

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

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, April 27, 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-Absent
- Rebecca A. Chamberlain
- Hirak Chanda
- Mark Gunn
- David Hamilton

Excuse Absent Council Members:

Resolution #2026-04-065
Moved by Baker
Seconded by Chanda

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Brooks at the Regular City Council Meeting of April 27, 2026, due to being out of the county.

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

MOTION CARRIED

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

Resolution #2026-04-066
Moved by Baker
Seconded by Chamberlain

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

Absent: Brooks

MOTION CARRIED

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

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); b) City Council Nominations - Liquor Advisory Committee, Personnel Board

a) Mayoral Nominations:

Resolution #2026-04-067
 Moved by Baker
 Seconded by Chamberlain

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Brownfield Redevelopment Authority

Appointed by Mayor
 7 Regular Members
 3 Year Term

Nominations to the Brownfield Redevelopment Authority:

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

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

MOTION CARRIED

Resolution #2026-04-068
 Moved by Baker
 Seconded by Chanda

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

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

Nominations to the Civil Service Commission (Act 78):

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

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

MOTION CARRIED

b) City Council Nominations:

Resolution #2026-04-069
 Moved by Chanda
 Seconded by Gunn

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:

Liquor Advisory Committee

Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	Alecia Billington
	Term currently held by: David Gorcyca
Unexpired Term Expires: 1/31/2028	Thomas Gault
	Term currently held by: David Haight (Resigned)

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

MOTION CARRIED

Resolution #2026-04-070
 Moved by Chanda
 Seconded by Gunn

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:

Personnel Board
 Appointed by Council
 5 Regular Members
 3 Year Term

Nominations to the Personnel Board:

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

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

MOTION CARRIED

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)

Resolution #2026-04-071
 Moved by Chamberlain
 Seconded by Bluhm

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

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-04-072-J-1a
Moved by Hamilton
Seconded by Bluhm

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

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

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-04-072-J-2

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**

Resolution #2026-04-072-J-4a

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**

Resolution #2026-04-072-J-4b

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**

Resolution #2026-04-072-J-4c

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

Resolution #2026-04-072-J-4d

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

Resolution #2026-04-072-J-5

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

Resolution #2026-04-072-J-6

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

Resolution #2026-04-072-J-7

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.

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.

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

Resolution #2026-04-072-J-8

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.

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:

Ryan Paul	Commented on sewage backup in the basement recently and requested help from the City
Linda Burris	Commented on sewage backup in the basement recently and requested help from the City
Brian Corbett	Commented on sewage backup in the basement recently and requested help from the City
Philip Brown	Commented on sewage backup in the basement recently and requested help from the City

Robert MacFarland	Commented on sewage backup in the basement recently and requested help from the City
Susan Vincent	Commented on sewage backup in the basement recently and requested help from the City
Mary Ellen Barden	Commented on the responsible treatment of the budget process by Council and on zoning districts in north Troy
Cheryl Kapas	Commented on ordinance violations at a construction site and requested an ordinance amendment
Anthony Kapas	Commented on the need for traffic control devices to be approved by the Traffic Committee

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

DPW Director Bovensiep replied that he truly sympathizes with the residents affected by the recent heavy storms that caused basements to backup with sewage water. He said that there was an equipment failure that caused the delay in pumping, and that water levels increased quicker than normal, which made the situation extraordinarily difficult to manage. He explained the various issues that can cause storm water to infiltrate the sewage system and overtax it, and that DPW is investigating all these issues, and continues to work on improving capacity and correct the intake areas. He said that rain gauges and meters were installed after the 2019 flooding incident, and they continue to review the causes which may include construction on Rochester Rd. He said that DPW is looking at backup equipment to have available in case of future equipment failure. Mr. Bovensiep said that there are 10-12 watch points throughout the city that are monitored during storm events because they have a tendency to be overwhelmed.

There was a consensus of Council to request a report on capital needs involving storm and sewer drainage. Mr. Bovensiep commented that the City is in partnership with the County and any issues would need to be resolved by both parties together.

Mayor Baker requested information from Asst. City Attorney MacMillan regarding how long it takes for claims to be processed. Ms. MacMillan replied that there is not an exact timeline on the evaluation process when a claim forwarded to the City’s insurance carrier.

City Manager Nastasi commented that he will work with the City Attorney’s Office and set up a meeting with the residents affected by the sewer backups.

There was a consensus of County to request more information about the Traffic Committee meeting regarding the traffic control devices.

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

Noted and Filed

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

Noted and Filed

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

Noted and Filed

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Chamberlain recognized that the State of the City is next week and apologized that she will not be able to attend due to work commitments.

Council Member Chamberlain said the City recognized Earth Day and Arbor Day this past week. She said for the past 40 years, the City has been recognized as Tree City USA by the Arbor Day Foundation and they will be planting a tree in Firefighter’s Park this Friday afternoon.

Council Member Chamberlain said the City has attained Gold Status with the Green Communities Challenge, a program that recognizes communities' progress in sustainability. She asked if there was a status update on the federal grant the City acquired that was put on hold. City Manager Nastasi responded that the City is still active and persistent, and he will provide updates to City Council when they are available.

Council Member Gunn extended his apologies to the residents of Cherryhurst subdivision.

Council Member Gunn announced that the State of the City is on May 6th and the National Day of Prayer is on May 7th.

Council Member Gunn acknowledged Edwin MacKenzie, who is the top ranked archer under 13 in the state.

Council Member Bluhm extended the sentiments heard tonight to the residents of Cherryhurst subdivision.

Council Member Bluhm acknowledged that it is prom season and she encourages students to make good choices and celebrate responsibly.

Council Member Chanda echoed sentiments to the residents of Cherryhurst subdivision. He said he would like to see a long-term solution to this problem.

Mayor Baker apologized for what the residents of Cherryhurst subdivision have experienced. He said he is confident that City Administration will come up with a resolution for the infrastructure needs for Cherryhurst subdivision.

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:07 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

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