



TROY CITY COUNCIL

Regular Meeting Agenda

May 18, 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

May 18, 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: Father John Souza with St. Nicholas Greek Orthodox Church

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation to Recognize Troy High School Director of Bands Brian Nutting for Exceptional Leadership

C.2. Presentation from Members of St. Nicholas Greek Orthodox Church Presenting on the Upcoming Opa Festival

C.3. Legislative Update by Senator Michael Webber

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 - Historic District Commission, Personnel Board

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

I.3. No Closed Session Requested

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 - May 11, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Award Standard Purchasing Resolution 3 – Exercise Renewal Option - Workers’ Compensation Renewal

J.5. Private Agreement - Contract for Installation of Municipal Improvements - Norton and Quill Creek Drive Site Condominium Development - Project No. 23.902.3

J.6. Assessment of Delinquent Accounts

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: None Submitted

O.2. Department Reports:

O.2.a. Star EMS Response Time Report (April, 2026)

O.2.b. Fiscal Year 2026 - Third Quarter Financial Report

O.3. Letters of Appreciation: None Submitted

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-22046

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, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Saturday, November 21, 2026	Special Meeting - November 2026 Advance
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

May 18, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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INVOCATION: Father John Souza with St. Nicholas Greek Orthodox Church

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

- b) Excuse Absent Council Members:

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of May 18, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

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

Suggested Resolution

Resolution #2026-05-

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 to Recognize Troy High School Director of Bands Brian Nutting for Exceptional Leadership* at the May 18, 2026 City Council Meeting.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation to Recognize Troy High School Director of Bands Brian Nutting for Exceptional Leadership

C.2. Presentation from Members of St. Nicholas Greek Orthodox Church Presenting on the Upcoming Opa Festival

C.3. Legislative Update by Senator Michael Webber

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 - Historic District Commission, Personnel Board

a) Mayoral Appointments

b) City Council Appointments

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That the City Council of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on 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	Barbara Chambers
	Term currently held by: Barbara Chambers

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Anne Sackrison
	Term currently held by: Anne Sackrison

Yes:
No:

MOTION CARRIED / FAILED

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

a) Mayoral Nominations:

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

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

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	
Bica-Grotsky, 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 #2026-05-

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	

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
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
Vacancy		4/30/2026	Michael Bossenbroek's term.	No Reappointment

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2029	
	Term currently held by: Vacancy (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

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2026-05-

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 #2026-05-

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

J.2.a. City Council Minutes-Draft - May 11, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Award Standard Purchasing Resolution 3 – Exercise Renewal Option - Workers’ Compensation Renewal

Suggested Resolution
Resolution #2026-05-

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **APPROVES** the one (1) year renewal Agreement with the Michigan Municipal League Workers’ Compensation Fund for Workers’ Compensation Insurance, and **AUTHORIZES** payment in an amount not to exceed the annual premium of \$359,652 for one (1) year, and **AUTHORIZES** the City Manager to execute any documents necessary for the renewal of the Agreement with the Michigan Municipal League Workers’ Compensation Fund; contract to expire June 30, 2027.

J.5. Private Agreement - Contract for Installation of Municipal Improvements - Norton and Quill Creek Drive Site Condominium Development - Project No. 23.902.3

Suggested Resolution
Resolution #2026-05-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and DC Land Development LLC for the installation of Storm Sewer, Detention Basin, Concrete 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.6. Assessment of Delinquent Accounts

Suggested Resolution
Resolution #2026-05-

WHEREAS, Section 1.167 of Chapter 5 and Section 6 of Chapter 20 of the Ordinance Code of the City of Troy require that delinquent payments and invoices, as of April 1st each year, shall be reported to City Council. City Council shall certify the list to the City Assessor who shall assess the same on the next annual City Tax Roll; and,

WHEREAS, Section 10.8 of the Troy City Charter provides for the collection of delinquent invoices through property tax collection procedures; and,

WHEREAS, A list of individual properties is on file in the Office of the Treasurer and comprises a summation of totals as follows:

Delinquent invoices (various funds)	\$ 64,915.01
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Delinquent water & sewer accounts	<u>\$1,118,728.26</u>
Total Assessments including penalties	\$1,183,643.27

NOW, THEREFORE, BE IT RESOLVED, That the City Assessor is **AUTHORIZED** to assess these delinquent accounts on the annual City Tax Roll.

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: None Submitted**
- O.2. Department Reports:**
 - O.2.a. Star EMS Response Time Report (April, 2026)**
 - O.2.b. Fiscal Year 2026 - Third Quarter Financial Report**
- O.3. Letters of Appreciation: None Submitted**
- 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-**

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, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
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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



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CITY COUNCIL AGENDA ITEM COVER SHEET

C.1.

Agenda Item:

- C.1. Proclamation to Recognize Troy High School Director of Bands Brian Nutting for Exceptional Leadership

ATTACHMENT(S):

20260518 Proclamation for Brian Nutting, Director of Band at Troy High

**PROCLAMATION TO RECOGNIZE
TROY HIGH SCHOOL DIRECTOR OF BANDS BRIAN NUTTING
FOR EXCEPTIONAL LEADERSHIP**

WHEREAS, Brian Nutting has served as the Director of Bands at Troy High School since 2000 and has taught since 1991. He is a graduate of Western Michigan University and earned his Master of Music degree with conducting emphasis from Bowling Green State University; and

WHEREAS, Mr. Nutting began his teaching career as a middle and high school choir and band director in Bad Axe, and after graduate school, he was appointed Eaton Rapids Director of Bands. Then, in 2000, **Mr. Nutting** was appointed Troy High School Director of Bands, where he has directed the cadet, concert, symphonic, jazz, and marching bands, as well as all chamber ensembles, with a combined enrollment of over 240 students. Under his baton, the Troy High School Bands have received consistent top ratings at district, state and national levels in jazz, marching and concert settings; and

WHEREAS, Mr. Nutting's desire to promote musical growth in his students has inspired him to develop programs that reach beyond the walls of Troy High School, including the Promoting Rewarding Instrumental Music Ensembles (P.R.I.M.E.) Project and the Taking It to the Streets project; and

WHEREAS, It is **Mr. Nutting's** commitment to his students, the Troy community and music, coupled with his talents, that have garnered him honors such as Troy "Teacher of the Year" in 2003, 2004, and 2007, The Detroit News' Teacher of the week" in December of 2003, the 2011 Michigan School Band and Orchestra Association (MSBOA) District XVI Teacher of the Year, and most recently, his peers nominated him for induction into the American School Band Directors Association (ASBDA). He was also recognized as the 1993 American Association of University Women, Eaton Rapids Teacher of the Year and the 1995 Eaton Rapids Public Schools Teacher of the Year; and

WHEREAS, Mr. Nutting is also an active member of MSBOA, acts as substitute director of the Detroit Civic Wind Ensemble and Jazz Band and is an honorary member of Kappa Kappa Psi, the National Honorary Band Fraternity; and

WHEREAS, With a resume full of accolades and awards, it is the growth and success of the students who **Mr. Nutting** worked with over the years that truly define the exceptional leader and teacher he is; and

NOW THEREFORE, BE IT RESOLVED, That the Mayor and City Council congratulate **Brian Nutting** on his retirement and a career in which he served as a beloved leader, educator and mentor within the Troy School District and the Troy community; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents thank **Brian Nutting** for creating a legacy that will live on through the programs he built, the people he mentored, and the lives he changed.

Presented this 18th day of May 2026.



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 - May 11, 2026

ATTACHMENT(S):

20260511

Mayor Baker 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, May 11, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Continuation of Public Hearing from April 6, 2026 City Council Meeting - 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 reopened the Public Hearing. The Mayor closed the Public Hearing after receiving public comment from Leasa Williams and Deborah Louzecky.

Resolution #2026-05-073
Moved by Brooks
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
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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
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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**.

Yes: All-7
 No: None

MOTION CARRIED

E.2. Adoption of the 2026/2027 Annual City Budget (Introduced by: Robert Maleszyk, Chief Financial Officer)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving public comment from Dave Kniffen and Sadek Rahman.

Resolution #2026-05-074
 Moved by Chanda
 Seconded by Bluhm

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2026; and,

WHEREAS, City Council directed City Management to also produce an additional two-year budget forecast;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$47,846,750
Licenses and Permits	5,008,479

Federal Grants	19,100
State Grants	213,000
State Shared Revenues	11,000,000
Contributions - Local	53,500
Charges for Services	8,621,834
Fines and Forfeitures	730,832
Interest and Rents	2,990,500
Other Revenues	2,157,312
Operating Transfer - In	805,657
Total Revenues and Transfers	79,446,964
Appropriation of Fund Balance	<u>14,083,147</u>
Total Revenues, Transfers and Appropriations	\$93,530,111

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.5000) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditure amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:	
Council	\$150,184
Manager	1,693,436
City Attorney	1,557,688
City Clerk	1,517,916
Human Resources	1,529,390
Communications	1,377,864
Finance	1,622,452
Treasurer	973,125
Purchasing	456,410
Assessing	1,504,430

Building Operations	1,996,935
Total General Government	\$14,379,830
Public Safety:	
Police	\$36,176,290
Fire	8,033,713
Building Inspection	3,241,366
Total Public Safety	\$47,451,369
Public Works:	
Streets/Drains	\$2,198,729
Transportation	804,420
Total Public Works	\$3,003,149
Community Development:	
Engineering	\$4,193,743
Planning	1,640,988
Total Community Development	\$5,834,731
Recreation and Culture	
Parks	\$5,035,032
Recreation	7,144,820
Nature Center	255,120
Museum/Historic Village	414,260
Total Recreation and Culture	\$12,849,232
Other:	
Operating Transfers Out	\$10,011,800

Total General Fund	\$93,530,111
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BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,463,500
Grants	2,382,390
Contributions	210,000
Charges for Services	240,000
Interest and Rents	200,000
Other Revenues	30,000
Operating Transfer - In	22,230,000
Total Revenues and Transfers	32,755,890
Appropriation (Surplus) of Fund Balance	(538,588)
Total Revenues, Transfers and Appropriations	\$32,217,302

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and eight hundred seventy ten-thousandths (1.0870) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager	\$30,000
Treasurer	20,000
Building Operations	6,820,000
Police	1,597,148
Fire	935,000
Streets	7,470,000
Public Works	2,605,000
Street Lighting	50,000
Drains	1,816,000
Sidewalks	1,000,000

Recreation	2,534,000
Parks	2,855,000
Library	3,680,000
Museum	790,000
Debt and Other Financing Uses	15,154
Total Expenditures	\$32,217,302

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,511,580
Grants	80,000
Charges for Services	800
Interest and Rents	120,000
Appropriation (Surplus) of Fund Balance	(628,184)
Total Revenues, Transfers and Appropriations	\$7,084,196

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.0900) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$7,084,196
Total Expenditures	\$7,084,196

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,561,000
Grants	155,000

Contributions	115,000
Charges for Services	20,650
Fines and Forfeitures	13,500
Interest and Rents	101,500
Other Revenue	6,000
Appropriation (Surplus) of Fund Balance	3,196,029
Total Revenues, Transfers and Appropriations	\$11,168,679

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and five hundred ninety-nine ten-thousandths (1.0599) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library	\$11,168,679
Total Expenditures	\$11,168,679

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2026/27 budget document:

Major Street Fund	
Revenue:	
Grants	\$12,380,860
Charges for Services	362,102
Interest and Rents	75,000
Appropriation (Surplus) of Fund Balance	(2,871,927)
Total Revenues, Transfers and Appropriations	\$9,946,035
Expenditures:	
Streets	\$3,768,440
Parks	167,595
Other Finances Uses	6,010,000

Total Expenditures	\$9,946,035
Local Street Fund	
Revenue:	
Grants	\$4,871,657
Interest and Rents	75,000
Operating Transfers - In	2,250,000
Appropriation (Surplus) of Fund Balance	1,106,311
Total Revenues, Transfers and Appropriations	\$8,302,968
Expenditures:	
Streets	\$3,393,259
Parks	1,419,709
Other Financing Uses	3,490,000
Total Expenditures	\$8,302,968
Transit Center:	
Revenue:	
Charges for Services	\$156,000
Other Financing Sources	11,800
Appropriation (Surplus) of Fund Balance	280
Total Revenues, Transfers and Appropriations	\$168,080
Expenditures:	
Building and Facility Maint.	\$140,830
Grounds and Common Area	27,250
Total Expenditures	\$168,080
Forfeiture Fund	
Revenue:	
Fines and Forfeitures	\$129,000
Interest and Rents	30,000
Appropriation (Surplus) of Fund Balance	(114,000)
Total Revenues, Transfers and Appropriations	\$45,000

Expenditures:	
Police Forfeitures	\$45,000
Total Expenditures	\$45,000
Community Development Block Grant Fund	
Revenue:	
Grants	\$135,278
Total Revenues, Transfers and Appropriations	\$135,278
Expenditures:	
Home Chore	\$20,278
Park Improvements	115,000
Total Expenditures	\$135,278
Cemetery Fund	
Revenue:	
Charges for Services	\$3,900
Interest and Rents	7,000
Appropriation (Surplus) of Fund Balance	(9,512)
Total Revenues, Transfers and Appropriations	\$1,388
Expenditures:	
Other Financing Uses	\$1,388
Total Expenditures	\$1,388
Series 2013 and 2020 DDA Debt Fund	
Revenue:	
DDA	\$965,635
Total Revenues, Transfers and Appropriations	\$965,635
Expenditures:	
Gen Obligation Debt	\$965,635
Total Expenditures	\$965,635
Sanctuary Lake Golf Course Fund	
Revenue:	

Charges for Services	\$2,506,584
Appropriation (Surplus) of Fund Balance	981,515
Total Revenues, Transfers and Appropriations	\$3,488,099
Expenditures:	
Sanctuary Lake	\$3,488,099
Total Expenditures	\$3,488,099
Sylvan Glen Golf Course Fund	
Revenue:	
Charges for Services	\$1,467,360
Interest and Rents	174,500
Appropriation (Surplus) of Fund Balance	490,369
Total Revenues, Transfers and Appropriations	\$2,132,229
Expenditures:	
Sylvan Glen	\$2,132,229
Total Expenditures	\$2,132,229
Sanitary Sewer Fund	
Revenue:	
Charges for Services	\$18,141,897
Interest and Rents	100,000
Appropriation (Surplus) of Fund Balance	(779,479)
Total Revenues, Transfers and Appropriations	\$17,462,418
Expenditures:	
Sanitary Sewer	\$17,462,418
Total Expenditures	\$17,462,418
Water Fund	
Revenue:	
Charges for Services	\$29,757,044
Interest and Rent	44,370
Appropriation (Surplus) of Fund Balance	(1,859,767)

Total Revenues, Transfers and Appropriations	\$27,941,647
Expenditures:	
Water	\$27,941,647
Total Expenditures	\$27,941,647
Building Operations	
Revenue:	
Charges for Services	\$2,038,490
Interest and Rents	16,224
Appropriation (Surplus) of Fund Balance	684,566
Total Revenues, Transfers and Appropriations	\$2,739,280
Expenditures:	
Building Operations	\$2,739,280
Total Expenditures	\$2,739,280
Fleet Maintenance Fund	
Revenue:	
Interest and Rent	\$5,521,861
Other Revenue	483,060
Appropriation (Surplus) of Fund Balance	1,244,815
Total Revenues, Transfers and Appropriations	\$7,249,736
Expenditures:	
Administration	\$957,332
Equipment Operation and Maint	3,663,724
DPW Facility Maintenance	563,680
Capital	2,065,000
Total Expenditures	\$7,249,736
Information Technology	
Revenue:	
Charges for Services	\$2,863,200
Interest and Rents	80,000

Appropriation (Surplus) of Fund Balance	419,736
Total Revenues, Transfers and Appropriations	\$3,362,936
Expenditures:	
Information Technology	\$3,362,936
Total Expenditures	\$3,362,936
Unemployment Insurance Fund	
Revenue:	
Charges for Services	\$4,110
Total Revenues, Transfers and Appropriations	\$4,110
Expenditures:	
Unemployment Insurance	\$4,110
Total Expenditures	\$4,110
Worker's Compensation Fund	
Revenue:	
Charges for Services	\$784,160
Other Revenue	16,224
Appropriation (Surplus) of Fund Balance	108,160
Total Revenue, Transfers, and Appropriations	\$908,544
Expenditures:	
Worker's Compensation	\$908,544
Total Expenditures	\$908,544
Compensated Absences Fund	
Revenue:	
Interest and Rent	\$150,000
Other Revenue	6,400,000
Appropriation (Surplus) of Fund Balance	(50,000)
Total Revenue, Transfers, and Appropriations	\$6,500,000
Expenditures:	
Compensated Absences	\$6,500,000

Total Expenditures	\$6,500,000
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Yes: All-7
 No: None

MOTION CARRIED

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

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

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. **Board and Committee Appointments: a) Mayoral Appointments - Brownfield Redevelopment Authority, Civil Service Commission (Act 78); b) City Council Appointments - Liquor Advisory Committee, Personnel Board**

a) Mayoral Appointments

Resolution #2026-05-075
 Moved by Baker
 Seconded by Chamberlain

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

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

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: All-7
 No: None

MOTION CARRIED

b) City Council Appointments

Resolution #2026-05-076
 Moved by Chanda
 Seconded by Brooks

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

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: All-7
 No: None

MOTION CARRIED

Resolution #2026-05-077
 Moved by Chanda
 Seconded by Bluhm

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

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: All-7
 No: None

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Historic District Commission, Personnel Board

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2026-05-078
 Moved by Chanda
 Seconded by Hamilton

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:

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	Barbara Chambers
	Term currently held by: Barbara Chambers

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Anne Sackrison
	Term currently held by: Sackrison, Anne

Yes: All-7
No: None

MOTION CARRIED

I.3. No Closed Session Requested

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

Resolution #2026-05-079
Moved by Baker
Seconded by Chanda

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

Monday, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

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

Yes: All-7
No: None

MOTION CARRIED

I.5. Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2026/2027 Budget and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Resolution #2026-05-080
Moved by Chamberlain
Seconded by Gunn

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority’s Annual Budget for fiscal year beginning July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

I.6. Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Resolution #2026-05-081
Moved by Bluhm
Seconded by Chanda

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority’s Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

I.7. Approval of the Joint Local Development Finance Authority (LDFA) Troy Subcommittee Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Resolution #2026-05-082
Moved by Gunn
Seconded by Chamberlain

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-05-083-J-1a
Moved by Hamilton
Seconded by Chanda

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

Yes: All-7
No: None

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-05-083-J-2

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

- J.2.a. **Special City Council Meeting Minutes-Draft - April 15, 2026**
- J.2.b. **City Council Minutes-Draft - April 27, 2026**
- J.3. **Proposed City of Troy Proclamations: None Submitted**
- J.4. **Standard Purchasing Resolutions:**
 - J.4.a. **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Firefighter Personal Protective Equipment – Fire Department**

Resolution #2026-05-083-J-4a

BE IT RESOLVED, That the Troy City Council hereby **AWARDS** a three (3) year contract with two (2) one-year renewal options to *Vehicle Alliance Group, LLC of Coopersville, MI* for the purchase of Bullard UST LowRider structural firefighting helmets, Fire-Dex FDXL200 leather structural firefighting boots, Fire-Dex Dex-Pro structural firefighting gloves and HexArmor 4012 extrication gloves, purchased on an as needed basis for required replacements and new firefighters, at unit prices contained in the bid tabulation dated April 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 30, 2031.

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

- J.5. **Request Acceptance of a Permanent Easement, NMD Real Estate Group, LLC, Sidwell #88-20-28-478-025**

Resolution #2026-05-083-J-5

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water mains from NMD Real Estate Group, LLC, owner of the property having Sidwell #88-20-28-478-025.

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

- J.6. **Preliminary Site Plan Approval And Amended Consent Judgment – Proposed Wilshire Corners Commercial Building, Northeast Corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and Controlled by Consent Judgment.**

Resolution #2026-05-083-J-6

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Wilshire Corners, a 12,800 square foot multiple tenant retail building, located on the northeast corner of Crooks and Wilshire, part of 900 Wilshire in Section 21; and,

WHEREAS, The subject property is zoned BB (Big Beaver) Zoning District but is subject to consent judgment, Case No. 1985-295638-CH, which controls the development potential of the site; and,

WHEREAS, The consent judgment was entered into in 1985, prior to the comprehensive update of the Master Plan in 2008 and creation of the Big Beaver Zoning District in 2011; and,

WHEREAS, The proposed site plan and retail building are generally consistent with the goals of the Master Plan and the requirements of the Big Beaver Zoning District; and,

WHEREAS, The proposed site plan meets the Site Plan Review standards of the City of Troy and other applicable standards; and,

WHEREAS, The proposed site plan was recommended for approval by the Planning Commission by a 7-0 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Second Amendment to Consent Order and Judgment.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the Preliminary Site Plan for Wilshire Corners.

BE IT FINALLY RESOLVED, A copy of the Preliminary Site Plan, prepared by PEA Group (Job No. 2025-1680) and Arko Design Associates (Project No. 25-23), consisting of multiple sheets, shall be **ATTACHED** to the Second Amendment to Consent Order and Judgment as Exhibit B-1 and made a part thereof.

J.7. Ratification of Consent Judgment in Troy v. Kreger

Resolution #2026-05-083-J-7

RESOLVED, That the City of Troy City Council hereby **RATIFIES** the approval of the attached Partial Consent Judgment in the City of Troy v Kreger T, LLC, et al, condemnation case, Oakland County Circuit Court case number 2024-209383 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065.

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. Local Development Finance Authority-Final - October 20, 2025**
 - O.1.b. Brownfield Redevelopment Authority Minutes-Final - October 21, 2025**
 - O.1.c. Downtown Development Authority-Final - January 14, 2026**
 - O.2. Department Reports: None Submitted**
 - O.3. Letters of Appreciation:**
 - O.3.a. Letter of Appreciation from Jackie Bromm to Brian Goul**
 - O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

- P. COUNCIL COMMENTS:**
 - P.1. Council Comments**

Council Member Hamilton thanked Mayor Baker for all the hard work and dedication that he puts into the State of the City address, and for how passionate he is about the event.

Council Member Chamberlain discussed the recent foundation conference that she attended. She wished her mother and all mothers a Happy Mother's Day. She recognized Public Service Recognition Week and thanked the City employees for their service and dedication.

Mayor Pro Tem Chanda wished all moms a Happy Mother’s Day. He thanked Mayor Baker for a wonderful State of the City address, and discussed some of the topics mentioned in the speech. He reminded everyone that the cricket field grand opening is this Thursday.

Council Member Bluhm congratulated all the graduates and wished them much continued success in their future endeavors. She said she hopes that everyone will attend the Police Memorial Ceremony tomorrow, and the cricket field grand opening on Thursday.

Council Member Gunn thanked Mayor Baker for a wonderful State of the City address, and he hopes that everyone will attend the Police Memorial Ceremony.

Council Member Brooks wished all moms a Happy Mother’s Day. She thanked Mayor Baker for an excellent State of the City address. She said that she is honored to be a part of the Police Memorial Ceremony each year, and she encouraged all to attend.

Mayor Baker thanked Council for the kind words regarding the State of the City address, he thanked Communications Director Flynn for all her hard work leading up to the address, and he thanked the Troy Chamber of Commerce for their support and partnership for the address. He thanked City staff for working with community members for the continued success of the City. He thanked Council Member Chamberlain for sharing the information from her conference. Mayor Baker encouraged the community to attend the Police Memorial service which is a tribute to fallen officers.

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):

Kristen	Commented on the challenges residents are facing during the Wattles Road construction project.
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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 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: May 14, 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
Lori Thaar, Senior Accountant
Jeanette Menig, Human Resources Director
Emily Frontera, Purchasing Manager

Subject: Award Standard Purchasing Resolution 3 – Exercise Renewal Option - Workers' Compensation Renewal

History

- The State of Michigan requires the City of Troy to provide workers' disability compensation under Public Act 317 of 1969.
- The Michigan Municipal League (MML) Workers' Compensation Fund has been providing workers' compensation coverage to the City of Troy since 1986.
- The MML provides coverage to more than 900 public entities throughout Michigan.
- The MML Workers' Compensation Fund is audited annually by the State of Michigan and continues to comply with all State requirements.
- The MML Workers' Compensation Fund 2025 audited Financial Report can be found at <https://mml.org/wp-content/uploads/2025/12/Fund-Audited-Financial-Statements-06-30-25.pdf>
- The MML Workers' Compensation Fund, in conjunction with Meadowbrook Claims Service as the third-party administrator, consistently provides:
 - Legal expertise, defense and related expenses
 - Loss control consultation and expertise
 - Expertise in claims specific to municipalities (including Police and volunteer firefighter claims)
 - Medical bill review that mitigates medical expenses
 - Timely customer service to City management and injured employees
 - Knowledge specific to the City of Troy claims, including long-term claims
 - Active claim monitoring and settlement initiation when settlement is in the City's best interest

Purchasing

City Management recommends waiving the bid process for the following reasons:

- A different carrier would necessitate City Management to work with multiple third-party administrators. New claims would be determined by the new insurance company and

existing claims would still be handled by the MML.

- The City has more than 30 years of claims history with the MML Workers' Compensation Fund.
- The City's experience modifier at 0.95 is higher than last year's 0.93. Prior years have been as high as 1.30. This stable experience modifier is a result of the City's ability to train employees and make operational changes to reduce preventable injuries.
- The City of Troy continues to benefit from the expertise of the MML in the unique provisions of workers' compensation that specifically apply to Police Officers and Firefighters.
- If the City were to enroll with a different carrier, current dividends would be frozen for a minimum of 2–3 years.

Financial

- The City is in receipt of the renewal package from the MML Workers' Compensation Fund, which includes a dividend credit attributable to Fund members overall.
- The City will receive a dividend credit of \$360,659; an increase of \$29,560 over last year.
- The renewal premium for FY 2026–2027 is \$359,652 (net of dividend credit). Rates by job class description change annually, but the MML Workers' Compensation Fund works to maintain rate stability from year to year. For 2026-2027 average rates decreased by approximately 4%.
- Premium cost fluctuates predicated upon the City's payroll by classification code. There is a greater change in premium when employees are added or reduced in the higher risk classes such as street operations, fire, police and building operations.
- The relevant indicator is the experience modifier, which reflects the City's performance with loss control, return to work programs and overall safety training and performance.
- Funds are budgeted and available in the Workers' Compensation Reserve Fund in the 2026–2027 Fiscal Year.

Recommendation

City Management recommends it is in the City's best interest to waive the bid process and continue the relationship with the Michigan Municipal League Workers' Compensation Fund. It is recommended that City Council approve the renewal of the City's Workers' Compensation Fund for the net cost of \$359,652 as detailed in the attached Michigan Municipal League Workers' Compensation Fund Declaration Page for the Fiscal Year 2026-2027.

Legal Review

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

Suggested Resolution:

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **APPROVES** the one (1) year renewal Agreement with the Michigan Municipal League Workers' Compensation Fund for Workers' Compensation Insurance, and **AUTHORIZES** payment in an amount not to exceed the annual premium of \$359,652 for one (1) year, and **AUTHORIZES** the City Manager to execute any documents necessary for the renewal of the Agreement with the Michigan Municipal League Workers' Compensation Fund; contract to expire June 30, 2027.

Michigan Municipal League Workers' Compensation Fund

05/11/2026

Declaration Page

5000410-26

City of Troy
 Attn: Lori Thaar
 500 W. Big Beaver
 Troy, MI 48084

Coverage Period 7/1/2026 to 6/30/2027
 RENEWAL

Class Code	Class Description	Estimated Annual Payroll	Rate per \$100 of Payroll	Estimated Annual Premium
0106-00	Tree Pruning	159,341	4.77	7,601
5509-00	Street Operations	1,726,936	5.30	91,528
7382-00	Transit Authority/Dial-A-Ride Drivers	353,449	3.03	10,710
7520-00	Water Operations	2,238,426	2.70	60,438
7704-01	Firefighters	1,516,333	4.30	65,202
7704-02	Volunteer/On-Call Firefighters	65,000	5.23	3,400
7720-01	Police Officers	15,871,638	2.37	376,158
8395-00	Garage Operations	1,066,747	2.82	30,082
8810-01	Clerical-Office	10,520,933	0.31	32,615
8810-02	Elected Officials	36,400	0.17	62
8810-03	Libraries & Museums: Prof/Clerical	3,135,886	0.23	7,213
8820-00	Attorneys/Judges	573,687	0.22	1,262
9015-00	Building Operations	857,115	3.36	28,799
9016-00	Ice Rinks	41,962	1.21	508
9102-00	Parks & Recreation	3,106,125	2.51	77,964
9103-00	Crossing Guards	61,446	3.07	1,886
9104-00	Lifeguards	275,321	1.24	3,414
9410-00	Municipal Employee	3,947,452	0.47	18,553
	Totals:	\$45,554,197		\$817,395

Coverage Amount

Employers Liability: \$2,000,000
 Workers' Compensation: STATUTORY

Premium To Be Billed on Installments:	\$359,652
--	------------------

Total Standard Premium	\$817,395
Experience Modifier: .95	(\$40,870)
Modified Premium	= \$776,525
Size of Premium Credit	(\$56,364)
Expense Constant	\$150
Total Estimated Premium	= \$720,311
(Dividend Credit)	(\$360,659)
NET ESTIMATED ANNUAL PREMIUM	= \$359,652



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: May 14, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Emily Ause, Senior Civil Engineer

Subject: Private Agreement - Contract for Installation of Municipal Improvements - Norton and Quill Creek Drive Site Condominium Development - Project No. 23.902.3

History

DC Land Development LLC proposes to develop the Norton and Quill Creek Drive Site Condominium Development located at the NW corner of the Norton and Quill Creek intersection.

Troy Planning Commission granted preliminary site plan approval on May 11, 2022.

Site grading and utility plans for this development were reviewed and approved by the Engineering Department on April 3, 2025. The plans include municipal improvements, which will be constructed by DC Land Development LLC on behalf of the City of Troy including: Storm Sewer, Detention Basin, Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by DC Land Development LLC (see attached Private Agreement).

Financial

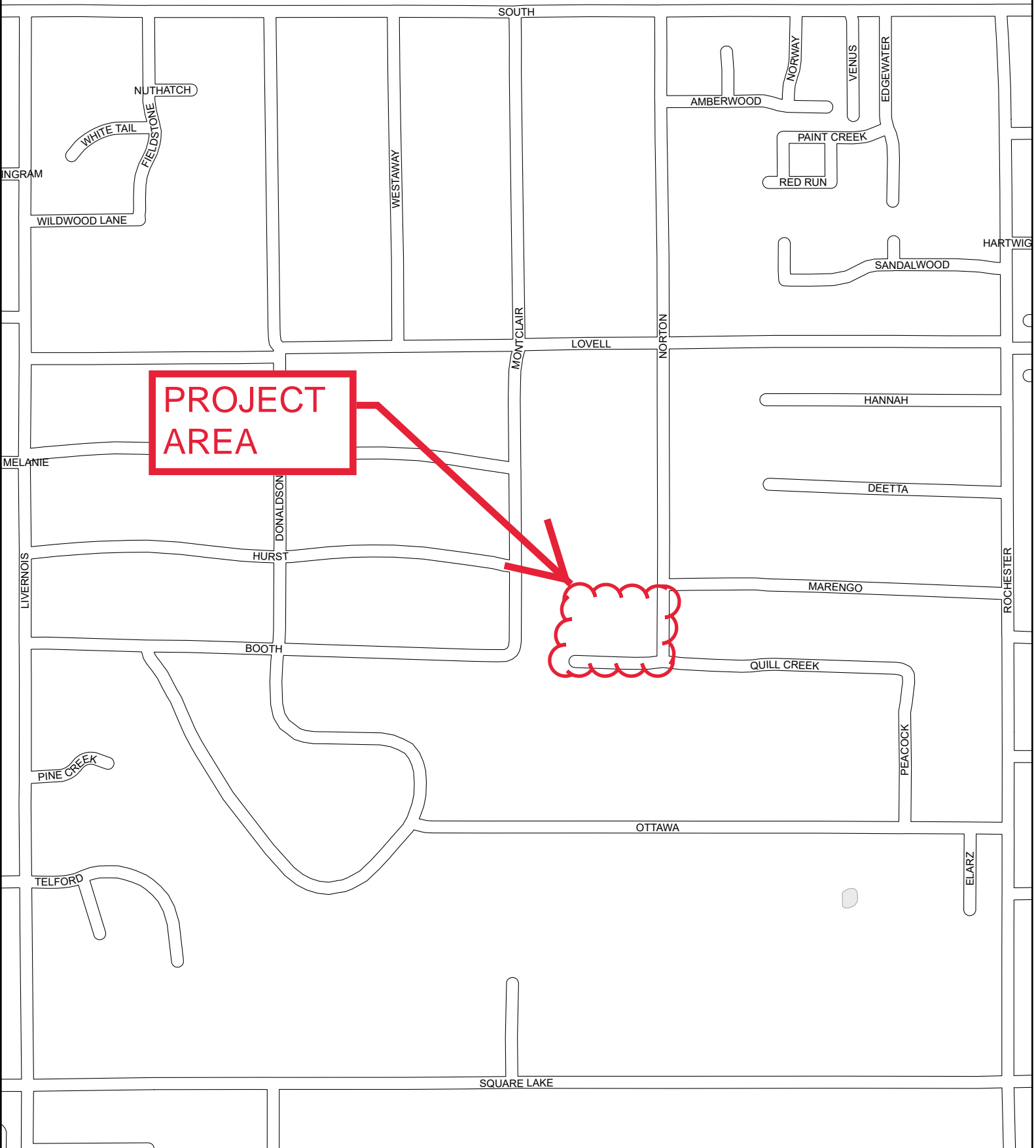
See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and DC Land Development LLC for the installation of Storm Sewer, Detention Basin, Concrete 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.



**PROJECT
AREA**





Project Construction

Permit No: PPC23.902.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
 Troy, Michigan 48084
 Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
 www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

6407 NORTON 88-20-03-251-044 Lot: 51 Subdivision: Bassett & Smith Flowing Spring Project No:	Location Permittee/Owner DC LAND DEVELOPMENT LLC 6045 SIMS STE 2 STERLING HEIGHTS MI 48313
--	---

Issued:	Expires:
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FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

6045 SIMS STE 2 STERLING HEIGHTS MI 48313	Applicant
---	------------------

Work Description: NEW RESIDENTIAL SITE CONDOMINIUM DEVELOPMENT

Stipulations: DETENTION POND

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	5,600.00
Escrow Deposits	Water Mains	5,220.00
Escrow Deposits	Storm Sewers	41,550.00
Escrow Deposits	Pavement	14,380.50
Escrow Deposits	Grading	9,250.00
Escrow Deposits	Detention Basin	11,396.00
Escrow Deposits	Temporary Access Road	5,000.00
Cash Fees (Non-Refundable)	Detention Basin Maintenance	0.28
Cash Fees (Non-Refundable)	Division	5.00
Cash Deposits (Refundable)	Construction Engineering (CE)	92,396.00
Cash Deposits (Refundable)	Sidewalks	2,952.00
Cash Deposits (Refundable)	Monuments	4.00
Cash Deposits (Refundable)	Lot Corner Irons	8.00
Cash Deposits (Refundable)	ROW Restoration	1,275.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	92,396.00

Amount Due:	0.00
PAID IN FULL	



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
- 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
- 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
- 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
- 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.

SUPPLEMENTAL SPECIFICATIONS:

- 1) INTENT: Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL: The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) BACKFILLING AND COMPACTING BACKFILL: All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved and or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) CROSSING ROADBED BY TUNNELING: When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) CROSSING BY CUTTING GRAVEL ROAD: All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) CROSSING BY CUTTING PAVEMENT AND TRENCHING: When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) DEPTH OF COVER MATERIAL: Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) TREE TRIMMING OR REMOVAL: A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a) Map; b) Plans, specifications and location of facility; c) Traffic plan in cases of street closure; d) Proof of insurance; e) City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **23.902.3**

Project Location: **SE 1/4 Section 3**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **18th** day of **May, 2026** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **DC Land Development LLC** whose address is **6045 Sims Rd, Suite 2, Sterling Heights, MI 48313** and whose telephone number is **(586) 979-0402** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Storm Sewer, Detention Basin, Concrete Pavement & Sidewalk** in accordance with plans prepared by **Mauro Engineering** whose address is **48657 Hayes Rd, Shelby Township, MI 48315** and whose telephone number is **(586) 247-2800** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **92,396.50**. This amount will be deposited with the City in the form of (check one):

- | | | | | |
|--|-------------------------------------|---|----------|-------------------|
| Cash/Check | <input type="checkbox"/> | } | 10% Cash | <u>\$9,239.15</u> |
| Certificate of Deposit & 10% Cash | <input type="checkbox"/> | | | |
| Irrevocable Bank Letter of Credit & 10% Cash | <input type="checkbox"/> | | | |
| Performance Bond & 10% Cash | <input checked="" type="checkbox"/> | | | |

Refundable cash deposit in the amount of \$ **38,499.00**. This amount will be deposited with the City in the form of (check one):

- | | | | |
|------|--------------------------|-------|-------------------------------------|
| Cash | <input type="checkbox"/> | Check | <input checked="" type="checkbox"/> |
|------|--------------------------|-------|-------------------------------------|

Non-refundable cash fees in the amount of \$ **22,450.00**. This amount will be paid to the City in the form of (check one):

- | | | | |
|------|--------------------------|-------|-------------------------------------|
| Cash | <input type="checkbox"/> | Check | <input checked="" type="checkbox"/> |
|------|--------------------------|-------|-------------------------------------|

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 12 day of MAY, 2026.

OWNERS DANIEL DILEGGE

By: DC LAND DEVELOPMENT, LLC
6045 SIMS DR SUITE 2 STERLING HEIGHTS MI 48313

D. Dilegge

Its: MEMBER

* _____
Its: _____

Please Print or Type

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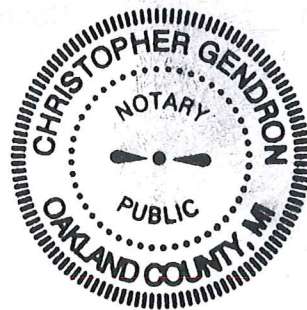
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 12 day of MAY, A.D. 2026, before me personally appeared DANIEL DILEGGE known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Christopher Gendrom

NOTARY PUBLIC, OAKLAND, Michigan

My commission expires: AUGUST 10, 2032
Acting in MALCOMB County, Michigan



City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

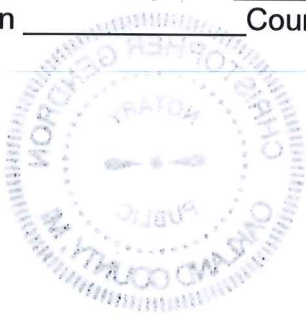
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20____, before me personally appeared _____ known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: May 14, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Renee Hazen, City Treasurer
Kyle Vieth, Controller
Roshni Patel, Accountant II

Subject: Assessment of Delinquent Accounts

History

Section 1.167 of Chapter 5 and Section 6 of Chapter 20 of the Ordinance Code of the City of Troy require that delinquent payments and invoices, as of April 1st each year, shall be reported to City Council. City Council shall certify the list to the City Assessor who shall add the delinquent amounts to the summer tax roll.

Financial

The delinquent invoices and water/sewer bills to be assessed on the 2026 summer tax roll is as follows:

Delinquent invoices (various funds)	\$ 64,915.01
Delinquent water & sewer accounts	<u>\$1,118,728.26</u>
Total Assessments including penalties	\$1,183,643.27

Recommendation

Finance Department Staff recommends that City Council approve the assessment of delinquent accounts to the City's Summer 2026 tax roll.

Suggested Resolution:

WHEREAS, Section 1.167 of Chapter 5 and Section 6 of Chapter 20 of the Ordinance Code of the City of Troy require that delinquent payments and invoices, as of April 1st each year, shall

be reported to City Council. City Council shall certify the list to the City Assessor who shall assess the same on the next annual City Tax Roll; and,

WHEREAS, Section 10.8 of the Troy City Charter provides for the collection of delinquent invoices through property tax collection procedures; and,

WHEREAS, A list of individual properties is on file in the Office of the Treasurer and comprises a summation of totals as follows:

Delinquent invoices (various funds)	\$ 64,915.01
Delinquent water & sewer accounts	<u>\$1,118,728.26</u>
Total Assessments including penalties	\$1,183,643.27

NOW, THEREFORE, BE IT RESOLVED, That the City Assessor is **AUTHORIZED** to assess these delinquent accounts on the annual City Tax Roll.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.a.

Agenda Item:

O.2.a. Star EMS Response Time Report (April, 2026)

ATTACHMENT(S):

20260518 Star EMS Response Time Report (April, 2026)

STAR EMS

*"We take care of people -
that's what we do"*

Star EMS Response Time Report

City of Troy, MI

April 2026

Star EMS provides **exceptional**
patient care and **excellent**
EMS response.



**AVERAGE RESPONSE TIME FOR
EMERGENCY 911 CALLS:**

4:24



STAR EMS

Service Performance Report (Troy, MI)

April 2026

Executive Summary

During this reporting period, Star EMS responded to 752 requests for service and transported 507 patients, resulting in a 67.4% transport rate. Emergency response times averaged 4 minutes 24 seconds, demonstrating strong deployment position and operational readiness. Call processing times reflect efficient dispatch operations and system coordination. There were no service failures, no patient complaints regarding ambulance arrival times, and Star EMS maintained consistent, high-quality performance without incident.

Performance Metrics

Emergency Responses	# of Calls	% of Calls	Average Response Time
6:00 minutes or less	360	82.57%	3:42
Greater than 6:00 minutes but less than 7 minutes	32	7.3%	6:28
Greater than 7:00 minutes but less than 8 minutes	21	4.8%	7:29
Greater than 8:00 minutes	23	5.3%	9:40
	436		4:24

Non-emergency Responses	# of Calls	% of Calls	Average Response Time
15:00 minutes or less	285	96.9%	7:26
Greater than 15:00 minutes	9	3.1%	19:56
	294		7:48

Scheduled Facility Transfer or Other Responses

These are reservation-based ambulance requests	22		NA
--	-----------	--	-----------

All Responses	# of Calls	% of Calls
Total Transports	507	67.4%
Total Not Transported	245	32.6%
Interagency Referrals	0	0.0%
	752	

Average Emergency Call Processing Time	1:24
Average Non-emergency Call Processing Time	2:47

This report reflects Star EMS commitment to prompt response, operational efficiency, and professional EMS delivery. We remain dedicated to maintaining high performance standards and delivering dependable services to the communities and partners we serve.

Respectfully submitted,

Star EMS



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.b.

Agenda Item:

O.2.b. Fiscal Year 2026 - Third Quarter Financial Report

ATTACHMENT(S):

FY26 - FINANCIAL REPORT 3RD QUARTER - ENDED MARCH 31,2026



**Interim Financial Report
3rd Quarter
For The Nine Months Ended
March 31, 2026**

CITY OF TROY
QUARTERLY REPORT
Nine MONTHS ENDED March 31, 2026
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$64.8 million to date and represent 85.6% of total budgeted revenues and other sources. This is an increase of \$1.2 million or 1.8% compared to the same time period in the prior year and includes recognition of total property tax revenues of \$46.2 million. Tax revenue increased \$2.2 million or 5%. Grant revenue is currently at \$6.1 million, which is consistent with the prior year. This is expected to increase and be in line with the budgeted amount, as this is primarily made up of State Shared Revenues which involves the reversal of accruals and the State's timing of payments.

Expenditures

Total General Fund expenditures to date are \$52.5 million or 67.3% of the annual budget. This is an increase of \$4.1 million or 8.5% compared to the same time period in the prior year. Currently, all departments appear to be within expected budgetary parameters to date; however, some may require budget amendments. These will be presented to Council in June which is consistent with prior years.

Capital Fund

Revenues

Total revenues are \$14.3 million to date and represent 82.9% of total budgeted revenues and other sources. This represents a decrease of \$3.2 million from the prior year, which is a result of the reduction of transfers in from other funds.

Expenditures

Expenditures for capital projects of \$15.5 million represent 46.5% of budgeted projects. This is down approximately \$1.0 million from the prior year; however, this often fluctuates from year to year due to the timing of projects and the amount of projects budgeted. Expenditures are expected to increase as the construction season begins.

Major Streets Fund

Revenues

Total revenues of \$5.0 million represent 58.9% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Effective January 1, 2026, the state removed the sales tax on fuel at the pump and increased the gas tax. This policy change is actively being monitored by the City. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$5.9 million represent 71.4% of total budgeted expenditures. This is a decrease of approximately \$0.3 million over the prior year amount, as expected due to the decrease in transfers to the Capital Fund.

Local Streets Fund

Revenues

Total revenues of \$3.0 million represent 62.5% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Effective January 1, 2026, the state removed the sales tax on fuel at the pump and increased the gas tax. This policy change is actively being monitored by the City. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$3.2 million represent 58.3% of total budgeted expenditures. This is down approximately \$0.4 million from the prior year, as expected due to the decrease in transfers to the Capital Fund.

Sanctuary Lake Golf Course

Revenues

Revenues of \$1.8 million are flat compared to the prior year to date amounts. Total year to date rounds are 27,574 representing a decrease of approximately 1,454 rounds from the prior year.

Expenses

Total expenditures of \$1.8 million are up \$0.1 million compared to the prior year. The Golf Course operating expenses are covered by the day-to-day revenues; however, similar to previous years, the fund cannot cover its annual debt payments. As a result, the General Fund covers the remaining portion. As of 3/31/26, the cash advance from the General Fund to Sanctuary Lake is \$8.3 million.

Sylvan Glen Golf Course

Revenues

Revenues of \$1.3 represent 79.4% of total budget revenues. This is an increase of approximately \$0.1 million over the prior year. Total year to date rounds are 29,511 representing an increase of approximately 1,774 rounds from the prior year.

Expenses

Total expenditures of \$1.2 million are flat compared to prior year to date amounts. As of 3/31/26, the cash advance to Sanctuary Lake is \$3.3 million which is no change from the prior year.

Sanitary Sewer Fund

Revenues

Sanitary Sewer fund revenues of \$13.1 million are up \$1.1 million or 9% from the prior year to date due primarily from consumption (sold 340,725 mcf, up 17,502 mcf or 5%) and an increase in rates. Note: Sewer disposal charges are based upon water consumption.

Expenses

Sanitary Sewer fund expenses of \$12.7 million are up \$2 million compared with the prior year to date. This increase is primarily due to the increased rates and consumption along with special assessments and timing of payments compared to the prior year.

Water Fund

Revenues

Water fund revenues of \$20.9 million are up \$3 million or 16.5% from the prior year to date due primarily from consumption (sold 340,725 mcf, up 17,502 mcf or 5%) and an increase in rates. Weather patterns can have a significant impact on consumption.

Expenses

Water fund total expenses of \$19.2 million are up \$2.7 million. This increase is primarily due to an increase in capital expenditures for water mains due to the timing of projects and increased water costs.

**Quarterly Financial Report
Capital Projects Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Projects Fund Revenues							
TAXES	7,633,542	7,612,500	7,649,488	100.49	7,763,000	7,612,644	98.06
LICENSES AND PERMITS	93,897	100,000	49,223	49.22	100,000	41,365	41.36
GRANTS	6,501,217	3,078,400	3,872,764	125.80	3,925,000	3,225,831	82.19
CONTRIBUTIONS FROM LOCAL UNITS	194,080	210,000	194,080	92.42	740,000	319,861	43.22
CHARGES FOR SERVICES	112,546	310,000	5,598	1.81	310,000	19,149	6.18
INTEREST & RENT	655,287	310,800	295,557	95.10	410,800	81,166	19.76
OTHER REVENUE	402,390	60,000	17,657	29.43	30,000	22,180	73.93
OTHER FINANCING SOURCES	8,415,089	8,555,000	5,481,078	64.07	4,000,000	3,000,000	75.00
	24,008,048	20,236,700	17,565,445	86.80	17,278,800	14,322,196	82.89
Capital Projects Fund Expenditures							
Capital Outlay	23,004,547	43,743,569	16,575,775	37.89	33,398,898	15,541,769	46.53
	23,004,547	43,743,569	16,575,775	37.89	33,398,898	15,541,769	46.53

**Quarterly Financial Report
General Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	44,155,827	43,492,450	43,975,246	101.11	45,544,140	46,165,245	101.36
LICENSES AND PERMITS	5,196,730	4,733,470	3,686,206	77.88	4,993,165	3,494,712	69.99
GRANTS	12,377,809	11,000,116	6,078,525	55.26	11,230,089	6,109,210	54.40
CONTRIBUTIONS FROM LOCAL UNITS	145,077	355,739	130,618	36.72	53,500	37,195	69.52
CHARGES FOR SERVICES	8,551,813	7,303,400	4,606,764	63.08	7,872,797	4,512,847	57.32
FINES AND FORFEITURES	1,104,425	665,800	559,894	84.09	690,800	593,409	85.90
INTEREST & RENT	4,866,991	1,978,554	2,633,194	133.09	2,858,476	1,772,882	62.02
OTHER REVENUE	2,068,199	1,705,522	1,657,433	97.18	1,781,702	1,507,907	84.63
OTHER FINANCING SOURCES	346,824	600,450	263,273	43.85	624,468	557,426	89.26
	78,813,696	71,835,501	63,591,153	88.52	75,649,137	64,750,834	85.59
General Fund Expenditures							
General government	11,094,910	12,215,715	7,816,442	63.99	12,749,370	8,196,160	64.29
Public Safety	39,291,135	42,645,725	28,284,264	66.32	45,657,708	30,512,700	66.83
Public Works	2,458,797	2,581,424	1,772,066	68.65	2,677,666	1,585,961	59.23
Community Development	5,197,720	5,281,506	3,627,618	68.69	5,401,381	3,548,949	65.70
Recreation and Culture	9,516,001	10,102,719	6,831,572	67.62	11,481,078	8,613,443	75.02
Transfers Out & Other Uses	625,000	635,700	0	0.00	11,128	0	0.00
Recreation and culture-OLD	0	0	0	0.00	0	0	0.00
	68,183,563	73,462,789	48,331,963	65.79	77,978,331	52,457,212	67.27

**Quarterly Financial Report
Library Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	7,057,224	6,960,540	7,076,321	101.66	7,360,500	7,388,839	100.39
GRANTS	178,577	120,000	178,577	148.81	120,000	188,207	156.84
CONTRIBUTIONS FROM LOCAL UNITS	130,104	115,300	0	0.00	115,300	0	0.00
CHARGES FOR SERVICES	24,218	9,200	17,609	191.40	21,200	18,018	84.99
FINES AND FORFEITURES	18,710	13,000	14,166	108.97	15,000	10,903	72.69
INTEREST & RENT	337,571	42,000	169,188	402.83	102,000	72,481	71.06
OTHER REVENUE	7,137	11,000	5,981	54.37	8,000	4,770	59.62
	7,753,540	7,271,040	7,461,842	102.62	7,742,000	7,683,218	99.24
Library Fund Expenditures							
Recreation and Culture	7,226,826	7,916,204	5,160,127	65.18	7,041,440	4,694,040	66.66
	7,226,826	7,916,204	5,160,127	65.18	7,041,440	4,694,040	66.66

**Quarterly Financial Report
Local Street Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	3,303,239	3,250,000	1,956,205	60.19	3,200,000	1,815,340	56.73
INTEREST & RENT	109,262	45,000	48,592	107.98	30,000	17,210	57.37
OTHER FINANCING SOURCES	1,500,000	1,500,000	1,125,000	75.00	1,500,000	1,125,000	75.00
	4,912,501	4,795,000	3,129,797	65.27	4,730,000	2,957,550	62.53
Local Street Fund Expenditures							
Public Works	2,032,337	3,011,809	1,463,196	48.58	3,158,356	1,659,702	52.55
Recreation and Culture	892,596	1,074,704	665,856	61.96	1,367,690	813,046	59.45
Transfers Out & Other Uses	2,000,000	2,000,000	1,500,000	75.00	1,000,000	750,000	75.00
	4,924,933	6,086,513	3,629,052	59.62	5,526,046	3,222,749	58.32

**Quarterly Financial Report
Major Street Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	8,401,426	8,150,000	4,975,371	61.05	8,100,000	4,613,497	56.96
CHARGES FOR SERVICES	341,316	0	341,316	0.00	340,000	354,969	104.40
INTEREST & RENT	76,958	75,000	32,782	43.71	30,000	14,986	49.95
	8,819,700	8,225,000	5,349,469	65.04	8,470,000	4,983,452	58.84
Major Street Fund Expenditures							
Public Works	2,658,213	3,679,439	2,017,170	54.82	3,607,680	2,445,603	67.79
Recreation and Culture	98,725	114,690	69,507	60.60	135,960	63,473	46.69
Transfers Out & Other Uses	5,500,000	5,500,000	4,125,000	75.00	4,500,000	3,375,000	75.00
	8,256,938	9,294,129	6,211,677	66.83	8,243,640	5,884,076	71.38

**Quarterly Financial Report
Refuse Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	6,942,644	6,810,700	6,957,550	102.16	7,111,130	7,309,529	102.79
GRANTS	86,852	92,082	86,852	94.32	90,000	88,109	97.90
CHARGES FOR SERVICES	909	800	602	75.29	1,080	748	69.30
INTEREST & RENT	259,920	45,000	131,484	292.19	70,000	64,806	92.58
	7,290,326	6,948,582	7,176,489	103.28	7,272,210	7,463,193	102.63
Refuse Fund Expenditures							
Sanitation	6,390,987	6,965,940	4,254,862	61.08	7,249,570	4,645,809	64.08
	6,390,987	6,965,940	4,254,862	61.08	7,249,570	4,645,809	64.08

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	2,991,472	2,220,150	1,772,137	79.82	2,418,340	1,775,010	73.40
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	2,781,455	2,220,150	1,772,137	79.82	2,418,340	1,775,010	73.40
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,674,356	3,343,848	1,713,754	51.25	3,274,801	1,803,509	55.07
	2,674,356	3,343,848	1,713,754	51.25	3,274,801	1,803,509	55.07

**Quarterly Financial Report
Sewer Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
CHARGES FOR SERVICES	14,841,137	16,438,254	11,872,061	72.22	16,739,350	13,078,394	78.13
INTEREST & RENT	434,099	247,128	194,937	78.88	150,000	69,386	46.26
OTHER REVENUE	314,337	0	0	0.00	0	0	0.00
	15,589,573	16,685,382	12,066,998	72.32	16,889,350	13,147,779	77.85
Sewer Fund Expenditures							
Sewer	15,638,118	18,810,701	10,687,105	56.81	22,208,675	12,658,548	57.00
	15,638,118	18,810,701	10,687,105	56.81	22,208,675	12,658,548	57.00

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	1,683,419	1,390,840	983,543	70.72	1,410,810	1,100,582	78.01
INTEREST & RENT	164,564	155,200	150,232	96.80	169,000	153,359	90.74
OTHER REVENUE	-210,017	0	0	0.00	0	0	0.00
	1,637,966	1,546,040	1,133,775	73.33	1,579,810	1,253,941	79.37
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,673,040	1,821,500	1,165,117	63.96	1,676,339	1,177,523	70.24
	1,673,040	1,821,500	1,165,117	63.96	1,676,339	1,177,523	70.24

**Quarterly Financial Report
Water Fund
For the Period Ending March 31, 2026**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CHARGES FOR SERVICES	22,820,317	24,692,638	17,979,457	72.81	26,032,731	20,919,709	80.36
INTEREST & RENT	8,200	43,667	-14,840	(33.98)	44,010	1,296	2.95
OTHER REVENUE	462,169	0	0	0.00	0	0	0.00
	23,290,686	24,736,305	17,964,617	72.62	26,076,741	20,921,005	80.23
Water Fund Expenditures							
Water	24,118,511	28,015,497	16,452,633	58.73	26,642,128	19,163,820	71.93
	24,118,511	28,015,497	16,452,633	58.73	26,642,128	19,163,820	71.93

City of Troy
Schedule of Cash and Investments
3/31/2026

Fund	Financial Institution	Type of Investment	Rate	G/L Account	Balance per Bank (cost)	Deposits in Transit	Outstanding Checks	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Comerica	Checking Account	-	751.001.001	\$ (1,498,304.82)	\$ 309,768.22	\$ (504,314.55)	\$ 25.00	\$ (22,601.23)	\$ (1,715,427.38)
Pooled Investment Fund	Comerica Jfund	Cash & Cash Equivalents	3.47	751.013	\$ 4,701,789.19					\$ 4,701,789.19
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	1.00	751.001.230	\$ 14,185.32					\$ 14,185.32
Pooled Investment Fund	Comerica	Government & Municipal Bonds	3.08	751.180	\$ 19,072,560.16					\$ 19,072,560.16
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	3.52	751.001.230	\$ 154,504.03					\$ 154,504.03
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	0.23	751.180	\$ 53,413,426.63					\$ 53,413,426.63
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	3.14	751.001.230	\$ 127,210.51					\$ 127,210.51
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.11	751.180	\$ 562,859.15					\$ 562,859.15
Pooled Investment Fund	Robinson Capital	Cash & Cash Equivalents	3.52	751.001.230	\$ 1,214,196.99					\$ 1,214,196.99
Pooled Investment Fund	Robinson Capital	Government & Municipal Bonds	3.34	751.180	\$ 32,442,207.44					\$ 32,442,207.44
Pooled Investment Fund	MBIA-Class	Money Market	3.74	751.180	\$ 21,943,633.16					\$ 21,943,633.16
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.100	\$ 358,180.45	\$ 39,703.92	\$ (34,479.90)			\$ 363,404.47
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.130	\$ 10,215.42	\$ 14,076.88	\$ (5,859.29)			\$ 18,433.01
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.100	\$ 212,341.60	\$ 20,311.26	\$ (24,477.23)			\$ 208,175.63
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.130	\$ 8,710.23	\$ -	\$ -			\$ 8,710.23
Trust & Agency Fund	Comerica	Checking Account	-	703.001.001	\$ -	\$ (175,000.00)	\$ (10,713.78)	\$ (25.00)	\$ -	\$ (185,738.78)
Trust & Agency Fund	MBIA-Class	Money Market	3.74	703.180	\$ 410,076.39					\$ 410,076.39
Trust & Agency Fund	Comerica Jfund	Cash & Cash Equivalents	3.47	703.013	\$ 373,670.88					\$ 373,670.88
Total					\$ -	\$ 208,860.28	\$ (579,844.75)	\$ -	\$ (22,601.23)	\$ 133,127,877.03



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-22046

ATTACHMENT(S):

O.5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-22046

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-22046**

- DTE Electric Company requests Michigan Public Service Commission for authority to increase its rates, amend its rate schedules and rules governing the distribution and supply of electric energy, and for miscellaneous accounting authority
- 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: Wednesday, May 27, 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) April 28, 2026 application requesting the Commission to: 1) approve an additional annual revenue increase effective as soon as possible in the projected test year, as proposed by DTE Electric; 2) approve DTE Electric's proposed capital structure and return on equity; 3) approve new rates effective as early as March 1, 2027 as proposed of approximately \$474.3 million, in order to recover, among other things, DTE Electric's continued infrastructure investments to improve the reliability of the grid as it makes progress toward meeting its own aspiration of reducing power outages by 30% and cutting outage time in half by 2029 and to sustain the reliability of its generation fleet while moving toward cleaner sources of generation, including the associated depreciation and property tax increases; 4) grant DTE Electric's request to approve the Power Supply Cost Recovery base; 5) approve DTE Electric's proposals to implement certain customer rate schedules and tariffs; 6) approve recovery of DTE Electric's investments related to the strengthening of its distribution system and improving reliability; 7) approve recovery of DTE Electric's generation and storage investments; 8) approve the extension, and expansion of the Infrastructure Recovery Mechanism, as proposed by DTE Electric; 9) approve all proposed regulatory accounting treatments, as proposed by DTE Electric; 10) approve the capacity charge calculated by DTE Electric which is based on the methodology approved in Case No. U-21860 and approve the capacity-related costs supported by DTE

Electric, as proposed; 11) grant any other and further relief as requested by DTE Electric and as the Commission may deem 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 19, 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, Andrea E. Hayden, One Energy Plaza, 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-22046**. 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.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448.

U-22046