AI can sometimes present an inaccurate narrative if not all the facts are known, but it can analyze a tremendous amount of data in a short period of time. The event also provided an opportunity to network with economic development professionals and hear about different economic development issues in their communities.

Troy Hospitality Committee

The Economic Development Manager provided an update on Economic Development activities that included proposed North Troy office conversations, proposed development for MET property, and a possible new tenant for 2805 Bellingham, which would include 102 new employees in Troy. He also talked about some of the mixed-use developments proposed for Big Beaver and touched on general economic trends and office vacancy rates.

Troy’s TIF Boards

Brownfield and Local development Finance Authority Broad meetings were held in October. The Boards were provided with information about Brownfield projects and Smart Zone activities.

Brownfield Pipeline 2025/26

- 1441 Maple potential office to residential conversion
- Motor City Church

This pipeline represents potential projects that are on-going and can take several months of interactions with in person meetings, phone calls and reimbursement activities for completed Brownfield projects.

Michigan Manufacturing Technology Center

The Economic Development Manager worked with MMTC to assist with getting their NIST Survey completed with Cadillac Products and Stegman Tool Co – Troy manufacturing firms.

MMTC is a non-profit focused on advancing manufacturing in Michigan. They have a learning center/HQ in Plymouth, Michigan that houses classrooms, an AI lab, 3D-printing resources, and hands-on learning that provides training/courses around manufacturing topics that include the following:

- Leadership & Culture
- Quality Management
- Six Sigma
- Lean Principles & Techniques
- Industry 4.0 & Cybersecurity
- GD&T/ Blueprint Reading/ Welding

In the News

Bose Corp. is planning an automotive innovation and R&D hub in Troy



[Read the full article here](#)





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CITY COUNCIL AGENDA ITEM COVER SHEET

O.3.a.

Agenda Item:

O.3.a. Letter of Appreciation from Pete Keating to Lyndsay Ramsey

ATTACHMENT(S):

20260427 Letter of Appreciation from Pete Keating to Lyndsay Ramsey

From: Pete Keating
Sent: Saturday, April 18, 2026 1:21 PM
To: Lyndsey A Ramsay <Lyndsey.Ramsay@troymi.gov>
Cc: Bill Rhodes; Bob Berk
Subject: Thank you

Lyndsey:

On behalf of the AARP volunteers and our partners at Friends of Troy Seniors I wish to thank you for the outstanding support received this tax season by your organization and the supporting staff of the Parks and Recreation Department.

Your constant communication and involvement in the planning, operations and sustainment contributed immeasurably to our success this tax season. Unfortunately, we were not able to formally thank you at our end of season lunch but enjoyed the company of Lori Salyer, who graciously represented you.

I previously submitted our end of year statistics which confirmed a 9% increase in taxpayer's served compared to last year. We would not have achieved that improved level of service without your assistance.

Thank you again. And we look forward to continued collaboration in the future.

Pete Keating
Local Coordinator
AARP Troy Tax-Aide



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.5.

Agenda Item:

O.5. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22061

ATTACHMENT(S):

O-05 Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22061

**CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084**

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-22061**

- DTE Electric Company requests Michigan Public Service Commission for approval of amendments to Rate D11 and related relief.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company, 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747 for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, April 28, 2026 at 9:30 AM

BEFORE: Administrative Law Judge Katherine E. Talbot

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 18, 2026 application requesting the Commission to grant expedited approval of amendments to Rate Schedule D11 and related relief, consisting of a Minimum Billing Demand (MBD) across their aggregated sites expressed on a customer's bill as a Minimum Monthly Charge equal to the product of the applicable demand rates in Rate Schedule D11 and the 80% MBD. DTE Electric proposes a Large Load Provision to apply to its customers requesting service for incremental load (1) exceeding 100 MW at a single site, or (2) exceeding 100 MW in the aggregate across multiple sites, with a site average of more than 20 MW. DTE Electric's proposed Large Load Provision would include an administrative fee of \$100,000 for customers with contracted capacity of less than 200 MW and \$250,000 for customers with contracted capacity equal to or greater than 200 MW and establishes a termination fee of 15 years of the customer's MBD; and would require collateral in the amount of the full termination fee accepted in the form of a letter of credit, cash, a parent guarantee, or a combination of the three from the customer.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by April 21, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, John A. Janiszewski, One Energy Plaza, 1635 WCB, Detroit, MI 48266.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-22061. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-22061



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CITY COUNCIL AGENDA ITEM COVER SHEET

O.6.

Agenda Item:

O.6. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-21595

ATTACHMENT(S):

O-06 Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-21595

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-21595**

- DTE Electric Company requests Michigan Public Service Commission approval for reconciliation of its power supply cost recovery plan (Case No. U-21594) for the twelve months ending December 31, 2025.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company, 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Thursday, May 7, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Theresa A.G. Staley

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 31, 2026 application requesting the Commission to: 1) approve its 2025 Power Supply Cost Recovery (PSCR) reconciliation, as proposed; 2) authorize DTE Electric to reconcile its total PSCR under-recovery at year-end 2025 of \$109,166,402 including interest and the impacts from nuclear production tax credits and Financial Compensation Mechanism earnings, from all PSCR customers via a roll-over of such under-recovery as the January 2026 starting balance for the 2026 PSCR Reconciliation; and 3) grant DTE Electric such further additional relief and authority as the Commission may deem necessary, suitable and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by April 30, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Jon P. Christinidis, 1 Energy Plaza, 688 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21595. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, and R 792.10401 through R 792.10448.

U-21595



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Troy, MI 48084
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CITY COUNCIL AGENDA ITEM COVER SHEET

O.7.

Agenda Item:

O.7. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22067

ATTACHMENT(S):

O-07 Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22067

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-22067**

- DTE Electric Company requests Michigan Public Service Commission's approval for reconciliation of its Electric Infrastructure Recovery Mechanism for the 12 months ended December 31, 2025.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Thursday, May 14, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Lesley C. Fairrow

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 27, 2026 application requesting the Commission to: 1) approve DTE Electric's 2025 Infrastructure Recovery Mechanism (IRM) reconciliation, as proposed; 2) approve DTE Electric's \$0.09M over-recovery and proposal to return this amount to customers through the recording of a regulatory liability to be amortized in a future DTE Electric general rate case; and 3) grant DTE Electric such further additional relief and authority as the Commission may deem necessary, suitable and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by May 7, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Carlton D. Watson, One Energy Plaza, 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-22067**. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

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