

TROY CITY COUNCIL

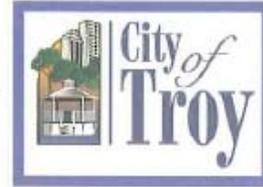
REGULAR MEETING

AGENDA

DECEMBER 16, 2013
CONVENING AT 7:30 P.M.

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.



TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: Brian Kischnick, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible adoption.

Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Kischnick".

Brian Kischnick, City Manager



TROY CITY COUNCIL

VISION STATEMENT AND GOALS

Adopted: Monday, February 7, 2011

VISION:

To honor the legacy of the past and build a strong, vibrant future and be an attractive place to live, work, and grow a business.

GOALS:

Provide a safe, clean, and livable city

- Practice good stewardship of infrastructure
- Maintain high quality professional community oriented police and fire protection
- Conserve resources in an environmentally responsible manner
- Encourage development toward a walkable, livable community

Provide effective and efficient local government

- Demonstrate excellence in community services
- Maintain fiscally sustainable government
- Attract and support a committed and innovative workforce
- Develop and maintain efficiencies with internal and external partners
- Conduct city business and engage in public policy formation in a clear and transparent manner

Build a sense of community

- Communicate internally and externally in a timely and accurate manner
- Develop platforms for transparent, deliberative and meaningful community conversations
- Involve all stakeholders in communication and engagement activities
- Encourage volunteerism and new methods for community involvement
- Implement the connectedness of community outlines in the Master Plan 2008

Attract and retain business investment

- Clearly articulate an economic development plan
 - Create an inclusive, entrepreneurial culture internally and externally
 - Clarify, reduce and streamline investment hurdles
 - Consistently enhance the synergy between existing businesses and growing economic sectors
 - Market the advantages of living and working in Troy through partnerships
-



CITY COUNCIL AGENDA

December 16, 2013 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

INVOCATION: Pastor Stephen Husava From Northfield Hills Baptist Church 1

PLEDGE OF ALLEGIANCE: 1

A. CALL TO ORDER: 1

B. ROLL CALL: 1

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: 1

C-1 Troy Youth Assistance Annual Report Presented by *Chair Robin Beltramini and Past Chair Leonette Ciepielowski (Introduced by: Cindy Stewart, Community Affairs Director)* 1

D. CARRYOVER ITEMS: 1

D-1 No Carryover Items 1

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E-1 No Public Hearings 1

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SCHEDULED SPECIAL CITY COUNCIL MEETINGS: 9

February 5, 2014 Liquor Advisory Meeting	9
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April 21, 2014 Special Budget Meeting	9
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INVOCATION: Pastor Stephen Husava From Northfield Hills Baptist Church

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Dane Slater
Jim Campbell
Wade Fleming
Dave Henderson
Ellen Hodorek
Ed Pennington
Doug Tietz

- b) Excuse Absent Council Members:

Suggested Resolution

Resolution #2013-12-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of December 16, 2013, due to _____.

Yes:
No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

-
- C-1** Troy Youth Assistance Annual Report Presented by *Chair Robin Beltramini and Past Chair Leonette Ciepielowski (Introduced by: Cindy Stewart, Community Affairs Director)*

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, Article 17 – Members of the Public and Visitors:

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. *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 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 Troy resident or Troy business representative, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes total to address Postponed, Regular Business, Consent Agenda or Study items or any other item on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items On the Agenda from Troy Residents and Businesses* portion of the Agenda.
- Any Troy resident or Troy business representative, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any topic not on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items Not on the Agenda from Troy Residents and Businesses* portion of the Agenda.
- Any member of the public who is not a Troy resident or Troy business representative shall be allowed to speak for up to three (3) minutes to address any topic on or not on the Agenda as permitted under the Open Meetings Act during the *Comments 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)* portion of the Agenda.
- 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 and residency status (Troy resident, non-resident, or Troy business owner). If the speaker is addressing an Item (or Items) that appear 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 majority vote of the City Council members.
- 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.

The following has been approved by Troy City Council as a statement of the rules of decorum for City Council meetings. The Mayor will also provide a verbal notification of these rules prior to Public Comment:

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are three Public Comment portions of the Agenda. For Items On the Agenda, Troy Residents and Business Owners can sign up to address Postponed, Regular Business,

Consent Agenda, or Study items or any other item on the Agenda. Troy Residents and Business Owners can sign up to address all other topics under Items Not on the Agenda. All Speakers who do not live in Troy or own a Troy business may sign up to speak during the Comments on Items On and Not On the Agenda from Members of the Public Outside of Troy. Also, there is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up.

In order to make the meeting more orderly and out of respect, please do not clap during the meeting, and please do not use expletives or make derogatory or disparaging comments about any one person or group. If you do so, then there may be immediate consequences, including having the microphone turned off, being asked to leave the meeting, and/or the deletion of speaker comments for any re-broadcast of the meeting. Speakers should also be careful to avoid saying anything that would subject them to civil liability, such as slander and defamation.

Please avoid these consequences and voluntarily assist us in maintaining the decorum befitting this great City.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

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 – Liquor Advisory Committee

a) Mayoral Appointments: None

b) City Council Appointments:

Suggested Resolution
Resolution #2013-12-
Moved by
Seconded by

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

Liquor Advisory Committee
Appointed by Council
7 Regular Members
3 Year Term

Term Expires: 1/31/2015

David Easterbrook

Term currently held by: Vacancy-Matthew Binkowski resigned 11/25/2013

Yes:
No:
Absent:

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

- a) **Mayoral Nominations: None**
- b) **City Council Nominations: None**

I-3 Request for Closed Session

Suggested Resolution
Resolution #2013-12-
Moved by
Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL15.268 (e) – Pending Litigation – *Asset Management Consultants of Virginia, Inc. v. City of Troy, et. al.*

Yes:
No:
Absent:

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2013-12-
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:
Absent:

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

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2013-12-

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

- a) City Council Special Joint Meeting Minutes-Draft – November 26, 2013
- b) City Council Meeting Minutes-Draft – December 2, 2013

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: Cooperative Contract Award – Two (2) Dump Trucks with Snow Removal and Deicing Systems**

Suggested Resolution
Resolution #2013-12-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to City management to purchase one (1) single axle truck chassis \$84,062.00 and one (1) tandem axle truck chassis \$97,729.00 to *Wolverine Freightliner-Eastside, Inc., of Mount Clemens, MI* for an estimated price of \$181,791.00 and to purchase one (1) dump body snow removal and deicing system for the single axle \$92,584.00 and one (1) dump body snow removal and deicing system for the tandem axle \$98,458.00 to *Truck and Trailer Specialties, Inc., of Dutton, MI* for an estimated price of \$191,042.00 and for the combined purchase of the two (2) truck chassis and two (2) dump body snow removal and deicing systems through the MITN Cooperative Purchasing Group for an estimated total cost of \$372,833.00.

- b) **Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Auto Parts**

Suggested Resolution
Resolution #2013-12-

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract to provide Auto Parts with an option to renew for three (3) additional years to the twenty two (22) low bidders meeting specification: CarQuest Auto Parts, ROK Brothers Inc., Coach & Motor Company, Start-All Enterprises Inc., Vehicle Maintenance Program Inc., Factory Motor Parts, Amsoil Lubrication Specialist, Terminal Supply Company, Kirk's Automotive Inc., Eastern MI Kenworth, Great Lakes Service Center Inc., Cruisers Inc., Truck & Trailer Specialties Inc., Fleetpride, Red Holman Buick/GMC, Milosch's Palace/Chrysler, Elder Ford, Varsity Ford, SnowPlow Technologies LLC., Lacaal Equipment Inc., ODB and John R Spring & Tire, to be purchased on an as needed basis, not to exceed budgetary limitations at unit prices contained in the bid tabulation opened September 5, 2013, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring December 31, 2018.

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

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Big Beaver Center PUD – Residential – Project No. 13.908.3

Suggested Resolution

Resolution #2013-12-

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Big Beaver Center LLC, is hereby **APPROVED** for the installation of sanitary sewer, storm sewer, water main, paving, sidewalks, soil erosion, and landscaping on the site and in the adjacent right of way, 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 Request for Acceptance of Two Permanent Easements from The Michael Agnetti Trust – Sidwell #88-20-28-477-040 & 041

Suggested Resolution

Resolution #2013-12-

RESOLVED, That City Council hereby **ACCEPTS** two permanent easements for sidewalk, storm sewer & surface drainage from The Michael Agnetti Trust dated April 10, 2008, owner of the property having Sidwell #88-20-28-477-040 & 041; and

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

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) January 13, 2014 - Announcement of Public Hearing for Re-Programming Community Development Block Grant (CDBG) Program Year 2011 Funds
- b) January 13, 2014 – Announcement of Public Hearing – Rezoning Application (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West Side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

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

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

M. COUNCIL REFERRALS:

Items Advanced to the City Manager by Individual City Council Members for Placement on the Agenda

M-1 No Council Referrals Advanced

N. COUNCIL COMMENTS:

N-1 No Council Comments Advanced

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Traffic Committee-Final – October 16, 2013
- b) Parks and Recreation Advisory Board-Final – October 17, 2013
- c) Planning Commission-Final – November 12, 2013
- d) Planning Commission Special/Study-Draft – November 26, 2013
- e) Planning Commission Special/Study-Final – November 26, 2013

O-2 Department Reports:

- a) Building Department Activity Report – November, 2013

O-3 Letters of Appreciation:

- a) To the Building Inspection Department From Wanda Copeland
- b) To Chief Mayer From Dan Daly, Cub Scout Pack 1720, Thanking Police Service Aide Shawn Flint for a Group Tour
- c) To Officer Denny From Brian Joseph, Charles Verheyden Funeral Homes, for Assisting with a Car Accident

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

P. COMMENTS ON ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

Q. STUDY ITEMS:

Q-1 No Study Items

R. CLOSED SESSION:

R-1 Closed Session

S. ADJOURNMENT:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Kischnick". The signature is written in a cursive, somewhat stylized font.

Brian Kischnick, City Manager

FUTURE CITY COUNCIL PUBLIC HEARINGS:

- January 13, 2014 - Announcement of Pubic Hearing for Re-Programming Community Development Block Grant (CDBG) Program Year 2011 Funds
- January 13, 2014 - Announcement of Public Hearing – Rezoning Application (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West Side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

SCHEDULED REGULAR CITY COUNCIL MEETINGS:

- January 13, 2014 Regular Meeting
- January 27, 2014 Regular Meeting
- February 3, 2014..... Regular Meeting
- February 10, 2014..... Regular Meeting
- March 3, 2014 Regular Meeting
- March 17, 2014 Regular Meeting
- April 7, 2014 Regular Meeting
- April 14, 2014..... Regular Meeting
- May 12, 2014 Regular Meeting
- May 19, 2014 Regular Meeting
- June 2, 2014 Regular Meeting
- June 16, 2014 Regular Meeting
- July 7, 2014..... Regular Meeting
- July 21, 2014..... Regular Meeting
- August 11, 2014..... Regular Meeting
- August 25, 2014..... Regular Meeting
- September 8, 2014 Regular Meeting
- September 22, 2014 Regular Meeting
- October 6, 2014 Regular Meeting
- October 20, 2014 Regular Meeting
- November 10, 2014 Regular Meeting
- November 24, 2014 Regular Meeting
- December 1, 2014 Regular Meeting
- December 15, 2014 Regular Meeting

SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

- February 5, 2014..... Liquor Advisory Meeting
- February 19, 2014..... Liquor Advisory Meeting
- April 21, 2014..... Special Budget Meeting
- April 23, 2014..... Special Budget Meeting

LEADING A PATH TO A BRIGHTER FUTURE



Troy

Strengthening Families
Through Community Involvement

ANNUAL REPORT
2012-2013





On behalf of the Troy Youth Assistance Executive Committee and the Board of Directors, it is my privilege to present this Annual Report of our efforts and accomplishments in the 2012-13 school year. Please take the time to review them to appreciate how our volunteer-driven organization is committed to the prevention and reduction of juvenile delinquency, child neglect and abuse in the Troy community.

Leonette Ciepielowski,
Chairperson

EXECUTIVE COMMITTEE

Leonette Ciepielowski, Chairperson
Robin Beltramini, Vice-Chairperson
Donna Swiatko, Treasurer
Nancy Piotrowski, Advisor

BOARD OF DIRECTORS

Larry Cranston, Family Education
Elliot Gold, Fundraising
Sandy Macknis, Youth Involvement
Nancy Piotrowski, Membership
EunJoo Scherlinck, Troy High Rep
K.C. Scudder, Athens High Rep
Cindy Stewart, Publicity
Jeff Stewart, Camp/Skillbuilding
Jeanne Stine, Youth Recognition
Bill Waggoner II, Mentors PLUS
George Zielinski, Webmaster

Karen Wonsowicz, Caseworker



Family Education Committee

In 2012-13 the Family Education Committee presented five different programs to parents. The evaluations collected after each program indicated that they met the needs of the community.

This year, we, again, offered the six-session courses, "Active Parenting Now" program for parents of children 5 - 12 years old and "Parenting with Boundaries" for parents of children of all ages, both taught by parenting expert, Pastor Larry Cranston. "Active Parenting Now" covered the proven basics for strengthening families, including communication skills, discipline techniques, and problem-solving strategies. "Parenting with Boundaries" focused on helping parents create a home environment which promotes the development of healthy boundaries. Parents were taught when to say yes and when to say no.

Two Spring programs focused on risky behaviors of "tweens" and teens. First, "Trends, Friends and Fatal Ends" was offered to parents of middle and high school youth. Thrill-seeking is a normal part of adolescent development, but can go awry. Dr. Doug Carpenter of Perspectives of Troy and Pastor Larry Cranston presented their professional observations on the trends in Troy, behaviors parents should watch for and the parenting strategies to deal with those signs if they appear. The second program, "Teenage Sex: At What Price? Costs and Consequences of Early Sexual Activity" was presented to parents and youth together. In the video presentation, recognized expert and former counselor, Pam Stenzel, speaks to a coed high school audience in a no-nonsense, straightforward tone. The video was followed by a panel of local experts from the areas of health and law enforcement who spoke from their professional experience, answered ques-

tions and encouraged enhanced discussions at home.

In June, the "How Smart is a 'Smart Phone'?" program was offered to parents. Troy Police Officer of the Year, Det. Krissy Shuler, discussed the various ways youth could find trouble, purposely or inadvertently, with a smart phone, including examples from Troy. A Verizon representative offered tips and safe-guards for parents to discuss with their own provider. A sample safety contract for parents to use with their children was distributed.



Membership

The Membership Committee focused on attracting, initiating, and retaining new member-volunteers to truly accomplish the TYA mission, ". . .through community involvement." Each potential volunteer received a packet of information including position descriptions, our brochure and annual report so, together, the best fit for their volunteer efforts could be discerned.

The TYA Executive Committee acknowledged with gratitude all volunteers who helped in any way throughout the year with a Thank You Celebration in June 2013.

We continue seeking parents and others to join our Advocate Member status to encourage them to support families and youth in Troy. Next year will have a more targeted focus for marketing TYA to attract both volunteers and donors.

LEADING A PATH TO A BRIGHTER FUTURE



Camp/Skillbuilding

Partial scholarships were awarded to several children to participate in activities designed to develop specific skills in areas of interest to them. Other scholarships provide extra-curricular, self esteem-building opportunities for the children and financial assistance to their parents who are unable to afford the full cost of tuition. For example, six children attended the Villas Day Camp which is sponsored by the Troy Community Coalition.

Youth Recognition

The Youth Recognition Awards Program, co-sponsored by TYA and the Rotary Club of Troy, is the *signature event* of the spring season. The program, held in the THS Auditorium on April 25, 2013, was attended by local dignitaries, relatives and friends of the award recipients. This year, 48 students plus the entire AHS Student Congress were nominated by school personnel and community organizations and recognized for “making a difference” in their schools and in the Troy community .



Youth Involvement

TYA encourages youth to interact positively with one another and on behalf of those who are less fortunate. The Youth Involvement Committee provided financial support to subsidize the post-graduation All-Night Parties at Athens and Troy High Schools, as well as Spring Break: Troy Style.

After their own Halloween celebrations, students at Costello, Hamilton, Hill, Schroeder and Troy Union elementary schools collected more than 400 pounds of excess candy for redistribution to the MI Veterans Foundation/Detroit Veteran Center, North Woodward Community Foundation: Blessings in a Backpack program, The Power Company, and Michigan Military Moms for delivery to overseas troops. TYA partnered with Girl Scout Troop 42790 for sorting and repackaging. Holiday candy also was given to Troy VFW Post 4037 to use in baskets for troops in Afghanistan and FOP Lodge 130 for Webster School in Ferndale.

Mentors PLUS

(People Listening, Understanding, Sharing)

Since 1973 Mentors PLUS has matched caring adults with young people who will benefit from having positive adult figures in their lives. Volunteers choose the involvement that seems best for them: prevention, working with an at-risk youngster, or intervention, helping guide a young person with minor court involvement back onto the right track. Mentoring is fun, creates new friendships and allows adult volunteers to share their lives with children who need their attention and support. The minimum commitment is two hours/week for one year. Each mentor plans the one-on-one meetings and activities which promote a trusting relationship and determines the time that works best for them and their mentees.

TYA currently has three mentees—two girls and one boy—and has children who are waiting to be matched with adult volunteers. During the past year, volunteers and their young charges attended an annual Oakland County Mentors PLUS picnic, group outings and professional sporting events, including several Pistons games and the Bloomfield Players rendition of “Oklahoma”. If this activity appeals to you, contact the TYA office for more information.



Fundraising

After facing the reality of a sharp decline in financial support from the City of Troy in 2009 and the elimination of all funding in 2010, the Fundraising Committee was directed to organize fundraiser(s) which would generate operating revenue going forward from Fiscal Year 2010.

The third annual Dollars for Education raffle was a huge success. The winner, Consumer Insights, chose the 40% cash prize and then “donated back” a generous portion of the prize. Ultimately, TYA gained \$13,223 from the 2013 Dollars for Education raffle.

Additionally, TYA accumulated over \$4500 in donations from individuals and organizations, the TYA Advocate program and TYA’s participation in Parisian Community Days event in November . Fiscal year 2013-2014 will have a comprehensive fundraising plan.



THANK YOU SPONSORS

Working together for the prevention of juvenile delinquency, child neglect and abuse through community involvement:

Family Division Judges

Honorable Mary Ellen Brennan
 Honorable Lisa Gorcyca
 Honorable Linda S. Hallmark
 Honorable Cheryl A. Matthews
 Honorable Karen D. McDonald
 Honorable Elizabeth Pezzetti
 Honorable Joan E. Young

Oakland County Court

Kevin Oeffner, Court Administrator
 Lisa Langton, Dep. Court Administrator
 Mary Schusterbauer, Chief,
 Oakland County Youth Assistance
 Pat Breen, Supervisor,
 Oakland County Youth Assistance

Oakland County Commissioners

Mike Bosnic
 Gary R. McGillivray
 Robert Gosselin

Troy School District

Dr. Barbara Fowler, Superintendent

School Board Members

Nancy Philippart, President
 Ida Edmunds, V.P.
 Todd Miletti, Secretary
 Paula Fleming, Gary Hauff,
 Karl Schmidt, Wendy Underwood

City of Troy

Brian Kischnick, City Manager
 Dane Slater, Mayor
 Wade Fleming, Mayor Pro Tem

Council Members

Jim Campbell, Dave Henderson,
 Maureen McGinnis, Ed Pennington,
 Doug Tietz

OUR EXECUTIVE COMMITTEE



Leonette Ciepielowski
 Chairperson



Robin Beltramini
 Vice Chairperson



Nancy Piotrowski
 Advisor



Donna Swiatko
 Treasurer

TYA ANNUAL REPORT 2012-2013

Mission Statement

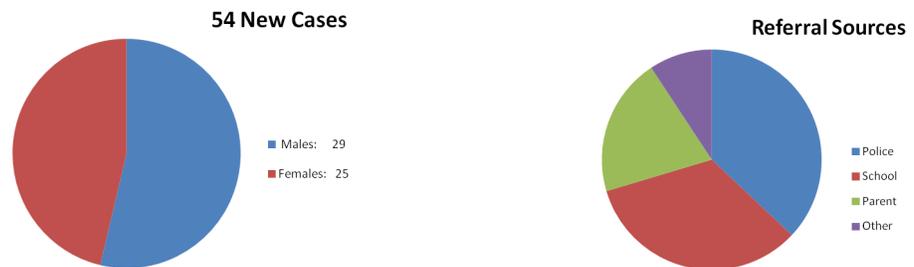
Troy Youth Assistance is committed to strengthening youth and families by preventing and reducing juvenile delinquency, child neglect and child abuse through community involvement.

Troy Youth Assistance is a volunteer-driven 501 (c) (3) non-profit organization. It is one of 26 Youth Assistance programs in Oakland County. Each local Youth Assistance office is tri-sponsored by the Oakland County Circuit Court-Family Division, the local school district and the city therein. The Oakland County Board of Commissioners provides major funding for a professional counselor in each unit. Volunteers work with the professional counselor to plan and sponsor local prevention programs for youth and their families.



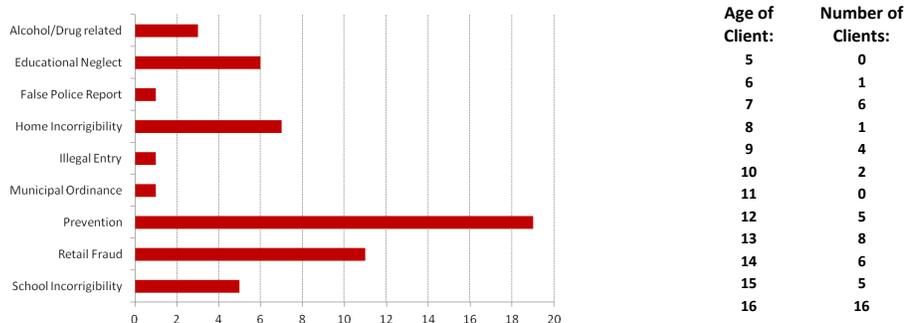
Join us on facebook

Casework Referrals 2012-2013



With 49 additional cases reviewed and referred to other agencies for more extensive service

Referral Overview



TROY YOUTH ASSISTANCE
 4420 Livernois Road Troy, MI 48098
 P: 248.823.5095 F: 248.823.5240 www.trooyouthassistance.org
 email: trooyouthassistance@troy.k12.mi.us

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Tuesday, November 26, 2013, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:01 PM.

B. ROLL CALL:

- | | |
|------------------------------------|------------------------------------|
| a) <u>City Council Members</u> | <u>Planning Commission Members</u> |
| Mayor Dane Slater | Chairman John J. Tagle |
| Jim Campbell | Donald Edmunds |
| Wade Fleming (arrived at 6:12 PM) | Michael W. Hutson |
| Dave Henderson | Edward Kempen |
| Ellen Hodorek | Tom Krent |
| Ed Pennington (arrived at 6:04 PM) | Philip Sanzica |
| Doug Tietz (arrived at 6:12 PM) | Gordon Schepke |
| | Robert Schultz |
| | Thomas Strat |
| | Frank Boudon (arrived at 6:10 PM) |

C. DISCUSSION ITEMS:

C-1 Introduction by Mayor Dane Slater, Chairman John Tagle and City Manager Brian Kischnick

Mayor Slater thanked everyone for coming to this joint meeting tonight. He requested this meeting so that City Council and the Planning Commission could bring ideas to the same table. Chairman Tagle thanked everyone for coming tonight. He hopes the Planning Commission and City Council can work together on items such as the zoning ordinance and come to a consensus at the same table.

Mayor Slater commented that this City Council is fairly young in experience. He thinks it is important for Council to meet with the Commission not only for information, but also to get to know the members.

City Manager Kischnick introduced the agenda for this meeting and discussed a PowerPoint presentation that covered the topics listed in the agenda.

C-2 Master Plan Update and Amendment – Presented by Richard Carlisle, Carlisle/Wortman Associates, Inc.

Richard Carlisle of Carlisle/Wortman Associates presented and discussed the topic, Master Plan Update and Amendments.

C-3 Infill Development – Presented by Mark F. Miller, Director of Economic and Community Development

Mark Miller, Director of Economic and Community Development, presented and discussed the topic, Infill Development.

C-4 Big Beaver Road Density – Presented by Mark F. Miller, Director of Economic and Community Development

Mark Miller, Director of Economic and Community Development, presented and discussed the topic Big Beaver Road Density.

C-5 Sober Living Facilities – Presented by R. Brent Savidant, Planning Director

Brent Savidant, Planning Director, presented and discussed Sober Living Facilities.

C-6 GB General Business Zoning District, Maximum Building Height – Presented by Ben Carlisle, Carlisle/Wortman Associates, Inc.

Ben Carlisle of Carlisle/Wortman Associates presented and discussed General Business Zoning District.

C-7 Next Steps and Direction – Presented by Brian Kischnick, City Manager

City Manager Kischnick presented and discussed Next Steps and Direction. He turned the discussion back to the table for City Council and Planning Commission discussion.

C-8 City Council and Planning Commission Discussion

Mayor Slater started the conversation with the Master Plan item and asked for input from the members present. Mr. Edmunds believes it is important to update and review the Master Plan. Mr. Kempen is interested in seeing the Rochester Road updates in the Master Plan in order to market the community for the large amounts of traffic on that road. He attended a planning training class and received positive feedback regarding Troy's Master Plan. Council Member Pennington would like to see the public involved in the discussion. Mr. Schultz reminded the members that the 5-year review of the Master Plan is coming up soon. Council Member Fleming and Mr. Krent both agreed; as did Mr. Strat. Mr. Strat would like to see signage incorporated into the Master Plan. He has a concern with the billboard issue in Troy. Mr. Boudon believes it is important to have the public involved as much as possible in the Master Plan review process. Mr. Sanzica said we have come a long way with sustainability, but would like to see more expansion of the use of the Master Plan. Mr. Hutson thinks we need to take a step back and examine what the Zoning and Planning Commissions can and cannot do. Mr. Schepke likes what was said about the Master Plan being fluid documents. His concern is that sometimes the hands of the Planning Commission are tied when the main job of Commissioners is to protect the neighborhoods. Chairman Tagle reminded all that when the Master Plan was revised, public participation was encouraged but few attended. He would like to see the residents at the meetings when the next Master Plan review is performed. Mayor Slater agrees with Mr. Strat that communication between City Council and Planning Commission needs to be improved.

Council Member Hodorek believes that targeted communications to residents regarding revisions to the Master Plan would produce more input from the public. Chairman Tagle commented that the Master Plan is a living document that needs to be looked at many times. Mayor Slater agreed and said that when the Master Plan was adopted, it was known that there were areas that would need to be tweaked. He acknowledge that sometimes the decision making process can be frustrating and difficult. He assured residents that if Council sees something that needs to be fixed, they will fix it.

The members present discussed mass transit along the Big Beaver Corridor. Mr. Strat stated that the City should be able to overcome the issues on Big Beaver, including speed limit, ambient lighting instead of highway lighting, and traffic. He urged City Council to buy into resolving these issues. Mayor Slater stated that the DDA issue stifled some of the Big Beaver Corridor issues, but perhaps the City needs to revisit those issues to see if anything can be done. Mr. Strat stated that Engineering needs to be involved and on the same page as the Planning Commission. He wants Council to be the leaders and buy into solving these issues. Mayor Slater agreed and said that Council will be working with the Planning Commission closer in the future.

Council Member Campbell clarified that the previous applicant for a sober living facility has moved on from his request for development in Troy. Mr. Edmunds noted that the increase in land area per resident that the Planning Commission passed was a key factor in that applicant abandoning his project in Troy. Mayor Slater said that the map showing possible areas for sober living facilities is a key component to the decision making process for Council. He commented that the revision to that map was a very important step to regulating where sober living facilities could exist in Troy. Mr. Savidant added that the Planning Commission has draft language ready for City Council that limits the locations for sober living facilities in the City. Mayor Slater stated this is a perfect example of good communication between Council and the Planning Commission. Mr. Schultz stated that he was the only Planning Commission member to vote against sober living facilities in the City of Troy because they are not licensed with the State of Michigan. He would like to see the ordinance changed to exclude organizations not licensed or recognized by the State. Mayor Slater encouraged the Planning Commission to send back to Council any items the Commission thinks are important which were brought up in the past that have not been acted on by Council. Mr. Schepke added that assisted living facilities are not regulated by the State either.

Mayor Slater thinks that the General Business Zoning District needs to be discussed and possibly revised, especially along Rochester Road. Mayor Pro Tem Henderson discussed the building height issue, especially as it relates to adjoining properties and residences. Mr. Schepke said the Planning Commission voted for the storage facility because it complied with all the requirements and because their hands were tied by the threat of legal action. He would like the process to be more flexible. Mr. Edmunds said the residents are protected by the Master Plan. If residents do not come to the meetings and voice their concerns then the Planning Commission has few options but to approve items unless there are strong reasons to not vote for an item. Council Member Tietz said not everyone knows about the hearings or will attend them. Residents should be able to look around their residential area and assume that only residences will be near them. Residents should be able to assume when they buy their homes that the zoning districts will always be the same. He said predictability is what residents expect and they are upset when unpredictable decisions are made. Council Member Pennington said it is the City's job to protect the residents from unexpected decisions. Mr.

Schultz said that when residents buy houses adjacent to major thoroughfares, they should expect that property along that thoroughfare would be commercial, regardless of what buildings are currently there. Mayor Slater asked City Manager Kischnick to offer closing comments.

City Manager Kischnick clarified that City Council and the Planning Commission would like to meet again in two months regarding the Master Plan and General Business District, including building height.

D. PUBLIC COMMENT:

Kathy Mills	Spoke about assisted living facility at Square Lake and Adams
Suzanne Delisi	Spoke about assisted living facility at Square Lake and Adams
Lenore Paxton	Spoke about the Sunoco pipeline issue and the assisted living facility at Square Lake and Adams
Denise Smith	Spoke about assisted living facility at Square Lake and Adams
Charles Gabor	Spoke about the Sunoco pipeline issue and the assisted living facility at Square Lake and Adams

E. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:03 PM.

Mayor Dane Slater

M. Aileen Bittner, CMC
City Clerk

Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, December 2, 2013, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 7:32 PM.

B. ROLL CALL:

Mayor Dane Slater
Jim Campbell
Wade Fleming
Dave Henderson
Ellen Hodorek
Ed Pennington
Doug Tietz

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 2013 Comprehensive Annual Financial Report (CAFR)

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:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – Local Development Finance Authority (LDFA), Planning Commission; b) City Council Appointments – Employee Retirement System Board of Trustees/Retiree Health

Care Benefits Plan and Trust, Southeastern Michigan Council of Governments (SEMCOG)

a) Mayoral Appointments:

Resolution #2013-12-197
Moved by Slater
Seconded by Fleming

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

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Term Expires: 11/13/2017

Ellen Hodorek

(Alternate)

Term previously held by: Maureen McGinnis

Yes: All-7
No: None

MOTION CARRIED

Resolution #2013-12-198
Moved by Slater
Seconded by Campbell

Planning Commission

Appointed by Mayor
9 Regular Members
3 Year Term

Term Expires: 12/31/2016

Donald Edmunds

Term currently held by: Donald Edmunds

Term Expires: 12/31/2016

Steve Gottlieb

Term currently held by: Edward Kempen

Term Expires: 12/31/2016

Thomas Krent

Term currently held by: Thomas Krent

Yes: All-7
No: None

MOTION CARRIED

b) City Council Appointments:

Resolution #2013-12-199
Moved by Henderson
Seconded by Campbell

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

Employee Retirement System Board of Trustees / Retiree Health Care Benefits Plan & Trust

Appointed by Council

6 Regular Members and 2 Ordinance Members:

(1) Troy Citizen.; (1) City Council Member.; (1) Retiree-DB; (3) Trustees - Elected;
City Manager; Asst. City Manager-Finance & Administration
3 Year Term

Term Expires: 12/31/2016

William Need

Ex-Officio-DB Retiree Rep.

Term currently held by: William Need

Yes: All-7
No: None

MOTION CARRIED

Resolution #2013-12-200
Moved by Henderson
Seconded by Pennington

Southeastern Michigan Council of Governments (SEMCOG)

Appointed by Council

1 Regular and 1 Alternate

Appointed Every Odd-Year Election

Term Expires: 11/10/2015

James Campbell

(Delegate)

Term currently held by: James Campbell

Term Expires: 11/10/2015

Mark Miller

(Alternate)

Term currently held by: Mark Miller

Yes: All-7
No: None

MOTION CARRIED

I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Liquor Advisory Commission

a) **Mayoral Nominations:** None

b) **City Council Nominations:**

Resolution #2013-12-201
Moved by Henderson
Seconded by Campbell

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

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2015

David Easterbrook

Term currently held by: Vacancy- Matthew Binkowski
resigned 11/25/2013

Yes: All-7
No: None

MOTION CARRIED

I-3 No Closed Session Requested

I-4 Contract Ratification - Troy Communication Supervisors Association Contract

City Council **TOOK NO ACTION** on this Item.

I-5 Termination of Required Furlough Hours

Resolution #2013-12-202
Moved by Slater
Seconded by Campbell

RESOLVED, That Troy City Council hereby **TERMINATES** furlough hours required of City employees effective January 1, 2014.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2013-12-203
Moved by Fleming
Seconded by Pennington

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2013-12-203-J-2a

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

- a) City Council Meeting Minutes-Draft – November 25, 2013
-

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions: None Submitted

J-5 Traffic Committee Recommendations and Minutes – November 20, 2013

Resolution #2013-12-203-J-5

Item # 3 Request for Traffic Control – Forest Park Drive at Redbud Drive

RESOLVED, That the intersection of Forest Park Drive and Redbud Drive **BE MODIFIED** from NO traffic control to ALL-WAY STOP control.

Item # 4 Request to Extend No Parking Zone – London Court

RESOLVED, That the existing NO PARKING zone **BE EXTENDED** to encompass the entire cul-de-sac; ending at a point approximately at the property line between 2629 London Court and 4586 Butler.

J-6 Request for Approval of Agreement to Purchase Realty for Public Purposes for John R Road Improvements, Square Lake to South Boulevard – Project No. 02.204.5, Parcel #48 – Sidwell #88-20-02-228-031

Resolution #2013-12-203-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Agreement to Purchase Realty for Public Purposes between Awni A. Abu-Joudeh and Fadia Abu-Joudeh, owners of property having Sidwell #88-20-02-228-031, and the City of Troy, for the acquisition of property for John R Road Road Improvements, Square Lake to South Boulevard in the amount of \$275,233.70, plus closing costs; and

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Engineering Department to **EXPEND** the necessary closing costs to complete this purchase according to the agreement; and

BE IT FINALLY RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to **RECORD** the Warranty Deed with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

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

Richard Peters	Spoke on the Detroit bankruptcy and its effect on the Detroit Institute of Arts and also on solar energy.
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M. COUNCIL REFERRALS:

Items Advanced to the City Manager by Individual City Council Members for Placement on the Agenda

M-1 No Council Referrals Advanced

N. COUNCIL COMMENTS:

N-1 No Council Comments Advanced

Mayor Slater addressed discussion from the Joint City Council and Planning Commission meeting on November 26, 2013 regarding assisted living facilities. He recommended that the City Attorney review the ordinance as soon as possible and research methods in which the Planning Commission and City Council can work together to address these issues.

Council Member Tietz emphasized the timeliness of this request since the Planning Commission will meet soon and that they requested guidance from the City Council at their last meeting.

Mayor Slater questioned if there is a possible solution that would be more immediate, rather than the process required to amend the ordinance.

Council Member Campbell asked if City Council's intent is to change the Zoning Ordinance. Mayor Slater replied that when the Zoning Ordinance was approved, it was known that there would be areas that needed to be tweaked. Assisted living facilities are an example of an area that needs to be tweaked.

Council Member Fleming acknowledged that there are other areas of the Zoning Ordinance that need to be tweaked. A recent example is the 5-story storage facility on Rochester Road that backs against residential areas. He further explained that residents could not anticipate applications of such buildings.

City Attorney Bluhm clarified that this issue will be reviewed and addressed by a group effort of City Administration and planning experts all working together. She further explained that the Planning Commission will address this topic at their meeting on December 10, 2013. City Attorney Bluhm also noted that any text amendments to the Zoning Ordinance would have public hearing requirements. Further, any amendments would be prospective and would not impact anything that has been approved. She will provide a memorandum with options for City Council in the interim.

Council Member Tietz raised concerns that a resident approached him after the Joint City Council and Planning Commission meeting indicating that their homeowner's association was not aware of the planning issue. He mentioned a former organization, Council of Troy Homeowners Associations (COTHA), which was a wonderful mechanism to bridge communication between the City and residents. Mayor Slater noted that while this organization was disbanded in the past due to lack of interest, he requested that City Management provide a report to determine if there is potential for resurrecting such an organization in Troy.

Council Member Fleming announced that the Christmas Tree Lighting will be held on Wednesday, December 4, 2013, from 7:00 PM – 8:30 PM at the Veterans Plaza in front of City Hall, 500 W. Big Beaver Rd. There will be caroling, hot cocoa and children can visit with Santa.

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a)** Building Code Board of Appeals-Final – October 2, 2013
- b)** Zoning Board of Appeals-Final – October 15, 2013
- c)** Building Code Board of Appeals-Draft – November 6, 2013
- d)** Planning Commission-Draft – November 12, 2013

Noted and Filed

O-2 Department Reports:

- a) Submittal of the 2013 Comprehensive Annual Financial Report (CAFR)
Noted and Filed

O-3 Letters of Appreciation:

- a) To Paul Featherston, SafeBuilt Building Official, From Chris Fuchs, President of Code Officials' Conference of Michigan, Congratulating Him on Being Elected First Director in Charge of Planning and Education for the Code Officials Conference of Michigan
- b) To Sergeant Andy Breidenich From Brenda Balas, Leadership Team Chair, for Hosting a Meeting for the Troy-Area Interfaith Group
- c) To Chief Gary Mayer From Edward Bova, Sr. Instructor of the National Association of School Resource Officers Regarding the Basic Training Course Sponsored by the Troy Police Department
- d) To Chief Mayer From Renee Atkinson Regarding Police Service Assisting in a Road Safety Issue
- e) To Chief Mayer From John Reynolds, Sr. Operations Manager from Delphi, Recognizing Sergeant Andy Breidenich for His *Workplace Violence-Active Shooter* Training Course
Noted and Filed

-
- O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
Noted and Filed

P. COMMENTS ON ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

Q. STUDY ITEMS:

-
- Q-1 No Study Items**

R. CLOSED SESSION:

-
- R-1 No Closed Session Requested**

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:39 PM.

Mayor Dane Slater

M. Aileen Bittner, CMC
City Clerk



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
Timothy L. Richnak, Public Works Director
Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 4: Cooperative Contract Award – Two (2) Dump Trucks with snow removal and deicing systems

History

The Cities of Auburn Hills, Farmington Hills, Madison Heights, Midland, St. Clair Shores, Troy, and Warren; members of the Michigan Inter-governmental Trade Network (MITN) cooperatively developed and issued a Request for Proposal (RFP) for the purchase of Single/Tandem Axle Dump Truck(s), parts, and related services. The RFP was developed with the intent of procuring Single/Tandem Axle Dump Trucks for Snow and Ice Removal Services meeting all of the entities specifications, and to create a contract that would offer a comprehensive list of chassis, truck equipment, parts and related services for Single/Tandem Axle Dump Trucks. The intent of the RFP was to create a comprehensive contract for MITN cooperative entities so as to utilize and aggregate purchasing volumes of the agencies to generate best value offers from Single/Tandem Axle Chassis Vendors and Truck Equipment Vendors. The MITN cooperative group estimates and anticipates an initial purchase of twenty-five (25) trucks; based on this cooperative effort.

From the proposal review process the evaluation committee shortlisted and subsequently requested interviews and site visits from the qualified and approved proposers. Scoring for each phase was conducted. Wolverine Freightliner and Truck and Trailer Specialties, Inc. were selected and unanimously supported by the entities as providing the best value, quality product, timely delivery, exceptional services, an ongoing training program, and also offering the most comprehensive options to meet all of the entities needs. The selection was supported by several positive references received from other communities utilizing these companies for the purchase of their equipment.

The single and tandem axle dump/salt trucks are used on a daily basis by the DPW Streets and Drains division for snow plowing and de-icing major and local roads, grading, road repairs, ditch cleaning, and by the Water and Sewer division for water and sewer main breaks and repairs.

Purchasing

Request for Proposals were solicited utilizing the Michigan Inter-governmental Trade Network (MITN) website. Five (5) proposal responses were received.

The proposal review process consisted of three stages; proposal review, interviews, and site visits. Proposals were evaluated by the City of Rochester Hills Fleet personnel and purchasing staff, as well as representatives from the participating cooperative MITN members.



CITY COUNCIL AGENDA ITEM

Financial

The total cost for the replacement trucks as identified below exceeds the 2013/14 Capital Outlay - Vehicles budget of \$355,000.00. The increased cost(s) are due to the following upgrades and additions:

- The addition of a wing plow
- Emission system and hydraulic components upgrade
- Tailgate spreader component upgrade

The added wing plow will allow the truck to clear an additional 7 to 9 feet of snow on each pass. The upgraded tailgate spreader component allows for the pre-wet tank to be built integrally into the tailgate, instead of being mounted on top of the tailgate. The pre-wet tank that is built into the tailgate also increases the capacity for the liquid storage. These systems will allow for increased productivity and data collection during winter storm events.

Funds are available for this purchase in the Capital Outlay – Vehicles Fund and the Fleet Division Replacement Fund as detailed:

Fund Name	Cost
Capital Outlay – Vehicles	\$355,000.00
Fleet Division Replacement	\$17,833.00
Total Cost	\$372,833.00

Also note; built into the RFP is an additional *potential* quantity discount for MITN entities participating in this cooperative purchase. The discount is based on the aggregate yearly purchase. The additional potential discount structure is as follows:

- 10-19 units will receive a 1% discount
- 20 plus units will receive a 2% discount
- The percentage of discount applies to the Truck and Trailer portion of the purchase only.

Recommendation

City management recommends awarding purchase orders for the purchase of one (1) single axle truck chassis \$84,062.00 and one (1) tandem axle truck chassis \$97,729.00 to *Wolverine Freightliner-Eastside, Inc., of Mount Clemens, MI* for an estimated price of \$181,791.00 and the purchase of one (1) dump body snow removal and deicing system for the single axle \$92,584.00 and one (1) dump body snow removal and deicing system for the tandem axle \$98,458.00 to *Truck and Trailer Specialties, Inc., of Dutton, MI* for an estimated price of \$191,042.00 and the combined purchase of the two (2) truck chassis and two (2) dump body snow removal and deicing systems for an estimated total cost of \$372,833.00 as per the MITN cooperative purchasing group RFP pricing.



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Timothy L. Richnak, Public Works Director
 Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 2: Award To Low Bidders meeting Specifications – Auto Parts

History

The Fleet Division is responsible for the maintenance of the City's fleet; necessitating the purchase of auto parts which includes automobile, light truck, farm and construction equipment replacement parts. The product lines as detailed and listed below are used daily to service, repair and maintain an exceedingly diverse fleet of over five hundred (500) pieces of City owned equipment. These parts are ordered on an as needed basis and as per the Superintendent of Fleet Maintenance which enables the Fleet Division to acquire the proven dependable, high-quality products needed to reduce downtime and labor costs, and improve vehicle availability and performance. Additionally, the benefit of awarding primary and secondary vendors is the increased availability of parts at a guaranteed discounted rate.

Purchasing

On September 5, 2013, a bid opening was conducted as required by City Charter and Code for three (3) year requirements of Auto Parts with an option to renew annually upon successful performance and mutual agreement for up to an additional three (3) years. One hundred eighty two (182) vendors were notified of the bid opportunity on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. The bid was also sent to the Troy Chamber of Commerce. Twenty five (25) bid responses were received. Below is a detailed vendor summary:

Companies notified via MITN	182
Troy Companies notified via MITN	7
Troy Companies notified - Active email Notification	6
Troy Companies notified - Active non-paying	1
Companies that viewed the bid	68
Troy Companies that viewed the bid	5

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

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

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

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

The bid tabulation was analyzed in detail by line item and is detailed below by vendor. Where applicable, sample parts were reviewed and approved for use.



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Timothy L. Richnak, Public Works Director
 Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 2: Award To Low Bidders meeting Specifications – Auto Parts (*continued*)

<u>VENDOR</u>	<u>PRODUCT LINE</u>	<u>DISCOUNT</u>
CarQuest Auto Parts	Brake Parts	23% off list price
ROK Brothers Inc.	Brake Parts	65% off list price secondary vendor
ROK Brothers Inc.	Police Brake Parts	65% off list price
Coach & Motor	Batteries	Cost plus 5%
Start All Enterprises	Batteries	Manufacturer list price secondary vendor
Vehicle Maintenance Program	Seals	70.5-71.4% off list price
Factory Motor Parts	Seals	22% off list price secondary vendor
Amsoil/Lubrication Specialist	Synthetic Oils	10% off list price
ROK Brothers Inc.	Wiper Blades	25% off list price
Vehicle Maintenance Program	Wiper Blades	68.3- 69.2% off list price secondary vendor
Terminal Supply	Light Bulbs	60% off list price
Vehicle Maintenance Program	Light Bulbs	62.9-65% off list price secondary vendor
Terminal Supply	Vehicle Lighting Parts	25% off list price
Vehicle Maintenance Program	Vehicle Lighting Parts	69.1-70% off list price secondary vendor
Kirk's Automotive	Filters	60% off list price
CarQuest Auto Parts	Filters	66% off list price secondary vendor
Terminal Supply	Hydraulic Fittings/Hoses	20% off list price
Kirk's Automotive	Hydraulic Fittings/Hoses	15% off list price secondary vendor
Eastern MI Kenworth	Transmission Parts	Manufacturer list price
Great Lakes Service Center	Transmission Parts	40-42% off list price secondary vendor
Cruiser's Inc.	Back Rack System Parts	10% off list price
Truck & Trailer Specialties, Inc.	Back Rack System Parts	15% off list price secondary vendor
Truck & Trailer Specialties, Inc.	Bosch Rexroth Pneumatic Parts	15% off list price
Fleetpride	Heavy Duty Truck Brake Parts	Manufacturer list price
Great Lakes Service Center, Inc.	Heavy Duty Truck Brake Parts	15-17% off list price secondary vendor
Eastern MI Kenworth	Caterpillar Engine Parts	Manufacturer list price
Great Lakes Service Center, Inc.	Caterpillar Engine Parts	Net- 2% off list price secondary vendor



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Timothy L. Richnak, Public Works Director
 Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 2: Award To Low Bidders meeting Specifications – Auto Parts *(continued)*

<u>VENDOR</u>	<u>PRODUCT LINE</u>	<u>DISCOUNT</u>
Coach & Motor	Chevrolet/GM Parts	30-40% off list price
Red Holman Buick GMC	Chevrolet/GM Parts	30-35% off list price secondary vendor
Eastern MI Kenworth	Cummins Engine Parts	Manufacturer list price
Great Lakes Service Center, Inc.	Cummins Engine Parts	Net-2% off list price secondary vendor
Milosch's Palace	Dodge Parts	38% off list price
Terminal Supply Company	Federal Signal Parts	40% off list price
Cruiser's, Inc.	Federal Signal Parts	28% off list price secondary vendor
Elder Ford	Ford Parts	30-50% off list price
Varsity Ford	Ford Parts	32-50% off list secondary vendor
Cruiser's, Inc.	Go Rhino Emergency Parts	25% off list price
SnowPlow Technologies	Polyurethane Plow Blades	16-20% off list price
Truck & Trailer Specialties	Monroe Plow & Spreader Parts	15% off list price
Cruiser's, Inc.	Emergency Lighting Parts	45% off list price
Terminal Supply Company	Emergency Lighting Parts	40% off list price secondary vendor
Lacal Equipment	Tymco Sweeper Parts	35% off list price
ODB	Tymco Sweeper Parts	20% off list price secondary vendor
John R Spring	Western Plow Parts	15% off list price
Terminal Supply Company	Wires & Terminals	30% off list price
Eastern MI Kenworth	Vactor Parts	Manufacturer list price
John R Spring	HD Spring Parts	55% off list price



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Timothy L. Richnak, Public Works Director
 Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 2: Award To Low Bidders meeting Specifications – Auto Parts (*continued*)

The following vendors do not meet specification (DMS) for the product lines listed below:

<u>PRODUCT LINE</u>	<u>VENDOR</u>	<u>DMS JUSTIFICATION</u>
Brake Parts	Factory Motor Parts	Parts do not meet specs
	O'Reilly Automotive Parts	Parts do not meet specs
Brake Parts (Police)	O'Reilly Automotive Parts	Pricing subject to change
	CarQuest Auto Parts	Parts do not meet specs
	Fleetpride	Did not bid complete product line
	Kirk's Automotive	Parts do not meet specs
	Varsity Ford	Did not bid complete product line
Batteries	Fleetpride	Did not bid complete product line
	Eastern MI Kenworth	Did not bid complete product line
Wiper Blades	CarQuest Auto Parts	Did not bid complete product line
Light Bulbs	O'Reilly Auto Parts	Did not bid complete product line
Vehicle Lights	O'Reilly Auto Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
	Fleetpride	Did not bid complete product line
NAPA Filters	Amsoil Lubrication Specialists	Did not bid complete product line
	Factory Motor Parts	Did not bid complete product line
	Milosch's Palace	Did not bid complete product line
Allison Transmission Parts	CarQuest Auto Parts	Did not bid complete product line
	O'Reilly Auto Parts	Did not bid complete product line
	Varsity Ford	Did not bid complete product line
Badger	O'Reilly Auto Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
HD Brake Parts	Kirk's Automotive	Parts do not meet specs
	CarQuest Auto Parts	Parts do not meet specs
	O'Reilly Automotive Parts	Did not bid complete product line
	Eastern MI Kenworth	Parts do not meet specs
Chevrolet/GM	O'Reilly Automotive Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
	D&D Auto Parts	Did not bid complete product line



CITY COUNCIL AGENDA ITEM

Date: December 9, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
 Timothy L. Richnak, Public Works Director
 Samuel P. Lamerato, Superintendent of Fleet Maintenance

Subject: Standard Purchasing Resolution 2: Award To Low Bidders meeting Specifications – Auto Parts *(continued)*

The following vendors do not meet specification (DMS) for the product lines listed below *(continued)* :

<u>PRODUCT LINE</u>	<u>VENDOR</u>	<u>DMS JUSTIFICATION</u>
Chevrolet/GM	O'Reilly Automotive Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
	D&D Auto Parts	Did not bid complete product line
Cummins Engine Parts	O'Reilly Automotive Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
Dodge	O'Reilly Automotive Parts	Did not bid complete product line
	CarQuest Auto Parts	Did not bid complete product line
Ford	CarQuest Auto Parts	Did not bid complete product line
	O'Reilly Automotive Parts	Did not bid complete product line
GMC Medium Duty Truck Parts	CarQuest Auto Parts	Did not bid complete product line
	Eastern MI Kenworth	Did not bid complete product line
	Red Holman Buick GMC	Did not bid complete product line
Polyurethane Blades	Lacal Equipment	Did not bid complete product line
Sterling Freightliner HD Truck Parts	CarQuest Auto Parts	Did not bid complete product line
Wires & Terminals	Eastern MI Kenworth	Did not bid complete product line
	Fleetpride	Did not bid complete product line

No bids were received for the following product lines: **Case parts, Detroit Diesel Engine parts, E.J. Ward Fueling System parts, Gallion Grader parts, Kennametal Blades, Wausau Plow parts, Root Plow parts and Swenson Spreader parts.** The product lines listed above will be re-bid at a later date.

Financial

The department has funds budgeted in the Fleet Equipment/Operation and Maintenance account.

Recommendation

City management recommends awarding a three (3) year contract with an option to renew annually for up to an additional three (3) years so as to provide Auto Parts to the low bidder(s) meeting specification as detailed at unit prices as contained in the attached bid tabulation to be ordered on an as needed basis not to exceed budgetary limitations. The award is contingent upon the contractor's submission of properly executed bid documents including insurance certificates and all other specified requirements.

G:\Bid Award 13-21 New Format\Award Standard Purchasing Resolution 2 Auto Parts ITB-COT 13-21.doc

STANDARD PURCHASING RESOLUTION 2 – Bid Award – Low Bidders meeting Specification – Auto Parts

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract to provide Auto Parts with an option to renew for three (3) additional years to the twenty two (22) low bidders meeting specification: CarQuest Auto Parts, ROK Brothers Inc., Coach & Motor Company, Start-All Enterprises Inc., Vehicle Maintenance Program Inc., Factory Motor Parts, Amsoil Lubrication Specialist, Terminal Supply Company, Kirk's Automotive Inc., Eastern MI Kenworth, Great Lakes Service Center Inc., Cruisers Inc., Truck & Trailer Specialties Inc., Fleetpride, Red Holman Buick/GMC, Milosch's Palace/Chrysler, Elder Ford, Varsity Ford, SnowPlow Technologies LLC., Lecal Equipment Inc., ODB and John R Spring & Tire, to be purchased on an as needed basis, not to exceed budgetary limitations at unit prices contained in the bid tabulation opened September 5, 2013, a copy of which shall be ATTACHED to the original Minutes of this meeting, with the contract expiring December 31, 2018.

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

VENDOR NAME:

Factory Motor Parts

ROK Brothers Inc.

O'Reilly Automotive Stores, Inc.
dba O'Reilly Auto Parts

CarQuest Auto Parts

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
1. A/C DELCO brake pads														
New Part #17D1092			Bendix MKD1092	\$ 56.21	\$ 42.16	Raybestos PGD1092C	\$ 107.16	\$ 37.51	Brakebest SC1092	\$ 71.17	\$ 29.88	BXD 1092 H	\$ 56.99	\$ 43.88
New Part #17D784MH			Bendix MKD784	\$ 56.21	\$ 42.16	PGD784C	\$ 107.79	\$ 37.73	SC784	\$ 67.78	\$ 30.68	BXD 784 H	\$ 56.99	\$ 43.88
New Part #17D974CH			Bendix MKD974	\$ 56.21	\$ 42.16	PGD974C	\$ 95.09	\$ 33.28	SC974	\$ 61.00	\$ 29.06	BXD 974 H	\$ 62.99	\$ 48.50
New Part #18029651			Bendix RS452	\$ 66.38	\$ 49.79	452PG	\$ 207.35	\$ 72.58	452	\$ 67.78	\$ 34.20	S452	\$ 52.49	\$ 40.42
Total				\$ 235.01	\$ 176.27		\$ 517.39	\$ 181.10		\$ 267.73	\$ 123.82		\$ 229.46	\$ 176.68
Complete product line discounted at (%) 25%														
If P-card used, product line discounted (%) 25%														
Catalog or Price Sheet: Bendix														
F201-D List														
Fiscallonline.com														
Electronic														

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
1. A/C DELCO brake pads														
New Part #17D1092			Napa SS7997X	\$ 50.41	\$ 40.33		\$ 86.00	\$ 38.70	GM					
New Part #17D784MH			Napa SS7652X	\$ 54.01	\$ 43.21		\$ 80.00	\$ 36.00	No Response				\$ 80.00	\$ 56.00
New Part #17D974CH			Napa SS7881X	\$ 50.41	\$ 40.33		\$ 86.00	\$ 38.70	88927919	\$ 86.00	\$ 60.20	19169634	\$ 86.00	\$ 60.20
New Part #18029651			Napa UP452R	\$ 86.18	\$ 68.95		\$ 164.00	\$ 73.80		\$ 164.00	\$ 114.80		\$ 164.00	\$ 114.80
Total				\$ 241.01	\$ 192.82		\$ 416.00	\$ 187.20		\$ 330.00	\$ 231.00		\$ 330.00	\$ 231.00
Complete product line discounted at (%) 20%														
If P-card used, product line discounted (%) 20%														
Catalog or Price Sheet: NAPA SS, UP Jobber														
NAPA SS, UP Jobber														
No response														
NAPA SS, UP Jobber														
35%														

Kirk's Automotive Inc.

Coach & Motor Company

Red Holman Buick/GMS

VENDOR NAME:

Factory Motor Parts

ROK Brothers Inc.

O'Reilly Automotive Stores, Inc.
dba O'Reilly Auto Parts

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt Make/Part#	Catalog Price	Net Price	Approved Alt. Make/P art#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
2. Raybestos brakes New Part											
		#ATD10588P	Bendix MKD1059FM	\$ 61.92	\$ 46.44		\$ 133.53	\$ 46.74	Wegner MX1058	\$ 113.55	\$ 50.13
		#ATD1057AP	MKD1057AFM	\$ 61.92	\$ 46.44		\$ 119.25	\$ 41.74	MX1057	\$ 84.73	\$ 41.84
		#ATD931P	MKD931FM	\$ 61.92	\$ 46.44		\$ 124.32	\$ 43.51	MX931	\$ 111.85	\$ 45.27
		#ATD932P	MKD932FM	\$ 61.92	\$ 46.44		\$ 123.36	\$ 43.18	QC932	\$ 111.85	\$ 47.19
		Total		\$ 247.68	\$ 185.76		\$ 500.46	\$ 175.17		\$ 421.98	\$ 184.43
Complete product line discounted at (%) 65%											
If P-card used, product line discounted (%) 25%											
Catalog or Price Sheet: Bendix Pol-201-B List Firstcallonline.com											
3. Raybestos Brake Rotors											
		Front Brake Rotor New part #780256	Bendix PRT5651	\$ 54.46	\$ 40.85		\$ 119.51	\$ 41.83	Brake Best Select 780256RGS	\$ 86.43	\$ 39.19
		Rear Brake Rotor New Part #780395	PRT5739	\$ 58.08	\$ 43.56		\$ 162.66	\$ 56.93	780395RGS	\$ 81.34	\$ 36.79
		Total		\$ 112.54	\$ 84.41		\$ 282.17	\$ 98.76		\$ 167.77	\$ 75.98
Complete product line discounted at (%) 65%											
If P-card used, product line discounted (%) 25%											
Catalog or Price Sheet: Bendix DR-201F List Firstcallonline.com											

Item	Qty.	Description	Approved Alt Make/Part#	Catalog Price	Net Price	Approved Alt. Make/P art#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
2. Raybestos brakes New Part														
		#ATD10588P	BXD 1058H	\$ 53.99	\$ 41.57		\$ 49.00		NAPA SS7965X	\$ 63.02	\$ 50.42	Motorcraft		
		#ATD1057AP	1057H	\$ 53.99	\$ 41.57		\$ 43.75		SS7963X	\$ 43.21	\$ 34.57			
		#ATD931P	931H	\$ 50.99	\$ 39.26		\$ 44.79		SS7834X	\$ 54.01	\$ 43.21	BRF931	\$ 83.30	\$ 41.65
		#ATD932P	932H	\$ 50.99	\$ 39.26		\$ 47.22		SS7835X	\$ 54.01	\$ 43.21			
		Total		\$ 209.96	\$ 161.66		\$ 184.76	\$ -		\$ 214.25	\$ 171.41		\$ 83.30	\$ 41.65
Complete product line discounted at (%) 35%														
If P-card used, product line discounted (%) 20%														
Catalog or Price Sheet: Electronic NAPA SS, UP Jobber														
3. Raybestos Brake Rotors														
		Front Brake Rotor New part #780256	53032	\$ 104.99	\$ 68.24				NAPA 48880256	\$ 44.09	\$ 39.69			
		Rear Brake Rotor New Part #780395	53031	\$ 58.99	\$ 38.34				48880395	\$ 42.74	\$ 38.47			
		Total		\$ 163.98	\$ 106.58		\$ -	\$ -		\$ 86.83	\$ 78.16		\$ -	\$ -
Complete product line discounted at (%) 35%														
If P-card used, product line discounted (%) 10%														
Catalog or Price Sheet: Electronic NAPA NB, Jobber														

Item	Qty.	Description	Approved Alt Make/Part#	Catalog Price	Net Price	Approved Alt. Make/P art#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
CarQuest Auto Parts														
Fleet Pride														
Kirk's Automotive Inc.														
Varsity Ford														

4_ACDelcoBattery

VENDOR NAME:

O'Reilly Automotive Stores, Inc.
dba O'Reilly Auto Parts

CarQuest Auto Parts

Fleet Pride

Kirk's Automotive Inc.

PROPOSAL - THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part #	Catalog Price	Net Price
4. A/C DELCO Battery														
		Super Start										NAPA		
		65EXTN	\$ 237.28	\$ 93.38		AG6584N	\$ 136.99	\$ 95.89				6565	\$ 94.00	\$ 67.68
		94REXT	\$ 279.65	\$ 125.61		94R70	\$ 170.99	\$ 119.69				7594R	\$ 158.00	\$ 113.80
		75-72	\$ 169.48	\$ 69.73		75-60	\$ 82.99	\$ 58.09				6575	\$ 69.99	\$ 50.40
		31-5T	\$ 189.67	\$ 99.99		31HDS30	\$ 140.49	\$ 98.67				7234	\$ 149.00	\$ 107.28
		Total	\$ 876.08	\$ 388.71			\$ 531.46	\$ 372.34					\$ 470.99	\$ 339.16
Complete product line discounted at (%)														
If P-card used, product line discounted (%)														
Catalog or Price Sheet:														
www.fiscallonline.com														
Eastern MI Kenworth														
Coach & Motor														
Start-All Enterprises, Inc.														
Red Holman Buick GMC														
41% or better														
30%														
30% Electronic														
28%														
28% NAPA BAT JOBBER														

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part #	Catalog Price	Net Price
4. A/C DELCO Battery														
		Part #65PG					\$ 144.50	\$ 85.31				65-75	\$ 72.25	\$ 157.40
		Part #94REYR					\$ 186.00	\$ 107.10				94R-65	\$ 107.27	\$ 138.35
		Part #75-60					\$ 93.08	\$ 58.32				75-65	\$ 62.71	\$ 75.60
		Part #ACD31TS					\$ 127.00	\$ 76.13				31S-925	\$ 86.57	\$ 98.35
		Total					\$ 550.58	\$ 326.86					\$ 328.80	\$ 603.40
Final cost \$90.00 w/ acceptable core, 2 yr. free replacement.														
Complete product line discounted at (%)														
If P-card used, product line discounted (%)														
Catalog or Price Sheet:														
0%														
Cost + 5%.														
No response														
No response														
Miliosch's Palace CJDR														

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
4. A/C DELCO Battery					
		Part #65PG	Mopar		
		Part #94REYR			
		Part #75-60			
		Part #ACD31TS			
		Total			
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
Cost + 10%					

VENDOR NAME:

Factory Motor Parts	Great Lakes Service Center, Inc.	D & D Auto parts, Inc.	O'Reilly Automotive Stores, Inc. dba O'Reilly Auto Parts
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PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
5. National Seals														
		Part #370003A		\$ 38.78	\$ 30.25		\$ 38.78	\$ 34.90		\$ 38.78	\$ 34.90		\$ 98.29	\$ 31.02
		Part #4739		\$ 2.38	\$ 1.86		\$ 3.85	\$ 3.47		\$ 2.38	\$ 2.15		\$ 6.77	\$ 1.90
		Part #370014A		\$ 27.35	\$ 21.33		\$ 27.35	\$ 24.62		\$ 27.35	\$ 24.62		\$ 74.56	\$ 21.88
		Part #413470		\$ 10.71	\$ 8.35		\$ 13.99	\$ 12.59		\$ 10.71	\$ 9.64		\$ 28.80	\$ 8.57
	Total			\$ 79.22	\$ 61.79		\$ 83.97	\$ 75.58		\$ 79.22	\$ 71.31		\$ 208.42	\$ 63.37
Complete product line discounted at (%)														
If P-card used, product line discounted (%)														
22%														
Catalog or Price Sheet:														
National														
CarQuest Auto Parts														
Fleet Price														
Kirk's Automotive Inc.														
Vehicle Maintenance Program, Inc.														
www.firscalionline.com														
22%														
12%														
List														
National														

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	
5. National Seals															
		Part #370003A		\$ 50.99	\$ 39.77		\$ 30.53			NAPA	\$ 17.15	\$ 15.44	SKF	\$ 93.81	\$ 26.83
		Part #4739		\$ 2.99	\$ 2.33		\$ 2.21			19784	\$ 28.38	\$ 25.55	19784	\$ 5.42	\$ 1.55
		Part #370014A		\$ 33.99	\$ 26.51		\$ 23.27			370014A	\$ 24.63	\$ 18.48	31281	\$ 60.86	\$ 17.43
		Part #413470		\$ 13.99	\$ 10.91		\$ 11.21			21352	\$ 10.45	\$ 7.84	21352	\$ 24.45	\$ 6.99
	Total			\$ 101.96	\$ 79.52		\$ 67.22	\$ -			\$ 80.61	\$ 67.31		\$ 184.54	\$ 52.80
Complete product line discounted at (%)															
If P-card used, product line discounted (%)															
22%															
Catalog or Price Sheet:															
Electronic															
No Response															
25%															
NAP NTL & NOS															
SKF Seals & Caskets															
71.40%															
70.50%															

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
5. National Seals					
		Part #370003A			\$ 31.60
		Part #4739		19.784CR	\$ 1.96
		Part #370014A			\$ 26.28
		Part #413470		21352CR	\$ 8.44
	Total			\$ -	\$ 68.18
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
0%					
Catalog or Price Sheet:					
ADP					

Eastern MI Kenworth		
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Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

	Fleet Pride	Kirk's Automotive Inc.	Lubrication Specialists & Company
PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.			

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price		
6. AMSOIL										
		Heavy duty Synt. Diesel oil 15W40 AME	Prima-Tech PTMO 15W40-G	14.62/Gal.		Valvoline 70509	\$ 17.15	\$ 15.44		
		Heavy duty Synt. Diesel oil 5W30 AME	12082	7.32/Qt.		70518	\$ 28.38	\$ 25.55		
		Severe gear Synt. Lube 75W140SVO	80W140-5G	168.18/5Gal.		982	\$ 13.16	\$ 11.85		
		Synt. Multi-vehicle transmission fluid ATF	PTATF-TES295-5G	183.01/5Gal.		324	\$ 6.61	\$ 5.95		
		Total		NA	\$ -		\$ 65.30	\$ 58.79		
		Complete product line discounted at (%)	No Response			10%			10.00%	
		If P-card used, product line discounted (%)	No Response			10%			10.00%	
		Catalog or Price Sheet:	NAP VAL JOBBER							

9_TruckLtlights

VENDOR NAME:

O'Reilly Automotive Stores, Inc.
dba O'Reilly Auto Parts

Terminal Supply Company

CarQuest Auto Parts

Fleet Pride

PROPOSAL - THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
9. TRUCK LITE lights														
TL-102		No cross		-	-	TL102	\$ 26.00	\$ 19.50						
TL-60204		Grote 62231		\$ 25.41	\$ 10.57	OT-BU-70CB	\$ 3.92	\$ 2.94						\$ 33.53
TL620W		Grote 64931		\$ 27.11	\$ 11.52	TS-620W	\$ 8.93	\$ 6.70	64931	\$ 11.19	\$ 9.51		\$ 7.09	\$ 18.64
TL15200R		Grote 64931		\$ 27.11	\$ 11.52	OT-A-91RB	\$ 1.50	\$ 1.13	46412	\$ 2.49	\$ 2.12		\$ 2.29	\$ 2.12
Total				\$ 79.63	\$ 33.61		\$ 40.35	\$ 30.27		\$ 13.68	\$ 11.63		\$ 61.55	\$ 11.63
Complete product line discounted at (%)														
If P-card used, product line discounted (%)														
Catalog or Price Sheet:														
Firstcallonline.com														
41% or better														
25%														
No Response														
No Response														
15%														
15% Electronic														
No Response														
No Response														
No Response														

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
9. TRUCK LITE lights														
TL-102		Napa	6134	\$ 34.97	\$ 26.23	As specified	\$ 76.70	\$ 23.01						\$ 23.02
TL-60204			60204	\$ 5.92	\$ 4.44		\$ 15.91	\$ 4.77						\$ 5.02
TL620W			620W4	\$ 25.96	\$ 19.47		\$ 42.63	\$ 12.79						\$ 15.55
TL15200R			15200R	\$ 2.47	\$ 1.86		\$ 5.39	\$ 1.62						\$ 1.60
Total				\$ 69.32	\$ 52.00		\$ 140.63	\$ 42.19						\$ 45.19
Complete product line discounted at (%)														
If P-card used, product line discounted (%)														
Catalog or Price Sheet:														
NAPA LIT Jobber														
70.00%														
69.10%														
Trucklite List														
No Response														
0%														
Kirk's Automotive Inc.														
Vehicle Maintenance Program, Inc.														
Eastern MI Kenworth														

11_Fittings_Hoses

VENDOR NAME:

Fleet Pride

Kirk's Automotive Inc.

CarQuest Auto parts

PROPOSAL - THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
11. WEATHERHEAD HYDRAULIC FITTINGS AND HOSES											
		Hydraulic Fitting Part #16u-116		\$ 13.84		16U116	\$ 14.61	\$ 12.42	G25100-1616	\$ 28.99	\$ 17.10
		Hydraulic Hose Part #H24516		\$ 7.88		H24516	\$ 8.86	\$ 7.54	86625	\$ 1.19	\$ 0.70
		Total		\$ 21.72	\$ -		\$ 23.47	\$ 19.96		\$ 30.18	\$ 17.80
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:											
						15%			41%		
						NAP WH JOBBER			www.firstrcalonline.com		

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
11. WEATHERHEAD HYDRAULIC FITTINGS AND HOSES											
		Hydraulic Fitting Part #16u-116			\$ 11.95	W-16U-116	\$ 11.44	\$ 6.86			
		Hydraulic Hose Part #H24516			8.33/ft.	W-H24516	\$ 8.44	\$ 6.75			
		Total		\$ -	NA		\$ 19.88	\$ 13.61			
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:											
						20%			Additional 5% off Stock Orders		
						0%			Items will be provided @ cost.		
						Eastern MI Kenworth			Terminal Supply Company		

12_Allison Transmission

VENDOR NAME:

Fleet Pride

CarQuest Auto parts

Eastern MI Kenworth

PROPOSAL - THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
12. ALLISON TRANSMISSION											
		Transmission filter #29548988		\$ 89.25		84740XE	\$ 120.99	\$ 41.14	PS60971		\$ 46.17
		Suction filter #29544785		\$ 79.24					PS60972		\$ 45.20
		Total		\$ 168.49	\$ -		\$ 120.99	\$ 41.14		\$ -	\$ 91.37
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:											
			Great Lakes Service Center, Inc.			O'Reilly Automotive Stores, Inc.			Varsity Ford		
		Approved Alt. Make/Part#		Catalog Price	Net Price		Catalog Price	Net Price		Catalog Price	Net Price
		LH4582G		\$ 89.74	\$ 53.84	WIX 57740XE	\$ 191.51	\$ 54.04	Baldwin PT9145-MPGKFT	\$ 83.14	\$ 47.39
		W-H24516		\$ 94.88	\$ 56.93	No Cros	\$ 94.88	\$ 56.93			
		Total		\$ 184.62	\$ 110.77		\$ 286.39	\$ 110.97		\$ 83.14	\$ 47.39
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:											
			JOBBER			www.firstallonline.com					

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
12. ALLISON TRANSMISSION											
		Transmission filter #29548988		\$ 89.74	\$ 53.84	WIX 57740XE	\$ 191.51	\$ 54.04	Baldwin PT9145-MPGKFT	\$ 83.14	\$ 47.39
		Suction filter #29544785		\$ 94.88	\$ 56.93	No Cros	\$ 94.88	\$ 56.93			
		Total		\$ 184.62	\$ 110.77		\$ 286.39	\$ 110.97		\$ 83.14	\$ 47.39
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:											
			JOBBER			www.firstallonline.com					

13_BackRackSystem

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

CITY OF TROY
 AUTO PARTS
 BID TABULATION

ITB-COT 13-21
 Pg 12 of 40

VENDOR NAME:

Cruiser's Inc.

Truck & Trailer Specialties, Inc.

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
13. BACK RACK SYSTEM								
		#10519 2013 GM Sierra Silverado		\$240.00	\$ 215.00			\$ 316.20
		#91002 - light bracket		\$ 39.00	\$ 35.10			\$ 37.57
		Total		\$279.00	\$ 250.10		\$ -	\$ 353.77
		Complete product line discounted at (%)	10%			15%		
		If P-card used, product line discounted (%)	10%			No Response		
		Catalog or Price Sheet:						

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

ITB-COT 13-21
 Pg 14 of 40

VENDOR NAME:

Truck & Trailer Specialties, Inc.

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
15. BOSCH REXROTH PNEUMATIC PARTS					
		#173630 Pre-wet system wiring harness			\$ 98.82
		#162840 Pre-wet lid assembly			\$ 10.33
		Total		\$ -	\$ 109.15
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
			15%		
			No Response		

VENDOR NAME:

Fleet Pride

Kirk's Automotive Inc.

PROPOSAL - THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
16. BRAKE PARTS TRUCK HEAVY DUTY								
		109493 Air Dryer Filter		\$ 86.92		Napa	\$ 65.91	\$ 62.62
		MG3534051 MGM sealed Brake Chamber		\$ 129.12		LC3030	\$ 103.12	\$ 97.97
	Total			\$ 216.04	\$ -		\$ 169.03	\$ 160.59
Complete product line discounted at (%)								
If P-card used, product line discounted (%)								
Catalog or Price Sheet:								
			CarQuest Auto parts			Great Lakes Service Center, Inc.		
No Response								
5%								
No Response								
5%								
Catalog or Price Sheet: NAP MBI JOBBER								

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
16. BRAKE PARTS TRUCK HEAVY DUTY								
		109493 Air Dryer Filter		\$ 85.49	\$ 79.51		\$ 124.78	\$ 106.06
		MG3534051 MGM sealed Brake Chamber		\$ 44.95	\$ 41.80		\$ 155.66	\$ 132.32
	Total			\$ 130.44	\$ 121.31		\$ 280.44	\$ 238.38
Complete product line discounted at (%)								
If P-card used, product line discounted (%)								
Catalog or Price Sheet:								
			Electronic			List		
7%								
15%								
7%								
17%								

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
16. BRAKE PARTS TRUCK HEAVY DUTY								
		109493 Air Dryer Filter		\$ 166.09	\$ 70.43			\$ 71.83
		MG3534051 MGM sealed Brake Chamber		No cross	-	SP3030GC		\$ 33.00
	Total			\$ 166.09	\$ 70.43		\$ -	\$ 104.83
Complete product line discounted at (%)								
If P-card used, product line discounted (%)								
Catalog or Price Sheet:								
			O'Reilly Automotive Stores, Inc.			Eastern MI Kenworth		
41%								
or better								
No Response								
0%								
www.firstcallonline.com								

VENDOR NAME:

Great Lakes Service Center, Inc.

Eastern MI Kenworth

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt.		Approved Alt.		Approved Alt.	
			Make/Part#	Catalog Price	Net Price	Make/Part#	Catalog Price	Net Price
18. CATERPILLAR ENGINE PARTS								
		1666352 Coolant Tube Assembly		\$ 71.03	\$ 64.58			\$ 52.66
		2506143 Coolant Tube Assembly		\$ 79.96	\$ 72.69	SP3030GC		\$ 59.27
		1352151 Tensioner		\$ 210.76	\$ 191.60			\$ 171.11
		Total		\$ 361.75	\$ 328.87			\$ 283.04
Complete product line discounted at (%)			Fleet Owner's Net		No Response			
If P-card used, product line discounted (%)			2%		0%			
Catalog or Price Sheet:			Fleet Owner's Net					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

O'Reilly Automotive Stores, Inc.
 dba O'Reilly Auto Parts

CarQuest Auto Parts

Great Lakes Service Center, Inc.

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price		
20. CUMMINS ENGINE PARTS													
		5260632 Fuel Pump	No Cross	-	-					\$ 206.50	\$ 195.63		
		3978022 Belt Tensioner	Gates 38504	\$218.63	\$ 92.82	38504	\$ 127.99	\$ 93.43		\$ 135.77	\$ 128.63		
		Total		\$218.63	\$ 92.82		\$ 127.99	\$ 93.43		\$ 342.27	\$ 324.26		
Complete product line discounted at (%)													
If P-card used, product line discounted (%)													
Catalog or Price Sheet:													
			41%	<i>or better</i>		27%	<i>or better</i>		Net%				
			41%	<i>or better</i>		27%	<i>or better</i>		2%				
			Firstcallonline.com									Electronic	Fleet Owner's Net

Eastern MI Kenworth

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
20. CUMMINS ENGINE PARTS					
		5260632 Fuel Pump			\$174.47
		3978022 Belt Tensioner			\$114.72
		Total		\$ -	\$289.19
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
ADP					
No Response					
0%					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

O'Reilly Automotive Stores, Inc.	Milosch's Palace	CarQuest Auto parts
dba O'Reilly Auto Parts		

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
22. DODGE											
		4895425ADW/heel	No Cross	-	-	Mopar	\$ 138.00	\$ 85.56			
		4617210 EPC Solenoid	BorgWarner 59867	\$ 199.99	\$ 94.12		\$ 118.00	\$ 70.65	57-6589	\$ 104.99	\$ 93.44
		Total		\$ 199.99	\$ 94.12		\$ 256.00	\$ 156.21		\$ 104.99	\$ 93.44
		Complete product line discounted at (%)		41%	or better						
		If P-card used, product line discounted (%)		41%	or better						
		Catalog or Price Sheet:	Firstcallonline.com			Electronic			Electronic		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Terminal Supply Company	Cruiser's, Inc.

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
24. FEDERAL SIGNAL Emergency Lighting Prods.								
		UTM4 Unitrol	TT-UTM4	\$ 1,309.50	\$ 785.70		\$ 1,085.00	\$ 781.20
		MS100 Dynamax Speaker	TT-MS100	\$ 321.43	\$ 192.86	ES100	\$ 299.00	\$ 215.28
		ESB-V08 Speaker Mount	TT-ESB-V08	\$ 35.72	\$ 21.43		\$ 30.00	\$ 21.60
		Total		\$ 1,666.65	\$ 999.99		\$ 1,414.00	\$ 1,018.08
		Complete product line discounted at (%)				28%		
		If P-card used, product line discounted (%)				28%		
		Catalog or Price Sheet:						

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

CarQuest Auto Parts

Coach & Motor Company

O'Reilly Automotive Stores, Inc.

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
25. FORD		BW7Z19712A Trans cooler/condenser	73557	\$ 159.99	\$ 132.79		\$ 368.54	\$ 215.60	Motorcraft YJ564	\$ 671.17	\$ 369.59
		9W7Z6A715B Right oil cooler hose					\$ 41.62	\$ 31.22	No Cross	-	-
		9W7Z6A715A Left oil cooler hose					\$ 41.62	\$ 31.22	No Cross	-	-
		Complete product line discounted at (%)							41%	or better	
		If P-card used, product line discounted (%)							41%	or better	
		Catalog or Price Sheet:	Electronic								www.firstallonline.com

VENDOR NAME:

Elder Ford

Varsity Ford

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
25. FORD		BW7Z19712A Trans cooler/condenser		\$ 368.54	\$ 199.95		\$ 368.54	\$ 184.27
		9W7Z6A715B Right oil cooler hose		\$ 41.62	\$ 26.22		\$ 41.62	\$ 28.30
		9W7Z6A715A Left oil cooler hose		\$ 41.62	\$ 26.22		\$ 41.62	\$ 28.30
		Total		\$ 451.78	\$ 252.39		\$ 451.78	\$ 240.87
		Complete product line discounted at (%)						
		If P-card used, product line discounted (%)						
		Catalog or Price Sheet:	3462					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

CarQuest Auto Parts

Eastern MI Kenworth

Red Homan Buick GMC

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
27. GMC MEDIUM DUTY TRUCK											
		8873427 Wheel Gasket	GKT 024	\$ 1.99	\$ 1.55			\$ 2.82		\$ 3.13	\$ 2.19
		95206 Pinion Nut									
		9W7Z6A715A Left oil cooler hose									
	Total			\$ 1.99	\$ 1.55		\$ -	\$ 2.82		\$ 3.13	\$ 2.19
Complete product line discounted at (%)											
If P-card used, product line discounted (%)											
Catalog or Price Sheet:			Electronic			ADP					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Cruiser's, Inc.

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
28. GO RHINO					
		5076 Pushbumper		\$ 264.05	\$ 198.04
		5076W Wrap Around pushbumper		\$ 225.81	\$ 169.36
		Total		\$ 489.86	\$ 367.40
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
			25%		
			25%		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION
 EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
29. KENNAMETAL BLADES					
		WP04CG14 Curb Guard			
		WP04CB15499			
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
			NO BID ITEM		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

SnowPlow Technologies, LLC

Local Equipment, Inc.

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
30. POLYURETHANE BLADES								
		UB356072 - 72 X 10 X 2		\$ 606.56	\$ 485.25	No bid		
		UB356072 - 144 X 10 X 20		\$ 1,213.13	\$ 970.50		\$ 1,105.39	\$ 1,050.12
		Total		\$ 1,819.69	\$ 1,455.75		\$ 1,105.39	\$ 1,050.12
Complete product line discounted at (%)			20%					
If P-card used, product line discounted (%)			16%					
Catalog or Price Sheet:			Price Sheet					
			Price Sheet					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Truck & Trailer Specialties

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt.	Make/Part#	Catalog Price	Net Price
31. MONROE SNOWPLOW SPREADER PARTS						
		00051202 Plow Leg				\$ 116.57
		05007040 Gear Box				\$ 801.46
		9W7Z6A715A Left oil cooler hose				
		Total			\$ -	\$ 918.03
Complete product line discounted at (%)						
If P-card used, product line discounted (%)						
Catalog or Price Sheet:						
			15%			
			No Response			
			List			

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

CarQuest Auto Parts

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt.	Make/Part#	Catalog Price	Net Price
33. STERLING FREIGHTLINER HVY DUTY TRUCK						
		A22-65848-000 Dash Support				
		XC4Z19805BA Blower Motor		700087	\$ 59.99	\$ 56.99
		A06-30769-010 Headlight Switch		9015206	\$ 45.99	\$ 45.99
		Total			\$ 105.98	\$ 102.98
Complete product line discounted at (%)						
If P-card used, product line discounted (%)						
Catalog or Price Sheet:						
			7%			
			7%			
				Electronic		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Local Equipment, Inc.

Frederickson Supply, LLC

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
34. TYMCO SWEEPER PARTS								
		12908 Nozzle		\$ 87.85	\$ 57.10	OEM	\$ 111.00	\$ 111.00
		063-12962 Water Valve		\$ 109.33	\$ 71.06		\$ 111.00	\$ 111.00
		063-502570 Duo Skid Plate		\$ 758.95	\$ 493.32		\$ 843.00	\$ 843.00
		Total		\$ 956.13	\$ 621.48		\$ 1,065.00	\$ 1,065.00
Complete product line discounted at (%)				35%				0%
If P-card used, product line discounted (%)				0%				0%
Catalog or Price Sheet:				Price Sheet				

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
34. TYMCO SWEEPER PARTS					
		12908 Nozzle	ODB TY12908	\$ 157.50	\$ 126.00
		063-12962 Water Valve	TY12962	\$ 131.81	\$ 105.45
		063-502570 Duo Skid Plate	TY502570	\$ 1,001.19	\$ 800.95
		Total		\$ 1,290.50	\$ 1,032.40
Complete product line discounted at (%)				20%	
If P-card used, product line discounted (%)				20%	
Catalog or Price Sheet:				ODB Tymco Price List	

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

John R Spring

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
36. WESTERN PLOW PARTS					
		63980 Cutting Edge	Western OE	186.00	\$ 158.10
		49071 Plow Shoe		47.05	\$ 39.99
		Total		233.05	\$ 198.09
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
			No Response		
			Current		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Terminal Supply Company	Eastern MI Kenworth
-------------------------	---------------------

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part#	Catalog Price	Net Price
37. WIRES & TERMINALS								
		P-11-604E Pollock trailer plug	11-604	\$ 5.26	\$ 3.68	15-610		\$ 4.54
		87118 Bosch Relay	TYR-005-1240	\$ 7.81	\$ 5.47	No bid		
		CB-185-80 Bussman circuit breaker	CBS-SM-80	\$ 26.01	\$ 18.21	No bid		
		Total		\$ 39.08	\$ 27.36		\$ -	\$ 4.54
Complete product line discounted at (%)								
If P-card used, product line discounted (%)								
Catalog or Price Sheet:								
			30%			No Response		
			No response			0%		
			No response					

Item	Qty.	Description	Fleet Price		
			Approved Alt. Make/Part#	Catalog Price	Net Price
37. WIRES & TERMINALS					
		P-11-604E Pollock trailer plug		\$ 3.70	
		87118 Bosch Relay			
		CB-185-80 Bussman circuit breaker			
		Total		\$ 3.70	\$ -
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
			No Response		
			0%		

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

VENDOR NAME:

Eastern MI Kenworth

PROPOSAL-- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price
40. VACTOR PARTS					
		V/A44647 1 1/4 Hose Swivel Packing Kit			\$ 53.86
		V/A46564 Debris Hose			\$ 416.89
		U2771 - 70 Degree Elbow Weldment			\$ 648.05
		Total		\$ -	\$ 1,118.80
Complete product line discounted at (%)					
If P-card used, product line discounted (%)					
Catalog or Price Sheet:					
ADP					

Opening Date: 8/22/2013
 Date Reviewed: 3/12/2013

mb

VENDOR NAME:

Eastern MI Kenworth

John R Spring

PROPOSAL -- THERE (3) YEAR REQUIREMENTS OF AUTOMOBILE, LIGHT TRUCK, FARM AND CONSTRUCTION EQUIPMENT REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL YEARS.

Item	Qty.	Description	Approved Alt. Make/Part#	Catalog Price	Net Price	Approved Alt. Make/Part #	Catalog Price	Net Price
41. NEW HEAVY DUTY REPLACEMENT PARTS								
		Springs: 20,000# Front Parts & Labor)				43-698		
		Rear: 46,000# Rear (Parts & Labor)				50-301		
		Labor per Hour	6 hours					
		Hendrickson Walking Beams - 46,000# (Parts & Labor)	12 hours	\$ 100.00		\$ 50.00		
		Labor per Hour	16 hours	\$ 100.00		\$ 1,356.00	\$ 1,356.00	
		Per Hour - Labor Only					\$ 50.00	\$ 450.00
		Total		\$ -	\$ -		\$ 1,856.00	\$ -
Complete product line discounted at (%)			15%			55%		
If P-card used, product line discounted (%)			No Response			No Response		
Catalog or Price Sheet:			Current			Current		



CITY COUNCIL AGENDA ITEM

Date: December 10, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Big Beaver Center PUD 4 – Residential - Project No. 13.908.3

History

AF Jonna Development Company's proposed Big Beaver Center PUD 4 is located at the northeast corner of Big Beaver and Alpine.

Troy Planning Commission recommended preliminary site plan approval on August 14, 2012 and City Council granted preliminary site plan approval on September 24, 2012.

This Private Agreement is for the single family residential development associated with the PUD. The commercial development phase has been completed.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements; sanitary sewer, storm sewer, water main, paving, sidewalks, soil erosion control measures, and landscaping, which will be constructed by the owner/developer on behalf of the City of Troy. The required fees and escrow deposits that will assure completion of the municipal improvements have been provided by the owner/developer.

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.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **13.908.63**

Project Location: **Southeast 1/4 Section 20**

Resolution No: **Resolution Number**

Date of Council Approval: **Council Approval Date**

This Contract, made and entered into this **25th** day of **November, 2013** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Big Beaver Center, LLC** whose address is **4036 Telegraph, Suite 201, Bloomfield Hills, MI 48302** and whose telephone number is **248-593-6200** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of sanitary sewer, storm sewer, water main, paving, sidewalks, soil erosion and landscaping in accordance with plans prepared by Civil Engineering Solutions, Inc. whose address is P.O Box 207, Attica, MI 48412 and whose telephone number is 586-484-7449 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 \$ **323,478.00**. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>
Check	<input checked="" type="checkbox"/>
Performance Bond & 10% Cash	<input type="checkbox"/>

Refundable cash deposit in the amount of \$ **53,702.00**. This amount will be deposited with the City in the form of (check one):

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

Non-refundable cash fees in the amount of \$ **26,638.00**. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input 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)

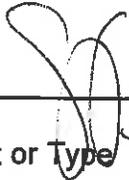
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 9 day of December, 2013.

OWNERS

CITY OF TROY

By:

By:



Please Print or Type

Scott Junna

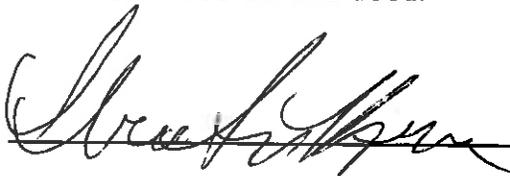
Dane M. Slater, Mayor

Please Print or Type

M. Aileen Bittner, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 9th day of December, A.D. 2013, before me personally appeared SCOTT JUNNA 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, Oakland County, Michigan

My commission expires: _____



Detailed Summary of Required Deposits & Fees
Alpine Meadows
16 Units - Section 20

ESCROW DEPOSITS or PERFORMANCE BOND:

Sanitary Sewers	\$56,360
Water Mains	\$45,080
Storm Sewers	\$30,315
Rear Yard Drains	\$100,000
Pavement - 9 Inch HMA with Conc. Curb & Gutter	\$71,533
Monuments and Lot Corner Irons	\$690
Sidewalks - OFF SITE	\$9,900
Deposit for the Repair of Damage to Existing Public Streets Used for Access	\$9,600
TOTAL ESCROW DEPOSITS or PERFORMANCE BOND & 10% CASH (REFUNDABLE):	\$323,478

CASH FEES (NON-REFUNDABLE):

Water Main Testing and Chlorination (PA2)	\$650
Street Name and Traffic Signs (SUB 4)	\$809
Testing Services (SUB 11)	\$4,852
Engineering Review and Inspection (PA 1)	\$23,711
Less Initial Engineering Review Fee (Public & Private)(1.1%)	-\$3,384
(PA 3) TOTAL CASH FEES (NON-REFUNDABLE):	\$26,638

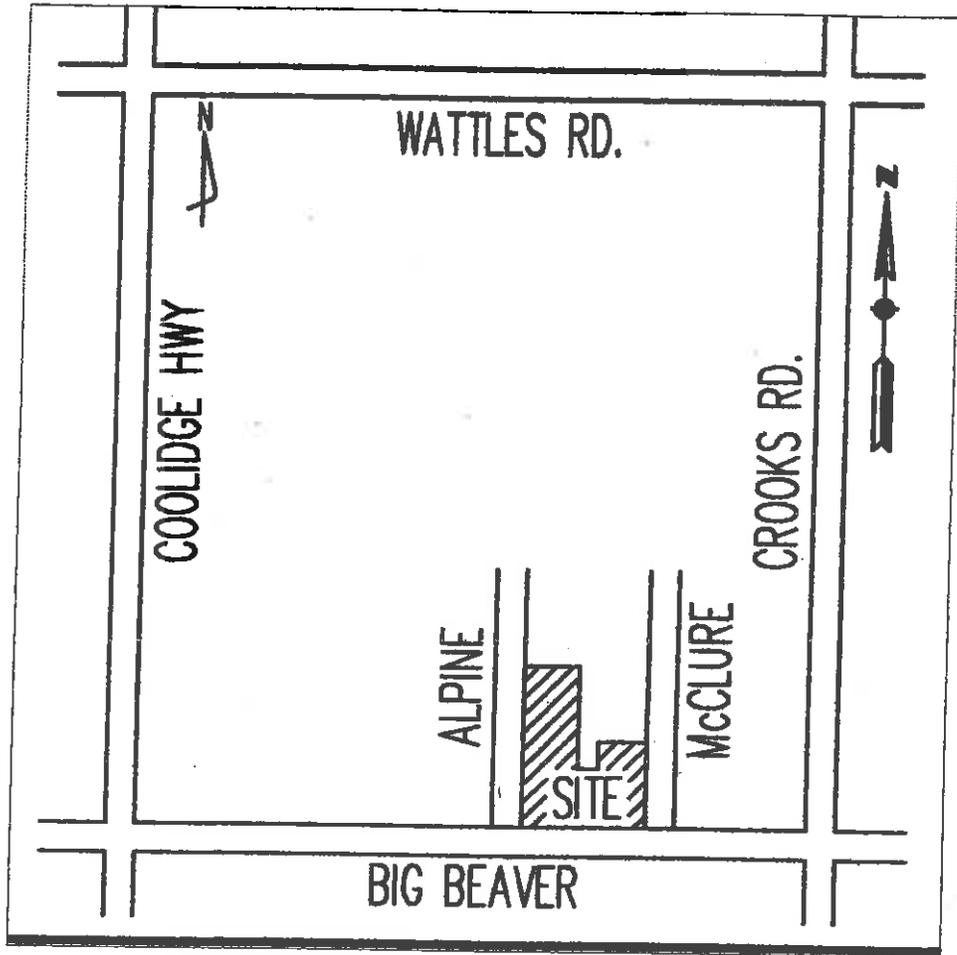
CASH DEPOSITS (REFUNDABLE):

Sidewalk Closures	\$324
Deposit for Maintenance & Cleaning of Ex. Public Streets Used for Access	\$3,200
Landscape Deposit	\$13,388
Punchlist & Restoration Deposit	\$34,790
Deposit for Repair, Replacement or Maintenance of SESC	\$2,000
(PA 3) TOTAL CASH DEPOSITS (REFUNDABLE):	\$53,702

****Separate Checks are Required for Refundable and Non-Refundable****

Stormwater detention for this development will be provided by:
Offsite Private Underground System
Engineer: Civil Engineering Solutions
Developer: Big Beaver Center LLC

PAID
DEC 10 2013
CITY OF TROY
TREASURER'S OFFICE



LOCATION MAP

NOT TO SCALE



CITY COUNCIL AGENDA ITEM

Date: December 13, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer *SV*
Larysa Figol, Sr. Right-of-Way Representative *RF*

Subject: Request for Acceptance of Two Permanent Easements from The Michael Agnetti Trust
Sidwell #88-20-28-477-040 & 041

History

As part of the development of two vacant parcels located in the southeast $\frac{1}{4}$ of Section 28, the Engineering department has received two permanent easements for sidewalk, and storm sewer & surface drainage from The Michael Agnetti Trust dated April 10, 2008, owner of the property having Sidwell #88-20-28-477-040 & 041.

The format and content of these easements is consistent with easements previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached permanent easements, consistent with our policy of accepting easements for development and improvement purposes.

CLOVERIDGE

477-040

477-041

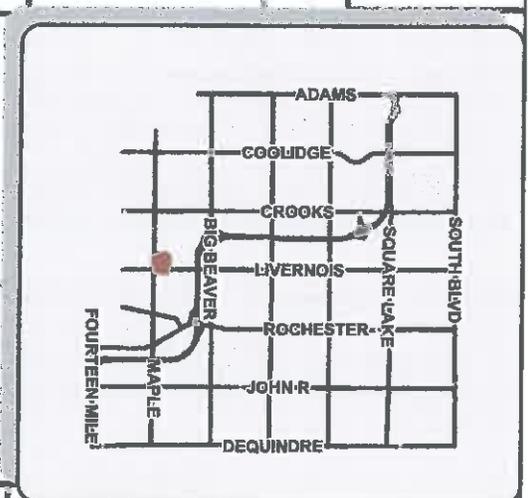
FORTHTON

LIVEROIS



Section 28, T2N,
R11E, City of Troy,
Oakland County, MI

LOCATION MAP



PERMANENT EASEMENT

Sidwell #88-20-28-477-040 & 041 (part)

Michael Agnetti, individually and as Trustee of the Michael Agnetti Trust dated April 10, 2008, Grantor, whose address is 2977 Lovington, Troy, MI 48083 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace storm sewer and surface drainage, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

THE EASTERLY 6 FEET OF THE WEST 1/2 OF LOT 13, AND WESTERLY 4 FEET OF THE EAST 1/2 OF LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L. 12 OF PLATS, P. 37 OAKLAND COUNTY REGISTER OF DEEDS.

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s) this 13th day of December A.D. 2013

Michael Agnetti (L.S.)
*Michael Agnetti Trustee of the Michael Agnetti Trust dated April 10, 2008

Michael Agnetti (L.S.)
*Michael Agnetti, individually

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 13th day of December, 2013, by Michael Agnetti, individually and as Trustee of the Michael Agnetti Trust dated April 10, 2008.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

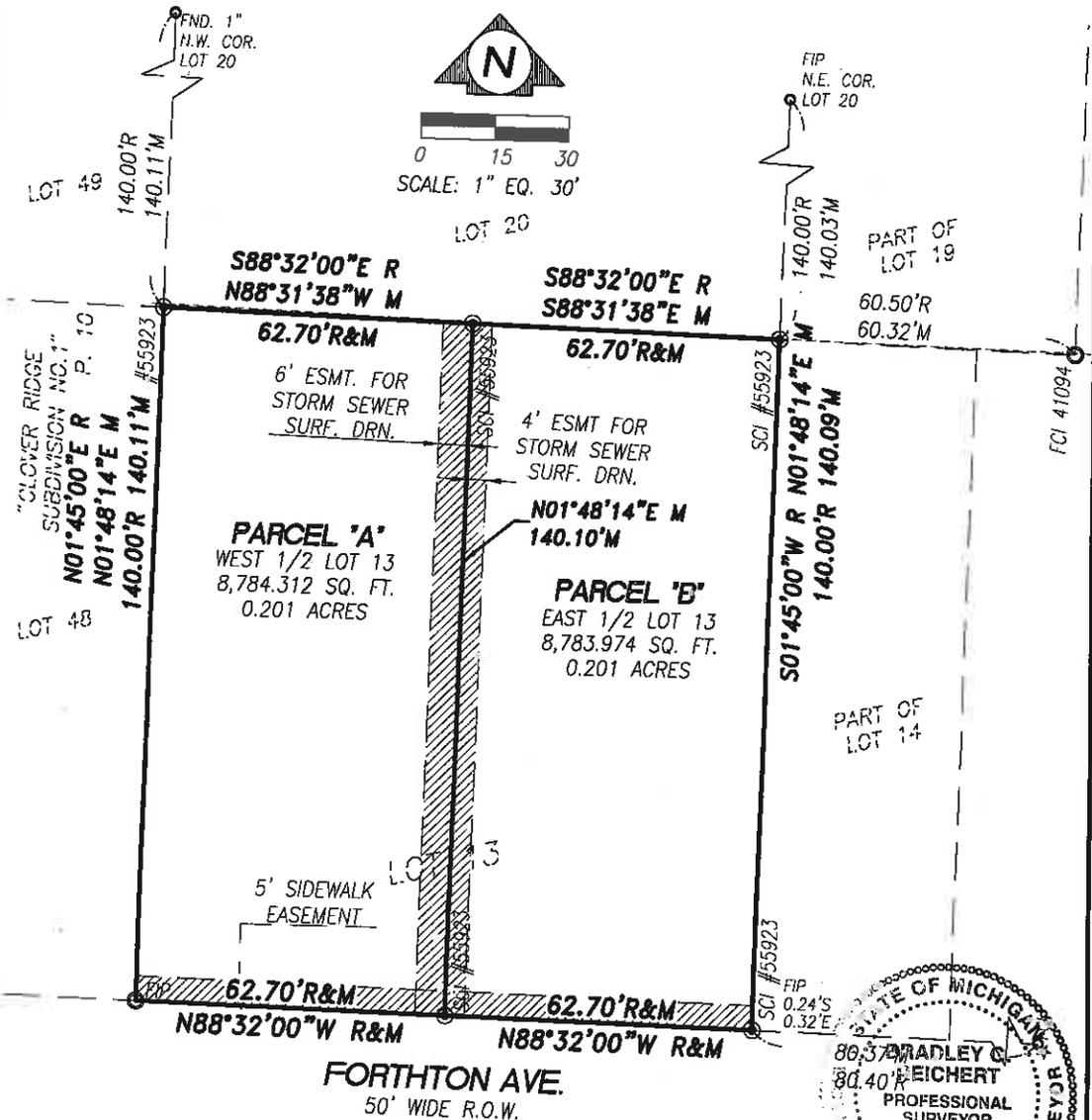
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

SKETCH OF EASEMENT

PARCEL "A"
 WEST 1/2 LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.

PARCEL "B"
 EAST 1/2 LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.

STORM SEWER AND SURFACE DRAINAGE EASEMENT: THE EASTERLY 6 FT. OF THE WEST 1/2 OF LOT 13, AND WESTERLY 4 FT. OF THE EAST 1/2 OF LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.



PREPARED FOR:
 CASTLE HILL BUILDERS
 2977 LOVINGTON
 TROY, MI 48083
 (248) 515-9061

SHEET: 1 OF 1

Bradley C. Reichert
 BRADLEY C. REICHERT P.S. #55923

Scale: 1"=30'
 Date: 3/23/12
 Job No. 13-048
 Drawn: B.G.R.

REICHERT SURVEYING INC.
 140 FLUMERFELT LANE
 ROCHESTER, MICH 48306
 P:(248) 851-0592 F:(248) 656-7099
 EMAIL MAIL@REICHERTSURVEYING.COM



Date: _____ Rev. By: _____

PERMANENT EASEMENT

Sidwell #88-20-28-477-040 & 041 (part)

Michael Agnetti, individually and as Trustee of the Michael Agnetti Trust dated April 10, 2008, Grantor, whose address is 2977 Lovington, Troy, MI 48083 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace a sidewalk, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

THE SOUTHERLY 5 FEET OF LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 28, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L. 12 OF PLATS, P. 37 OAKLAND COUNTY REGISTER OF DEEDS.

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s) this 13th day of December A.D. 2013

Michael Agnetti (L.S.)
*Michael Agnetti Trustee of the Michael Agnetti Trust dated April 10, 2008

Michael Agnetti (L.S.)
*Michael Agnetti, individually

STATE OF MICHIGAN)
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 13th day of December, 2013, by Michael Agnetti, individually and as Trustee of the Michael Agnetti Trust dated April 10, 2008.

Larysa Figol
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018
Larysa Figol
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

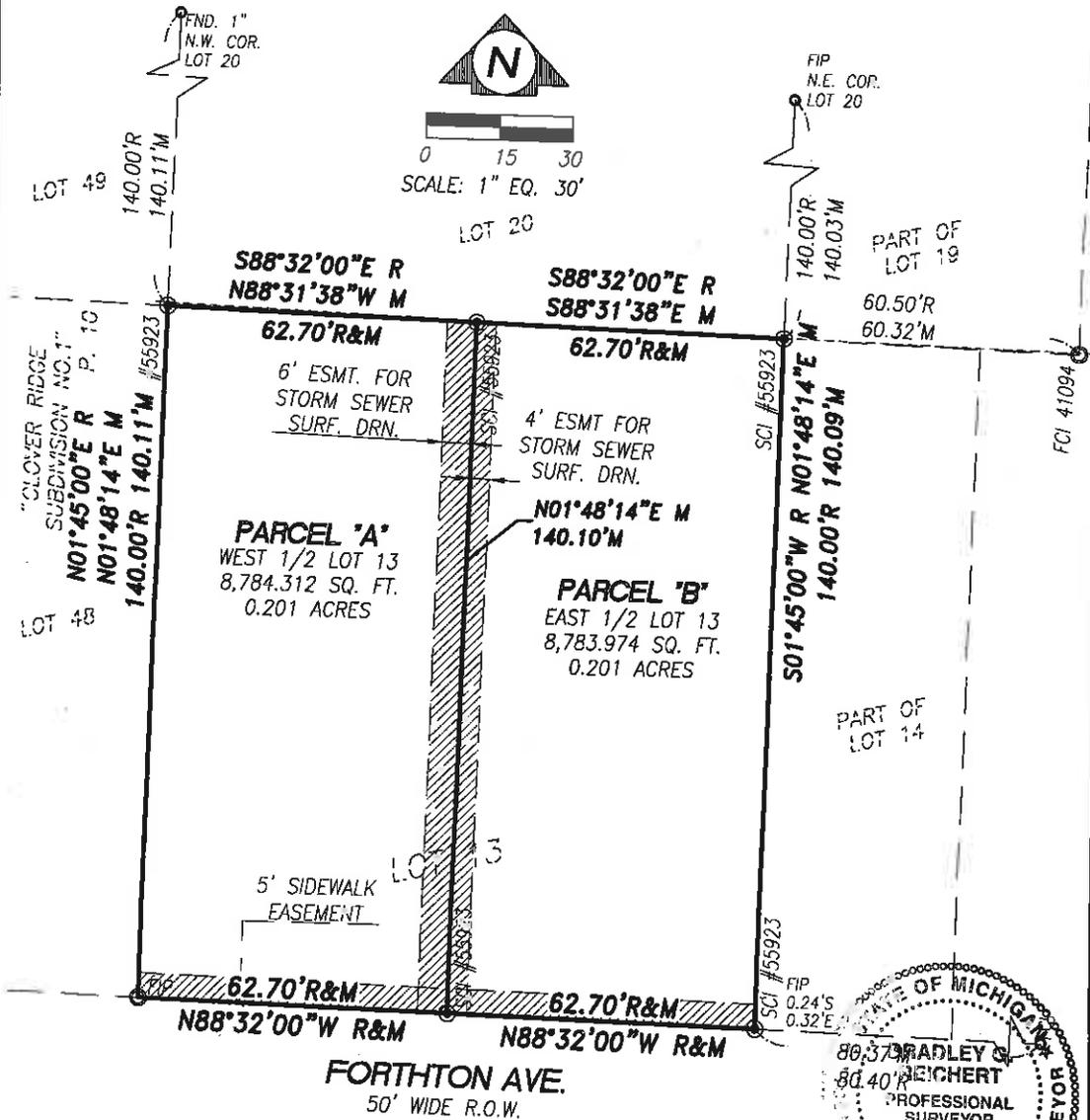
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

SKETCH OF EASEMENT

PARCEL "A"
 WEST 1/2 LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.

PARCEL "B"
 EAST 1/2 LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.

SIDEWALK EASEMENT: THE SOUTHERLY 5 FT. OF LOT 13 OF "CLOVER RIDGE SUBDIVISION" OF THE N.E. FRACTIONAL PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, T.2N., R.11E., CITY OF TROY (FORMERLY TOWNSHIP OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.12 OF PLATS, P. 37 O.C.R.



PARCEL "A"
 WEST 1/2 LOT 13
 8,784.312 SQ. FT.
 0.201 ACRES

PARCEL "B"
 EAST 1/2 LOT 13
 8,783.974 SQ. FT.
 0.201 ACRES



Bradley G. Reichert
 BRADLEY G. REICHERT P.S. #55923

PREPARED FOR:
 CASTLE HILL BUILDERS
 2977 LOVINGTON
 TROY, MI 48083
 (248) 515-9061

SHEET: 1 OF 1

Scale: 1"=30'
 Date: 3/23/12
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 Drawn: B.G.R.

REICHERT SURVEYING INC.
 140 FLUMERFELT LANE
 ROCHESTER, MICH 48306
 P:(248) 551-0592 F:(248) 656-7099
 EMAIL:MAIL@REICHERTSURVEYING.COM



Date:	Rev. By:



CITY COUNCIL AGENDA ITEM

Date: December 3, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development
Cindy Stewart, Community Affairs Director

Subject: Announcement of Public Hearing for December 16, 2013 -
Re-programming Community Development Block Grant (CDBG) Program Year 2011 funds

Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the reprogramming of CDBG funds.

Recommendation

It is recommended that Council authorize a public hearing for Monday, January 13, 2014 at 7:30 pm or as soon thereafter as the agenda will permit for the purpose of hearing public comments on the reprogramming of Program Year 2011 funds in the amount of \$12,713.27 from the Parks-Recreational Facilities account to the Flood Drain Improvements account in order to complete the project on Lovington Street, Minnesota to Dequindre in Section 36.



CITY COUNCIL AGENDA ITEM

Date: December 11, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development
R. Brent Savidant, Planning Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING (JANUARY 13, 2014) – REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

A public hearing for this item is scheduled for the January 13, 2014 City Council Regular meeting.

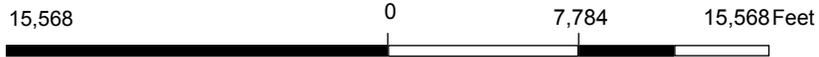
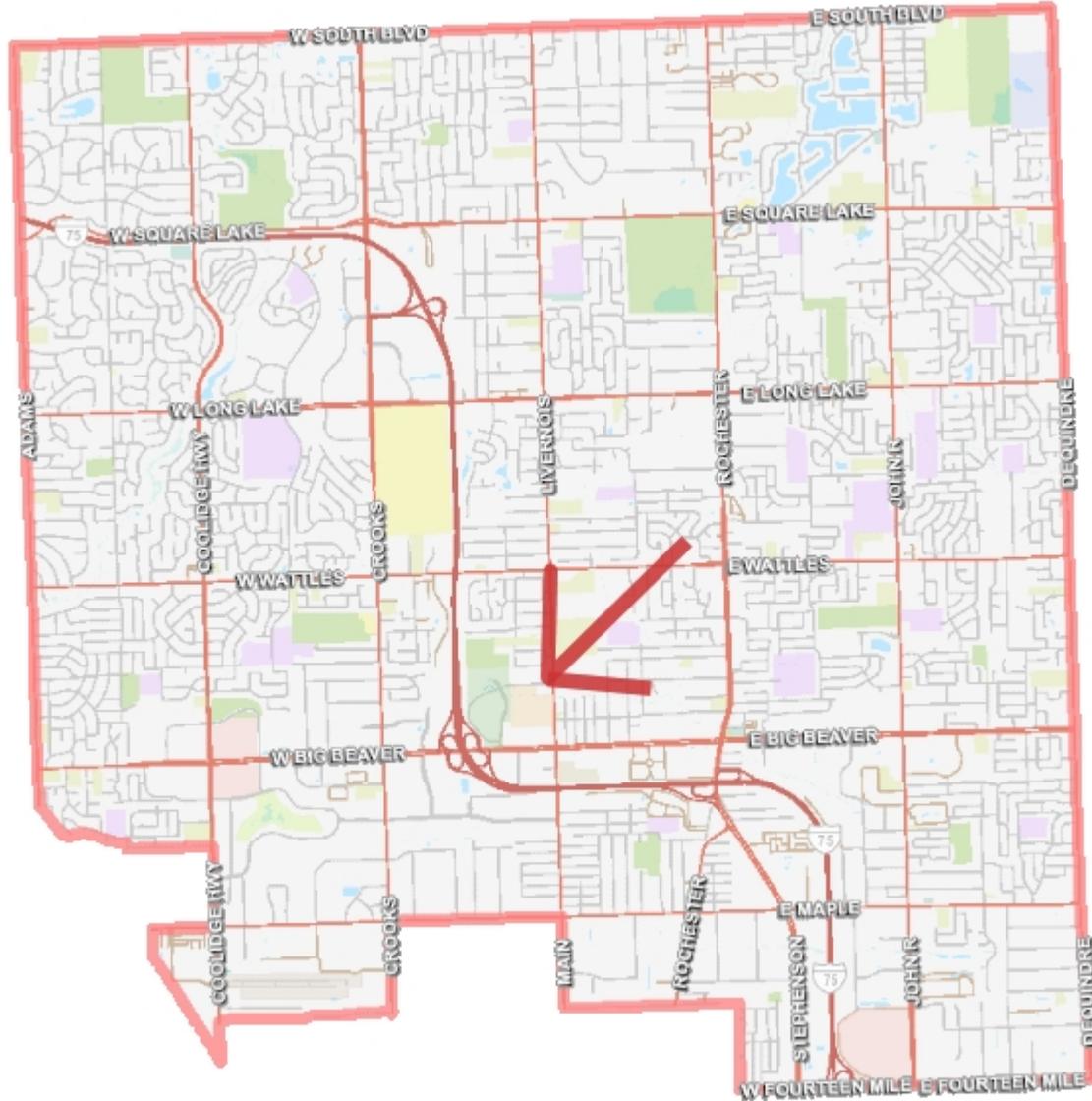
The agenda item from the December 10, 2013 Regular meeting is attached. The report prepared by Carlisle/Wortman Associates, Inc. summarizes the rezoning application.

It is important to remember that the applicant seeks only a rezoning at this time. Although a concept sketch was provided in the application, it is not binding and is provided only to illustrate what the applicant intends to develop on the site if rezoned. The applicant will be required to submit a complete development application, including an accurate site plan, prior to construction.

The Planning Commission held a public hearing on this item on the December 10, 2013 Regular meeting and recommended approval of the rezoning request.

Attachments:

1. Map
2. Planning Commission agenda item from December 10, 2013 Regular meeting (excerpt)
3. Draft minutes from December 10, 2013 Regular meeting (excerpt)



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

DATE: December 6, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

The applicant, Amber Properties Company, seeks a rezoning of the subject parcel from O (Office) District to BB (Big Beaver) District. The applicant provided a concept sketch and statement.

The site is within the Big Beaver classification in the City of Troy Master Plan. This classification supports residential development along the Big Beaver Corridor.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and agrees with the recommendation.

Please be prepared to discuss this item at the December 10, 2013 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Correspondence from Dennis G. Cowan, Plunkett Cooney
5. Rezoning statement and concept sketch

G:\REZONING REQUESTS\Z 745 Amber Town Center Townhomes and Lofts\PC Memo 12 10 2013.doc

PROPOSED RESOLUTION

REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Resolution # PC-2013-12-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, located on the west side of Livernois, north of Town Center (3409 Livernois), in Section 21, being approximately 1.22 acres in size, be approved, for the following reasons:

- 1) The request complies with the Master Plan
- 2) The Form-Based District would permit greater flexibility in use and development of the property.
- 3) The abundance of Office District property in the City has been well documented.
- 4) The rezoning would be compatible with surrounding zoning and land use.
- 5) The site can be adequately served with municipal water and sewer.

Yes:

Absent:

MOTION CARRIED / FAILED



Legend:

Street Name Text

188 0 94 188Feet

Scale 1: 1,128

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 11/19/2013



Legend:

Street Name Text

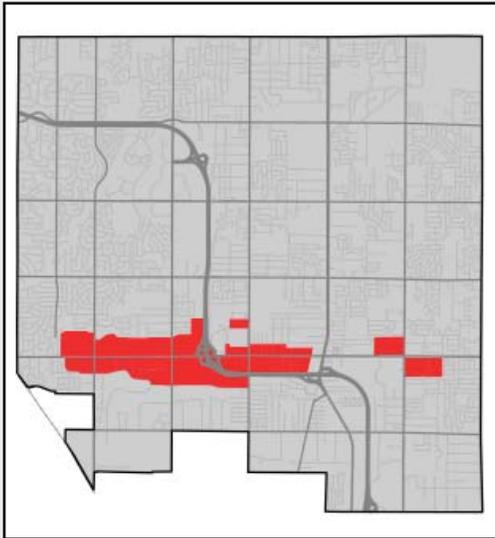
Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

226 0 113 226Feet

Scale 1: 1,353

Big Beaver Road: A World Class Boulevard



- *Home to large, landmark projects and mixed-use regional destinations.*
- *Central gathering area of the community.*
- *A collection of international corporations, local companies, and establishments which complement these high-visibility uses.*

The Big Beaver Road corridor is responsible for the first impression many people have throughout Michigan when they think of the City of Troy. The high-rise buildings, Somerset Collection, and its immediate proximity to I-75 are frequently the main elements visitors remember about the Corridor and the City. **In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.** In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Gateways, Districts and Transitions
- Trees and Landscape as Ceilings and Walls
- Walking Becomes Entertainment - Much to Observe & Engage In
- Mixing the Uses Turns on the Lights - Energetic Dynamic of Mixed Uses with a Focus on Residential

- The Automobile & Parking are No Longer #1.
- Civic Art as the Wise Sage of the Boulevard

The uses and character of this future land use category are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations.

This Study provided a comprehensive analysis of the existing and potential characteristics of this important area. The planned future land uses in the Big Beaver Corridor are in large part considered mixed-use, to allow for a wave of new residential development and the redevelopment of individual sites to make a more meaningful contribution to the quality of life of the City. The main difference between the various mixed-use districts planned in the Study is building height. The intended characteristics of the various districts are also very different, and are the topic of in-depth analysis in the Study. Some important recommendations of that Study are listed below.

- Moving toward the creation of distinct physical districts by building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers.
- Becoming flexible with land use relationships. The use of vertically integrated mixed-use commercial, office and residential towers should be promoted. The use of prominent ground floor retail, restaurants and cafes allows visual interest and activity for visitors and residents.
- Contain parking in structures that are shared by surrounding developments. Do not allow off-street parking to be visible from major thoroughfares.
- Landscape Big Beaver and intersecting thoroughfares with rows of mature trees.

DESIGN CONCEPT

- This will be a vibrant high-rise business and residential district.
- Pedestrian use will be promoted through massive landscaping, wide sidewalks, outdoor cafes, and public art.
- The Big Beaver Corridor Study and Big Beaver Development Code provide for a specific land development pattern.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.

SITE DESIGN ATTRIBUTES

- Parking should be located in rear yards.
- Development should include intense street tree planting along Big Beaver.
- Cafes, plazas, parks and similar amenities to draw pedestrians will be encouraged.
- Buildings will frame the street network by building to the front and side property lines. Exceptions for cafes, plazas and access roads may be permitted.

BUILDING DESIGN ATTRIBUTES

- Buildings should rise in height toward Crooks Road in the east-west direction.

- Buildings should rise in height toward Big Beaver in the north-south direction.
- Ground level stories should be a minimum of twelve feet in height; with large expanses of transparent glass.
- Fenestration at the ground level should be highlighted through the use of awnings, overhangs or trim detailing, and building caps or roofs should provide a visually interesting skyline.



Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.



Concept Sketch from the Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: December 5, 2013

Land Use and Zoning Analysis For Amber Properties - Troy, Michigan

GENERAL INFORMATION

Applicant	Amber Properties
Project Name:	Amber Town Center
Location:	Northwest Corner of Town Center Dr. and Livernois Rd.
Zoning:	O, Office Building District
Action Requested:	Rezoning to Big Beaver Formal Based District
Required Information:	Provided

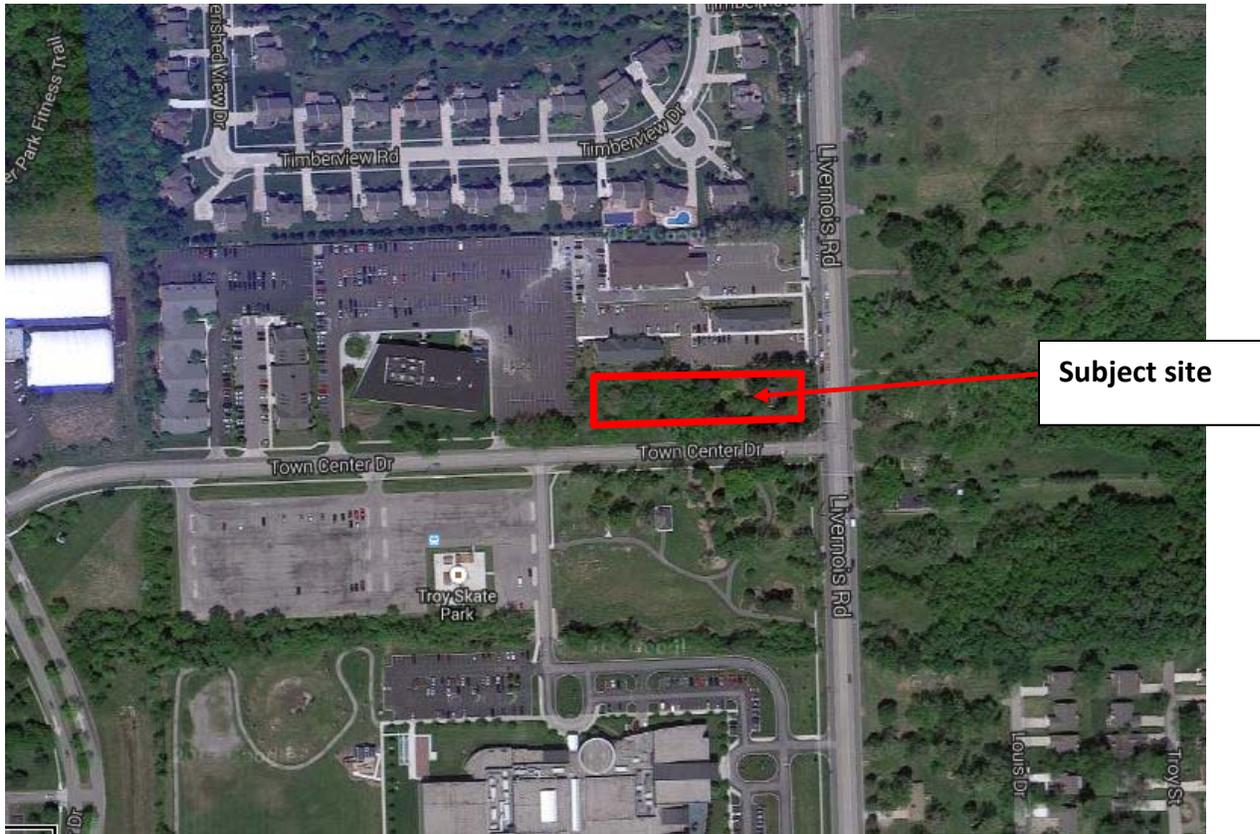
SITE DESCRIPTION

The applicant is requesting a rezoning of a 1.21 acre vacant parcel from O – Office to Big Beaver (Form Based) District. The applicants' intent is to construct a residential project on the property which would be permitted in the Big Beaver District, based on the site and street types.

Although a concept plan has been supplied, it is purely illustrative. A more detailed site plan and other documents are required for preliminary site plan approval.

NEIGHBORING ZONING AND LAND USE

The neighboring zoning and use to the north and west are Office, to the south is Community Facilities, and used as a park and across Livernois is residential but largely vacant.



MASTER PLAN

The site is located within the area designated as Big Beaver in the Master Plan. The Big Beaver designation responds to the recommendations set forth in the Big Beaver Corridor Study, which promotes higher density, vertically integrated mixed-use commercial, office, and residential uses. The Plan encourages increased residential units along and in proximity to Big Beaver. Development of residential uses should be designed with a strong orientation towards the roadway corridor to support pedestrian activity and frame the street.

Neighboring zoning, land use, and master plan designations are summarized in the following chart:

	NORTH	South	East	West
Zoning	O	CF	R-1F	O
Land Use	Office	Park	Vacant/Res.	Office
Master Plan	Big Beaver	Public	Residential	Big Beaver

NATURAL RESOURCES

The site is vacant and appears to have been previously graded. There, it is devoid of any significant natural features.

DEVELOPMENT POTENTIAL

The City has an abundance of land zoned and used for office purposes. With the current vacancy rate, it is unlikely that office use of the property is reasonable.

The full development potential of the site within the form based district will be determined through submission of a site plan. However, this specific property is required to be designated as a Site Type C using Town Center (a collector) as its principal frontage. Therefore, residential use is permitted. In addition, Building Forms A-D are permitted.

TRAFFIC IMPACT AND SITE ACCESS

Due to the principal and sole access from Town Center, traffic impact is not expected to be an issue. The location of access points on Town Center Drive will be reviewed during the site plan review process. Cross-access to the north will be required in order to distribute traffic.

ESSENTIAL FACILITIES AND SERVICES

The site is served by municipal water and sewer. All utility locations, as well as stormwater management will be considered during site plan review.

OTHER

The applicant has submitted a Concept Plan. A Concept Plan is illustrative and not required to provide the detail necessary for a site plan review. If the rezoning is granted, the applicant is encouraged to thoroughly review the building form requirements as set forth in Section 5.03 and design standards set forth in Section 5.04 E. The Concept Plan does not reflect consideration of all of these standards, including parking location along Livernois, ground story activation, and pedestrian orientation. These are details that will be considered during the site plan review process, provided the rezoning is approved.

RECOMMENDATIONS

We would recommend approval of the subject rezoning for the following reasons:

- 1) The request complies with the Master Plan
- 2) The Form-Based District would permit greater flexibility in use and development of the property.
- 3) The abundance of Office District property in the City has been well documented.

- 4) The rezoning would be compatible with surrounding zoning and land use.
- 5) The site can be adequately served with municipal water and sewer.

Please contact me if you have any questions.



CARLISLE/WORTMAN ASSOC., INC.
Richard K. Carlisle, PCP, AICP
President

225-02-1336



December 2, 2013

Planning Commission
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Amber Properties Company
3409 Livernois, Troy, Michigan

Dear Planning Commission Members:

The undersigned and our Firm represent Amber Properties Company (“Amber”), the applicant for rezoning to the Big Beaver District designation for the property at 3409 Livernois. The site is located at the northwest corner of Livernois and Town Center. This letter is written in support of Amber’s rezoning request.

As stated below, the rezoning request meets the goals and objectives of the Troy Master Plan.

Rezoning is Consistent with Troy’s Master Plan

The Troy Master Plan supports housing options for Troy residents in the Big Beaver Corridor, as stated:

Only recently has the City begun to fully embrace more “urban” housing styles, by encouraging their development as part of a mixed use, planned unit development projects. The City of Troy must recognize the importance of having a variety of housing styles represented within the community, and describes how having these units will help Troy become a more vibrant place. While not all knowledge–economy workers and their families are seeking urban lifestyles, this is an area where Troy has room to grow. (p. 83)

The Amber Apartments are an upscale, urban housing style which fits into the niche which the City recognizes. The proposed project will include townhomes, loft-style and studio apartments. Recent Amber developments in Oakland County are well known for their “urban” interior design, including wood floors, open ceilings, metal stairways and

other design elements that attract a variety of workers including those in health-care and knowledge-based industries.

The Troy Master Plan in its discussion of Big Beaver Road encourages new residential development. The proposed Amber Apartments project will be within walking distance of many of the shopping areas and restaurants on Big Beaver Road. The development will be adjacent to the Troy Community Center which will allow greater utilization by the apartment residents.

Rezoning will not be Detrimental to the Property of Other Persons Located in the Vicinity

The Amber Apartment project will be part of an existing mixed-use area, blending in and not creating any conflict with surrounding office, residential, commercial and municipal uses.

The immediate vicinity already encompasses:

- A) Office uses to the north;
- B) Single family homes to the north;
- C) Commercial buildings to the west; and
- D) Troy Community Center and park to the south.

Clearly, there already exists a variety of uses in the immediate vicinity, and the proposed multi-family use will enhance the mixed-use nature of the area. Adequate on-site parking is provided for the Amber Apartment project and there are nearby off-site parking options as well.

Rezoning Will Meet Goals of Big Beaver District

The proposed Amber Apartment project will meet the goals of Section 5.04 (Big Beaver District) of the Zoning Ordinance to:

1. Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment.

2. Orient building entrances and storefronts to the street to add visual interest, increase pedestrian traffic, and to reduce crime through increased surveillance.
3. Enhance a sense of place and contribute to the sustainability of the City.
4. Allow a pattern of development which will encourage transportation alternatives (walking, biking, and transit) to reduce automobile dependence and fuel consumption.
5. Add value to property along the Big Beaver Corridor.

All of the above criteria are met by the proposed rezoning and project. In particular, the residential presence will increase walkability and bicycle usage to Big Beaver Road and the Troy Community Center.

Such Rezoning is Consistent with Adjacent Zoning Districts

The rezoning of the subject property is a natural extension of the adjacent Big Beaver District, which is directly to the south. The rezoning will be consistent with nearby residential subdivisions, but provide a different and desirable housing option.

Amber's Proposed Project

The requested zoning designation will allow Amber to apply for approval to construct an upscale, multi-family building at this location. The project will include townhome, 1 and 2 bedroom loft and studio units. They will have wood floors, exposed ceilings, in-unit washer/dryer and other amenities. Amber intends to provide necessary off-street parking and does not anticipate having to request variances.

Amber has completed seven new projects in the last seven years in Royal Oak and Clawson. The two newest buildings, Amber Corners and Amber Crossing, have very positive tenant demographics. At both locations, about 80% of residents hold a Bachelors, Masters or Ph.D./J.D./M.D. degree. Average monthly income is in excess of \$60,000. Monthly rentals for these properties are between \$800 and \$1,800 depending on the unit. We believe Amber's tenants are the future residents Troy wishes to attract to the community.

Planning Commission
City of Troy
December 2, 2013
Page 4

Amber has been a family operated business since 1960. It now owns and manages 1,200 apartment units in Royal Oak, Clawson, Berkley and Troy. Amber properties are well kept and its apartments have a very positive reputation in the community. Two of its recent projects have demonstrated that building a quality product in close proximity to businesses, stores and restaurants attracts great interest and tenants.

On behalf of Amber Properties Company, we respectfully request your approval of the rezoning application at your December 10th meeting. We look forward to attending the meeting. In the meantime, if you have any questions or issues you want addressed at the meeting, please let us know.

Sincerely,

PLUNKETT COONEY



Dennis G. Cowan
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/cmw
cc: Jerry Amber

Open.19331.70425.13504404-1

**STATEMENT OF AMBER PROPERTIES COMPANY
IN SUPPORT OF REZONING REQUEST**

REZONING IS CONSISTENT WITH TROY'S MASTER PLAN

The Troy Master Plan supports housing options for Troy residents in the Big Beaver Corridor, as stated:

Only recently has the City begun to fully embraced more “urban” housing styles, by encouraging their development as part of a mixed use, planned unit development projects. The City of Troy must recognize the importance of having a variety of housing styles represented within the community, and describes how having these units will help Troy become a more vibrant place. While not all knowledge – economy workers and their families are seeking urban lifestyles, this is an area where Troy has room to grow. (p. 83)

The Amber Apartments are an upscale, urban housing style which fits into the niche which the City recognizes. The proposed project will include townhomes, loft-style and studio apartments. Recent Amber developments in Oakland County are well known for their “urban” interior design, including wood floors, open ceilings, metal stairways and other design elements that attract a variety of workers including those in health-care and knowledge-based industries.

The Troy Master Plan in its discussion of Big Beaver Road encourages new residential development. The proposed Amber Apartments project will be within walking distance of many of the shopping areas and restaurants on Big Beaver Road. The development will be adjacent to the Troy Community Center which will allow greater utilization by the apartment residents.

**REZONING WILL NOT BE DETRIMENTAL TO THE PROPERTY OF
OTHER PERSONS LOCATED IN THE VICINITY**

The Amber Apartment project will be part of an existing mixed-use area, blending in and not creating any conflict with surrounding office, residential, commercial and municipal uses.

The immediate vicinity already encompasses:

- A) Office uses to the north;
- B) Single family homes to the north;
- C) Commercial buildings to the west; and

D) Troy Community Center and park to the south.

Clearly, there already exists a variety of uses in the immediate vicinity, and the proposed multi-family use will enhance the mixed-use nature of the area. Adequate on-site parking is provided for the Amber Apartment project and there are nearby off-site parking options as well.

In addition, the proposed Amber Apartment project will meet the goals of Section 5.04 (Big Beaver District) of the Zoning Ordinance to:

1. Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment.
2. Orient building entrances and storefronts to the street to add visual interest, increase pedestrian traffic, and to reduce crime through increased surveillance.
3. Enhance a sense of place and contribute to the sustainability of the City.
4. Allow a pattern of development which will encourage transportation alternatives (walking, biking, and transit) to reduce automobile dependence and fuel consumption.
5. Add value to property along the Big Beaver Corridor.

All of the above criteria are met by the proposed project. In particular, the residential presence will increase walkability and bicycle usage to Big Beaver Road and the Troy Community Center.

SUCH REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS

The rezoning of the subject property is a natural extension of the adjacent Big Beaver District, which is directly to the south. The rezoning will be consistent with nearby residential subdivisions, but provide a different and desirable housing option. The rezoning and multi-family residential use will be consistent with the goals of the Troy Master Plan and Big Beaver Corridor Study.

Dated: November 6, 2013

Prepared by: Dennis Cowan
Plunkett Cooney

Open.19331.70425.13404466-1



SHW GROUP
ARCHITECTS | ENGINEERS | PLANNERS

CONSULTANTS:

11/8/2013 9:51:31 AM
**FOR REVIEW
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION**

**AMBER PROPERTIES
COMPANY**

**AMBER TOWN CENTER
TOWNHOMES AND LOFTS
TROY, MI**

CHECKED:
SCALE: As indicated
© 2009 SHW Group

ISSUE:

SHEET TITLE:
**ARCHITECTURAL SITE
PLAN**

SHW Project:

AS01

7113.037.00

SITE INFORMATION:

EXISTING SITE: LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOT 5, EXCEPT THE SOUTH 5 FEET FOR ROAD, "SUPERVISOR'S PLAT NO. 26", AS RECORDED IN LIBER 57, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID: 20-21-426-010;
SUPERVISOR'S PLAT NO. 26, LOT 5 EXC. S.
10 FT. TAKEN FOR RD.

SITE AREA: 53,780 SQ FT (+/- 1.231 ACRES)
CURRENT ZONING: OFFICE DISTRICT
PROPOSED ZONING: BIG BEAVER DISTRICT
PROPOSED USE: MULTIPLE FAMILY

PROPOSED MULTIPLE FAMILY RESIDENTIAL USE
2 BEDROOM TOWNHOMES, STUDIO APARTMENTS, AND
LOFT TERRACE UNITS (RENTAL).

60 UNITS PROPOSED - 2 PARKING SPACES / EACH DWELLING UNIT
(REQUIRED)
1 PARKING SPACE / EACH EFFICIENCY
DWELLING UNIT (REQUIRED)

PARKING REQUIRED: 100 SPACES

PARKING PROVIDED: 96 SPACES +
2 SPACES BARRIER FREE =
100 TOTAL SPACES

PROPOSED BUILDING
FOOTPRINT: 17,366 SQ FT

PROPOSED OPEN SPACE: 8,560 SQ FT (OPEN) / 53,780 SQ FT (SITE) =
15.91%*

* 15% REQUIRED OPEN SPACE BASED ON TABLE 5.03.B.2 BUILDING FORM B

BUILDING SITE
COVERAGE: 17,366 SQ FT (GROUND FLOOR OF BLDG) /
53,780 SQ FT (SITE) = 33.08%

BUILDING INFORMATION:

OCCUPANCY USE: R-2
CONSTRUCTION TYPE: 3B

FIRST FLOOR AREA: 17,366 GROSS SQ FT
SECOND FLOOR AREA: 17,366 GROSS SQ FT
THIRD FLOOR AREA: 17,366 GROSS SQ FT
FOURTH FLOOR AREA: 17,366 GROSS SQ FT
FIFTH FLOOR AREA: 17,366 GROSS SQ FT
MEZZANINE FLOOR AREA: 5,763 GROSS SQ FT
TOTAL: 88,830 GROSS SQ FT*

* MEZZANINES DO NOT CONTRIBUTE TO EITHER THE BUILDING AREA
OR THE NUMBER OF STORIES AS REGULATED BY MBC SECTION 503.1

SETBACK INFORMATION:

PROPERTY SETBACKS SUBJECT TO SETBACK REQUIREMENTS AS FOLLOWS PER TABLE 5.03.B.2 BUILDING FORM B, UNLESS OTHERWISE ALLOWED BY THE PLANNING COMMISSION:

FRONT: MINIMUM: N/A MAXIMUM: 60'-0"
REAR: MINIMUM: 30'-0" MAXIMUM: NONE
SIDE: MINIMUM: N/A MAXIMUM: NONE

THE PROPOSED BUILDING SETBACKS ARE:
FRONT: 10'-0" TO FACE OF BALCONIES
REAR: 48'-0"

BUILDING HEIGHT INFORMATION:

HEIGHT IN THE BIG BEAVER DISTRICT, PER BUILDING FORM B IS SUBJECT TO A 6-STORY AND 72'-0" MAXIMUM BUILDING HEIGHT REQUIREMENT, ACCORDING TO TABLE 5.03.B.2 BUILDING FORM B.

THE PROPOSED BUILDING HEIGHT IS 60'-6".

BARRIER FREE REQUIREMENTS:

BARRIER FREE PARKING:
2% OF THE TOTAL NUMBER OF SPACES
REQUIRED OR PORTION THERE OF, (MIN OF 1)
(2 BARRIER FREE SPACES ARE REQUIRED FOR
THE 100 SPACES PROVIDED.)

BARRIER FREE DWELLING UNITS:
2% OF TOTAL UNITS ARE REQUIRED TO BE
"TYPE A" (MIN OF 1) PER MBC 1107.6.2.1.1. THESE 2 UNITS ARE LOCATED
ON THE FOURTH FLOOR AND ACCESSED BY THE BUILDING ELEVATOR.

THE 18 OTHER FOURTH FLOOR SINGLE STORY UNITS ARE ALL
"TYPE B" PER MBC 1107.6.2.1.2 AND ACCESSED BY THE BUILDING
ELEVATOR.

THE 20 FIFTH FLOOR LOFT TERRACE UNITS WITH MEZZANINE
ACCESSED BY THE BUILDING ELEVATOR WILL MEET "TYPE B"
REQUIREMENTS ON THE PRIMARY ENTRY FLOOR PER MBC 1107.7.2.

THE 20 TOWNHOME (MULTISTORY UNITS) ACCESSED ON
THE FIRST LEVEL, ARE NOT REQUIRED TO BE BARRIER FREE
PER MBC 1105.1.6 EXCEPTION 2 AND 1107.7.2.

APARTMENTS TYPES	UNIT TYPE	QUANTITY
STUDIO	(0)	20
LOFT TERRACE	(1LT)	20
TWO BEDROOM TOWNHOME	(2TH)	20
		60 UNITS



A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

11/8/2013 9:51:31 AM
C:\Users\jwieber\Documents\711303700-ATC-A13_jwieber.rvt

REZONING REQUEST

6. **PUBLIC HEARING – REZONING APPLICATION (File Number Z 745) –** Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Mr. Carlisle reviewed the Rezoning Request application. He informed the Board the Rezoning Request only is before the Board this evening; the conceptual site plan provided by the applicant is illustrative only and should not be considered in the Board's decision. Mr. Carlisle recommended approval of the Rezoning Request for the reasons as stated in his report, dated December 5, 2013.

Mr. Hutson advised the Board that his firm in previous years has represented the applicant but he feels there is no conflict of interest on his part. It was the consensus of the Board that no conflict of interest exists.

Present were the applicant, Jerome Amber of Amber Properties Company, and Dennis Cowan of Plunkett Cooney.

Mr. Cowan said his firm is excited to represent the Amber Properties Company proposed development in Troy. He said contact was made with the property owners within the radius of the public hearing notification and to date no responses or comments were received. Mr. Cowan stated that Amber Properties Company develops only residential projects.

Mr. Amber briefly shared the history of his company and property ownership in nearby communities. He addressed the tenant draw, architecture and style of the proposed development. Mr. Amber said if the rezoning request is approved, it is his intent to submit a Preliminary Site Plan application in time for the Planning Commission February meeting.

There was discussion on:

- Subject property as relates to Master Plan and Office district designation.
- Proposed five-story building height in relation to adjacent properties.
- Rezoning Request only before Board; not conceptual site plan.
- Walkability / attraction to Civic Center area.

Mr. Amber circulated pictures of an existing development in Royal Oak and addressed the five-story building height. He said a line of sight outline demonstrating the shadowing effect would be provided at the time of site plan review.

PUBLIC HEARING OPENED

Craig Goldin of Cosmetic Dentistry Institute, 3415 Livernois, voiced opposition to the proposed rezoning. He voiced concerns with the building height as relates to shadowing effect, street visibility and setbacks.

PUBLIC HEARING CLOSED

Discussion continued on:

- Allowable building heights and required setbacks for Office and Big Beaver zoning districts.
- Double frontage of subject property; applicant determines front, side yards.
- Flexible uses allowed in the Big Beaver zoning district.
- Parcel(s) inclusive of the Big Beaver zoning designation in the Master Plan.
- Intent of Zoning Ordinance to place building(s) closer to street.
- Challenge of infill development.

Mr. Carlisle addressed the conceptual site plan in terms of building form, parking and proposed site access point. He indicated those details would be considered during site plan review, provided the Rezoning Request is approved, and he is confident the issues could be resolved. Mr. Carlisle also noted that the applicant would be encouraged to pull the building closer to the presence on Town Center.

Mr. Savidant said the proposed Rezoning Request would be announced to the City Council at their December 16 meeting and a Public Hearing would be scheduled on January 13, 2014.

Resolution # PC-2013-12-097

Moved by: Edmunds

Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to BB (Big Beaver) rezoning request, located on the west side of Livernois, north of Town Center (3409 Livernois), in Section 21, being approximately 1.22 acres in size, be approved, for the following reasons:

1. The request complies with the Master Plan.
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The abundance of Office District property in the City has been well documented.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

Discussion on the motion on the floor.

Mr. Schultz said he would not support the rezoning request because he has serious concerns with the type of use and development that could end up on the property. He does not think the proposed development is a good and reasonable development as outlined, and would have preferred that a conditional rezoning application be submitted by the applicant.

Vote on the motion on the floor.

Yes: Edmunds, Hutson, Kempen, Krent, Strat, Tagle
No: Sanzica, Schepke, Schultz

MOTION CARRIED

Mr. Schultz said his earlier comments reflect the basis for his no vote.

Mr. Schepke said he has concerns with the building height and potential of other uses on the property.

Mr. Sanzica said he would have preferred more plan details and would have considered a conditional rezoning request.

Traffic Committee Minutes – October 16, 2013

A regular meeting of the Troy Traffic Committee was held Wednesday, October 16, 2013 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

PRESENT: Sarah Binkowski
Tim Brandstetter
Ted Halsey
Richard Kilmer
Al Petrusis
Stevan Popovic
Pete Ziegenfelder

ABSENT: None

Also present: John Ballantine, 1468 Brentwood
Jason Dalbec, 546 Trombley
Jim Stachura, 1547 Brentwood
Lt. Eric Caloia, Fire Department
Sgt. Mike Szuminski, Police Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – September 18, 2013

RESOLUTION # 2013-10-20

Moved by Halsey
Seconded by Petrusis

To approve the September 18, 2013 minutes as printed.

YES: All-7
NO: None
ABSENT: None

MOTION CARRIED

REGULAR BUSINESS

3. Request for Traffic Control – Ellenboro at Trombley

Jason Dalbec of 546 Trombley requests that the existing traffic control at the intersection of Ellenboro and Trombley be changed to a 4-Way Stop. Mr. Dalbec states that lack of Stop signs in all directions creates a hazardous situation.

Mr. Dalbec was in attendance at the meeting and addressed the Traffic Committee. He

provided a petition signed by 16 residents in favor of an All-Way Stop at the intersection. He discussed that the intersection is close to Wattles Elementary and is also a bus stop for Baker Middle school students. Children walk in the roads as there are no sidewalks in the area. There is a lot of traffic mixing with children in this area during school arrival dismissal times.

Mr. Kilmer observed the intersection from 7:30 am to 8:45 am and counted 10 buses, 235 cars, 8 children walking to school and 20 children waiting for the bus. Mr. Kilmer stated that he supports the All-Way Stop and believes that we should do what the residents have requested.

Ms. Binkowski discussed what Stop signs can and cannot do (i.e. control speeds effectively).

Mr. Petrusis questioned locations of other traffic control as well as speed control in the area.

Mr. Brandstetter asked about the possibility of locating a school crossing guard at this location. There is already a school crossing guard at the next intersection to the north (at Ellenboro/Colebrook).

Traffic Engineering did receive a copy of the referenced petition as well as two (2) emails in support and one (1) email opposed to modifying the intersection control.

RESOLUTION # 2013-10-21

Moved by Kilmer
Seconded by Popovic

RESOLVED, that the intersection of Ellenboro and Trombley be modified to All-Way Stop control.

YES: All-7
NO: None
ABSENT: None

MOTION CARRIED

4. Request for No Parking Zone – Brentwood at Northfield Parkway

The Northfield Hills Condominium Association (NHCA) requests that the south side of Brentwood, from 15' west of the existing fire hydrant to the intersection at Northfield Parkway, be posted as a No Parking zone.

John Ballantine attended the meeting as a board member of NHCA. Mr. Ballantine stated that vehicles park east of the fire hydrant up to the intersection of Brentwood and

Northfield Parkway. There are mailboxes and newspaper boxes at the opposite corner and parked vehicles at the intersection make turning movements difficult and dangerous.

Jim Stichera, 1547 Brentwood, spoke in favor of the No Parking zone. Mr. Stichera reports that several vehicles that park in this area are actually Flagstar Bank employees so vehicles are parked all day during the week. He agrees that parked vehicles make turning movements at the intersection more difficult. He supports the creation of a No Parking zone.

Mr. Petrusis questioned why Flagstar Bank employees would park here rather than in the parking lot next to the building on the east side of Northfield Parkway. Mr. Stichera stated that it is much easier to exit Brentwood to Long Lake rather than from the Flagstar Bank parking lot.

Mr. Kilmer asked if we could restrict parking to residents only. Brentwood and Northfield Parkway are both public roads, so they are open to use by the public. Creation of a No Parking zone would restrict locations where the public at large may park.

RESOLUTION # 2013-10-22

Moved by Binkowski
Seconded by Halsey

RESOLVED, that a No Parking zone be established on the south side of Brentwood, from 15' west of the existing fire hydrant to the intersection at Northfield Parkway.

YES: All-7
NO: None
ABSENT: None

MOTION CARRIED

5. Public Comment

There were no members of the public at the meeting with additional comments.

6. Other Business

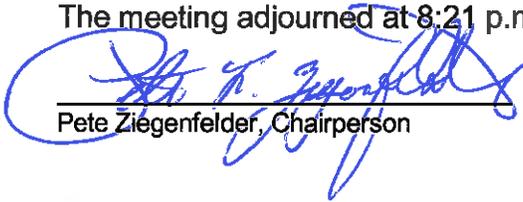
Mr. Petrusis asked about the developments on Big Beaver and their impact on traffic volume/flows. The sites do go through site plan review and a part of that review involves traffic impacts. In the case of the site on the north side of Big Beaver, just west of I75, the impact is not anticipated to be significant as the entrance to the site is from Wilshire rather than a new curb cut on Big Beaver. Additionally, the site is mixed use with restaurants/retail with a new hotel proposed at the rear of the site. These uses are typically off-peak so while they will generate additional traffic, the impact on peak hour volumes is not anticipated to be significant.

Mr. Kilmer requested that Troy Police visit the area around Morse Elementary during the PM dismissal time to address parking on the street in areas that are currently posted as No Parking or No Stopping, Standing, Parking zones. Troy Police will review as their staffing levels allow.

Traffic Engineering discussed the I-75 Open House to be held on Tuesday, November 19, 2013 from 11:00 am to 7:00 pm at the Community Center (Room #305). Further information will be provided once it is received from MDOT.

7. Adjourn

The meeting adjourned at 8:21 p.m.



Pete Ziegenfelder, Chairperson



Bill Huotari, Deputy City Engineer/Traffic Engineer

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Parks and Recreation Advisory Board - FINAL

PARKS AND RECREATION ADVISORY BOARD

A regular meeting of the Troy Parks and Recreation Advisory Board was held Thursday, October 17th, 2013 at the Troy Community Center, in room 304. Chairman, Janice Zikakis called the meeting to order at 6:31 p.m.

Present: Janice Zikakis, Gary Hauff, Orestes Kaltsounis, Meaghan Kovacs, Laurie Huber,
Staff: Brian Kischnick, Carol Anderson, Kurt Bovensiep, Brian Goul, Elaine Bo

Absent: Jeff Stewart

Visitors: Katelyn Kishnick, Steve Toth (nominee to Park Board)

Resolution # PR - 2013 - 10 - 001

Moved by Gary Hauff

Seconded by Orestes Kaltsounis

RESOLVED, that minutes from February 21, 2013 are approved as submitted

Yes: 5

No: 0

MOTION CARRIED

Carol Anderson introduced Brian Goul and Elaine Bo and gave an update on the Recreation Director position

I. New Business

A. Carol introduced Brian Kischnick, Troy City Manager. Brian gave his background and a review of the progress and experiences since he started in the position.

1. Janice Zikakis asked if the room rental fee can be eliminated for some groups. Carol responded that fees are always being reviewed and that staff is aware of the ill feelings created when the fee policy was changed for room use. The policy was instituted as a result of the mandate that the Community Center be cost neutral. .

B. Special Use Standards and Permit. The revised policy allows outside organizations (no longer just Troy based or nonprofit) to apply for use. There is now a tiered fee structure and also rental fees up to \$1,000 a day. The policy now allows inflatable games and amusements. Board members commented that perhaps a calendar could be created of available dates for special use. Staff will review this possibility.

II. Old Business

A. Final Parks and Recreation Master Plan will be presented to council in the near future.

Parks and Recreation Advisory Board - FINAL

III. Members Comments

- A. Gary Hauff commented he has not seen the parks look nicer or cleaner. He saw good traffic flow and clean parking lots. With fewer seasonal employees and reduced full time staff the parks were maintained very well, to Kurt's credit.
- B. Janice Zikakis asked about future maintenance of the trees and plants in Troy public properties. Kurt responded that the DDA (Downtown Development Authority) maintenance budget was cut in half. Kurt eliminated services and two seasonal employees maintained the beds. Two seasonal employees are not enough to maintain the property but that is all that funding allowed.
- C. Gary Hauff inquired about funeral memorials on the sides of the road. Kurt responded that they fall under the Sign Ordinance of the Troy City Code.
- D. Troy Nature Society has their annual Wine and Beer Tasting Fundraiser on Friday, November 1st. The board will be provided a copy of the TNS annual report.

IV. Staff Reports

A. Recreation Report

- 1. Elaine Bo reviewed the summer program participants for recreation programs as well as the Community Center pass memberships.
- 2. Brian Goul discussed the Troy Family Aquatic Center being closed for 24 ½ days this past summer due to the weather. This affected the registration for swim lessons and season passes and daily attendance. The revenues covered expenses as well as a portion of the depreciation.

B. Parks Report

- i. Milverton Play Structure. After approval in 2015, funds will be dedicated for turf and play structure

C. Public Input. None.

I. New Business continued

- A. Parks and Recreation Advisory Board Function and Purpose. Brian Goul discussed the desire to collect information concerning the function and form of the board. With the input of the board, it is hoped that the meetings will be valuable and that the staff and board members work together to move parks and recreation services forward. A questionnaire was handed out to help decide how to make board more valuable to board, staff and community. Elaine Bo asked that the members take time to review the questionnaire and bring to next meeting or email to Lynne Lambert.

The meeting adjourned at 8 p.m.

Janice Zikakis, Chairman

Lynne Lambert, Recording Secretary

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 12, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Tom Krent
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Absent:

Edward Kempen
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

Chair Tagle extended condolences to the Garrett family and called for a moment of silence in memory of Joel and Dale Garrett.

2. APPROVAL OF AGENDA

Resolution # PC-2013-11-085

Moved by: Schultz
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Kempen, Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-11-086

Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the October 22, 2013 Special/Study meeting as published.

Yes: All present (7)
Absent: Kempen, Sanzica

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 979 A) – Proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reviewed the revisions to the Preliminary Site Plan application since last reviewed by the Planning Commission at its September 10, 2013 meeting. Mr. Carlisle recommended approval of the Preliminary Site Plan contingent upon the applicant addressing the items identified in his report dated November 5, 2013 as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates was present to represent the applicant.

There was discussion on the justification of a pedestrian crossing connection and how the connection relates to the access points, landscaping and parking.

Chair Tagle opened the floor for public comment. There being no one present who wished to speak, Chair Tagle closed the floor for public comment.

Resolution # PC-2013-11-087

Moved by: Schultz
 Seconded by: Edmunds

RESOLVED, That Preliminary Site Plan Approval for the proposed Galleria of Troy Phase II, North side of Big Beaver between Wilshire and I-75, Section 21, currently zoned BB (Big Beaver) district, be granted, subject to the following:

1. Install a pedestrian crossing connection from the sidewalk that runs in front of the Hampton Inn to the Pedestrian Spine, both north and south of the hotel’s drop-off area.
2. Confirm that all building lights are fully shielded.

Yes: All present (7)
 Absent: Kempen, Sanzica

MOTION CARRIED

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 989) – Proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, Currently Zoned GB (General Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application, specifically addressing access, circulation, lighting and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Plan conditioned on the applicant satisfying the requirements identified in his report dated November 4, 2013, as part of Final Site Plan submittal.

James Butler of Professional Engineering Associates and Scott Bowers of Bowers & Associates Architects were present to represent the applicant.

Mr. Bowers acknowledged the importance of the pedestrian connections and concurred with the recommendation of the Planning Consultant. A colored rendering was displayed revealing the new Holiday Inn ‘look’.

Resolution # PC-2013-11-088

Moved by: Schultz
 Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval for the proposed Holiday Inn, Northeast corner of Maple Road and Research Drive, Section 26, currently zoned GB (General Business) district, be granted, subject to the following:

1. Add a bike rack with capacity of at least two bicycles.
2. Incorporate a pedestrian connection from the front entrance out to Maple Road.
3. Incorporate a pedestrian connection from the shared parking lot to the hotel.
4. Confirm that the entrance along the northern elevation permits guest access.
5. Confirm that all light fixtures are shielded or full-cut off.
6. Add landscape calculations to landscape plan.
7. Add one deciduous street tree on Research Drive.
8. Show protective techniques on final landscape plan for those trees identified to be preserved.

Yes: All present (7)
 Absent: Kempen, Sanzica

MOTION CARRIED

7. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Chatwal Estates, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Condominium application and specifically addressed the site access and circulation and landscaping. Mr. Carlisle recommended approval of the Preliminary Site Condominium plan conditioned on the applicant satisfying the conditions identified in his report dated November 4, 2013, as part of the Final Site Plan submittal.

Fazal Khan, project engineer, and property owner Joseph Maniaci were present. Mr. Khan stated the application was revised from 15 lots to 14 lots, and agreed with the recommendations of the Planning Consultant. He briefly addressed the traffic lanes, landscaping and screening. Mr. Khan shared that Mr. Maniaci contacted homeowners in the area and no concerns were expressed about the proposed development.

Chair Tagle opened the floor for public comment.

Brian Zontini of 4221 Renee asked what impact the detention pond would have on his property and resale value of his home.

There was discussion on:

- Location of the detention pond.
- Detention pond is dry, 1:6 slope, no fencing.
- Engineering Department contact resource for flood insurance.
- Detention pond will be deeded to the City and maintained by the City.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-11-089

Moved by: Edmunds

Seconded by: Schultz

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Chatwal Estates Site Condominium, 14 units/lots, North side of Wattles, West of Rochester, Section 15, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Install left turn passing lane.
2. Add deceleration lane on Wattles.
3. Connect the internal sidewalk to Wattles Road sidewalk.
4. Offset the internal sidewalk from the back of curb around the cul-de-sac.
5. Provide an access drive to the detention pond.
6. Provide landscape calculations on landscape plan.
7. Provide four (4) additional street trees on Wattles Road and better distribute street trees along Wattles Road.
8. Diversify variety of street trees.
9. Provide the seed mix for the detention facility.
10. Add additional evergreen trees to screen the entire cul-de-sac.
11. Additional screening of detention pond.

Yes: All present (7)

Absent: Kempen, Sanzica

MOTION CARRIED

OTHER BUSINESS

8. **2014 MEETING SCHEDULE**

Resolution # PC-2013-11-090

Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the 2014 Meeting Schedule as prepared.

Yes: All present (7)
Absent: Kempen, Sanzica

MOTION CARRIED

9. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments.

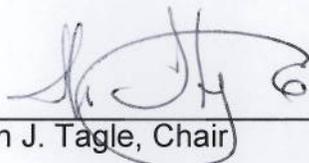
Mr. Savidant reported on the following items unanimously approved by City Council at their November 11, 2013 meeting.

- PUD 10-A Kilmer Place
- CR 009 Troy Marriott Hotels

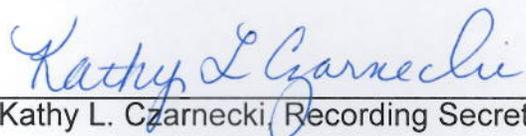
Chair Tagle shared a conversation he had with Mayor Dane Slater regarding the November 26, 2013 Joint City Council and Planning Commission meeting.

The Regular meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,



John J. Tagle, Chair



Kathy L. Czarnecki, Recording Secretary

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:15 p.m. on November 26, 2013 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-11-091

Moved by: Strat
Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-11-092

Moved by: Edmunds
Seconded by: Kempen

RESOLVED, To approve the minutes of the November 12, 2013 Regular meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent reported on the November 19, 2013 Zoning Board of Appeals (ZBA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant announced there was no Downtown Development Authority (DDA) meeting in November.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced a news article on development along Big Beaver Corridor will be published in an upcoming *Crain's*.

POSTPONED ITEM

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle addressed the revisions to the Preliminary Site Plan since it was last reviewed by the Planning Commission; specifically, site arrangement, residential screening, location of trash enclosure and road improvements as recommended by the City's Traffic Engineering Consultant. Mr. Carlisle reported the proposed use is permitted by right and the site plan meets all Zoning Ordinance requirements. He recommended Preliminary Site Plan approval with the condition that the applicant implement all requirements outlined in the Traffic Consultant report prior to Final Site Plan approval.

Present were Lorenzo Cavaliere to represent the applicant and Edward Mancini, the property owner.

Mr. Cavaliere addressed the site plan revisions implemented based on comments at the last Planning Commission meeting. He specifically addressed shifting the building to the west further from single family residential, screening with a combination of berm and evergreens and the proposed LED lighting.

There was discussion on:

- LED lighting as relates to shielding, timing to go off at night.
- Residential screening as relates to type, placement, size and growth of plantings.

Chair Tagle opened the floor for public comment. He asked that comments be limited to three minutes, that comments relate only to the recent revisions to the Preliminary Site Plan, and that each resident indicate the location of his/her residence in relation to the proposed development.

Leonard Siudara of 5865 Andover spoke in opposition, addressed tree replacement, addressed Sunoco pipeline.

Terry Adams of 5970 Sussex spoke in opposition, addressed residential screening.

Suzanne Delisi of 5856 Adams spoke in opposition; addressed sections of the Zoning Ordinance, definitions, public comments from City Council meeting.

John Mills of 5755 Sussex spoke in opposition; addressed lighting, residential screening, Sunoco pipeline, spirit of the Zoning Ordinance.

Bill Hoogerwerf of 2574 Fox Chase spoke in opposition; addressed traffic, noise, lighting, hazardous materials.

Roger Howard of 5726 Sussex spoke in opposition; addressed Sunoco pipeline, State licensing, crime and property damage, spirit of Zoning Ordinance.

Lynn Bell of 3727 Ledge addressed a need for assisted living facilities, offered reassurance to concerned residents that noise, traffic, dumpster locations would pose no negative effect.

Keith Ulrich of 2587 Haverford spoke in opposition; addressed existing natural setting, Sunoco pipeline.

Robert Gosselin of 5773 Sussex spoke in opposition; addressed location, residential screening, use permitted by right.

Denise Smith of 2847 Arlund Way spoke in opposition; addressed location, Sunoco pipeline.

Bob Tourtillott of 5900 Adams spoke in opposition.

Kathy Mills of 5755 Sussex spoke in opposition; addressed definition of memory care, rehabilitative services.

James Walle of 2576 Haverford spoke in opposition; addressed location, Sunoco pipeline.

Charles Gabor of 2825 Lenox spoke in opposition; addressed halting project, traffic control.

Lenore Paxton of 5900 Sussex spoke in opposition; addressed public notification of adoption of Zoning Ordinance.

Chair Tagle closed the floor for public comment.

Mr. Savidant explained the City procedure with respect to maintaining/replacing dead trees and/or landscaping.

Mr. Savidant addressed the Sunoco pipeline project with respect to the approval process and screening. He offered to forward the landscape plan submitted by Sunoco to anyone interested.

Discussion followed on:

- Definition of ‘memory care’.
- Public comments at City Council meeting.
- Configuration of building in relation to parking and building entry.
- Previous applications on subject parcel.
- Potential to develop subject parcel as single family residential.
- Uses permitted by right in single family residential districts.
- Uses permitted by Special Use in single family residential districts.

Mr. Schepke indicated he would vote no because there is no definition of memory care in the Zoning Ordinance.

Mr. Krent indicated he would vote no because of the safety concerns as relates to the configuration of the site.

Mr. Cavaliere addressed the Board with respect to the site location, configuration and interior design of the building, a need for assisted living, concerns with noise and licensing of the facility prior to operation.

Mr. Motzny said State licensing refers to ‘homes for the aged’, and the City’s Zoning Ordinances does not refer to ‘homes for the aged’ nor ‘memory care’. He encouraged the Board to rely on the determination of the City’s Planning Consultant that ‘memory care’ meets the Zoning Ordinance definition of assisted living.

Resolution # PC-2013-11-093

Moved by: Sanzica

Seconded by: Hutson

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Oakland Troy Senior Project, located on the southeast corner of Square Lake and Adams, Section 20, within the R-1A (One Family Residential) district, be granted, subject to the applicant:

1. Implementing all requirements outlined in the Traffic Consultant's report, as per City Engineer, prior to Final Site Plan Approval.

Discussion on the motion on the floor.

Mr. Hutson said his support is based on the Site Plan meeting all requirements of the City's Zoning Ordinance, noting that the petitioner has gone beyond what is required and no safety issues were identified during departmental review. Mr. Hutson said the spirit of the law is a nice statement and flavoring but there is no exception to the law.

Roll call on the motion on the floor.

Yes: Edmunds, Hutson, Kempen, Sanzica, Schultz, Tagle

No: Krent, Schepke, Strat

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

Suzanne Delisi of 5856 Adams addressed the exclusion of the definition of memory care in the Zoning Ordinance.

Mr. Carlisle addressed his determination that memory care is a use that falls under the definition of assisted living.

Gail Boyle of 5848 Andover addressed safety concerns relating to the Sunoco pipeline.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments relating to:

- Sunoco pipeline; safety.
- Recent development issues relating to access, design, elevation.
- Square footage of living area of assisted living versus sober living.
- Signage.
- Joint meetings with City Council.

The Special/Study meeting of the Planning Commission adjourned at 8:51 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2013 PC Minutes\Draft\2013 11 26 Special Study Meeting_Draft.doc

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:15 p.m. on November 26, 2013 in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
 Michael W. Hutson
 Edward Kempen
 Tom Krent
 Philip Sanzica
 Gordon Schepke
 Robert Schultz
 Thomas Strat
 John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
 Allan Motzny, Assistant City Attorney
 Ben Carlisle, Carlisle/Wortman Associates, Inc.
 Frank Boudon, Student Representative
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-11-091

Moved by: Strat
 Seconded by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-11-092

Moved by: Edmunds
 Seconded by: Kempen

RESOLVED, To approve the minutes of the November 12, 2013 Regular meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent reported on the November 19, 2013 Zoning Board of Appeals (ZBA) meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant announced there was no Downtown Development Authority (DDA) meeting in November.

7. PLANNING AND ZONING REPORT

Mr. Savidant announced a news article on development along Big Beaver Corridor will be published in an upcoming *Crain's*.

POSTPONED ITEM

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 985) – Proposed Oakland Troy Senior Project, Southeast Corner of Square Lake and Adams, Section 20, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle addressed the revisions to the Preliminary Site Plan since it was last reviewed by the Planning Commission; specifically, site arrangement, residential screening, location of trash enclosure and road improvements as recommended by the City's Traffic Engineering Consultant. Mr. Carlisle reported the proposed use is permitted by right and the site plan meets all Zoning Ordinance requirements. He recommended Preliminary Site Plan approval with the condition that the applicant implement all requirements outlined in the Traffic Consultant report prior to Final Site Plan approval.

Present were Lorenzo Cavaliere to represent the applicant and Edward Mancini, the property owner.

Mr. Cavaliere addressed the site plan revisions implemented based on comments at the last Planning Commission meeting. He specifically addressed shifting the building to the west further from single family residential, screening with a combination of berm and evergreens and the proposed LED lighting.

There was discussion on:

- LED lighting as relates to shielding, timing to go off at night.
- Residential screening as relates to type, placement, size and growth of plantings.

Chair Tagle opened the floor for public comment. He asked that comments be limited to three minutes, that comments relate only to the recent revisions to the Preliminary Site Plan, and that each resident indicate the location of his/her residence in relation to the proposed development.

Leonard Siudara of 5865 Andover spoke in opposition, addressed tree replacement, addressed Sunoco pipeline.

Terry Adams of 5970 Sussex spoke in opposition, addressed residential screening.

Suzanne Delisi of 5856 Adams spoke in opposition; addressed sections of the Zoning Ordinance, definitions, public comments from City Council meeting.

John Mills of 5755 Sussex spoke in opposition; addressed lighting, residential screening, Sunoco pipeline, spirit of the Zoning Ordinance.

Bill Hoogerwerf of 2574 Fox Chase spoke in opposition; addressed traffic, noise, lighting, hazardous materials.

Roger Howard of 5726 Sussex spoke in opposition; addressed Sunoco pipeline, State licensing, crime and property damage, spirit of Zoning Ordinance.

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Keith Ulrich of 2587 Haverford spoke in opposition; addressed existing natural setting, Sunoco pipeline.

Robert Gosselin of 5773 Sussex spoke in opposition; addressed location, residential screening, use permitted by right.

Denise Smith of 2847 Arlund Way spoke in opposition; addressed location, Sunoco pipeline.

Bob Tourtillott of 5900 Adams spoke in opposition.

Kathy Mills of 5755 Sussex spoke in opposition; addressed definition of memory care, rehabilitative services.

James Walle of 2576 Haverford spoke in opposition; addressed location, Sunoco pipeline.

Charles Gabor of 2825 Lenox spoke in opposition; addressed halting project, traffic control.

Lenore Paxton of 5900 Sussex spoke in opposition; addressed public notification of adoption of Zoning Ordinance.

Chair Tagle closed the floor for public comment.

Mr. Savidant explained the City procedure with respect to maintaining/replacing dead trees and/or landscaping.

Mr. Savidant addressed the Sunoco pipeline project with respect to the approval process and screening. He offered to forward the landscape plan submitted by Sunoco to anyone interested.

Discussion followed on:

- Definition of 'memory care'.
- Public comments at City Council meeting.
- Configuration of building in relation to parking and building entry.
- Previous applications on subject parcel.
- Potential to develop subject parcel as single family residential.
- Uses permitted by right in single family residential districts.
- Uses permitted by Special Use in single family residential districts.

Mr. Schepke indicated he would vote no because there is no definition of memory care in the Zoning Ordinance.

Mr. Krent indicated he would vote no because of the safety concerns as relates to the configuration of the site.

Mr. Cavaliere addressed the Board with respect to the site location, configuration and interior design of the building, a need for assisted living, concerns with noise and licensing of the facility prior to operation.

Mr. Motzny said State licensing refers to 'homes for the aged', and the City's Zoning Ordinances does not refer to 'homes for the aged' nor 'memory care'. He encouraged the Board to rely on the determination of the City's Planning Consultant that 'memory care' meets the Zoning Ordinance definition of assisted living.

Resolution # PC-2013-11-093

Moved by: Sanzica

Seconded by: Hutson

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Oakland Troy Senior Project, located on the southeast corner of Square Lake and Adams, Section 20, within the R-1A (One Family Residential) district, be granted, subject to the applicant:

1. Implementing all requirements outlined in the Traffic Consultant's report, as per City Engineer, prior to Final Site Plan Approval.

Discussion on the motion on the floor.

Mr. Hutson said his support is based on the Site Plan meeting all requirements of the City's Zoning Ordinance, noting that the petitioner has gone beyond what is required and no safety issues were identified during departmental review. Mr. Hutson said the spirit of the law is a nice statement and flavoring but there is no exception to the law.

Roll call on the motion on the floor.

Yes: Edmunds, Hutson, Kempen, Sanzica, Schultz, Tagle

No: Krent, Schepke, Strat

MOTION CARRIED

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

Suzanne Delisi of 5856 Adams addressed the exclusion of the definition of memory care in the Zoning Ordinance.

Mr. Carlisle addressed his determination that memory care is a use that falls under the definition of assisted living.

Gail Boyle of 5848 Andover addressed safety concerns relating to the Sunoco pipeline.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments relating to:

- Sunoco pipeline; safety.
- Recent development issues relating to access, design, elevation.
- Square footage of living area of assisted living versus sober living.
- Signage.
- Joint meetings with City Council.

The Special/Study meeting of the Planning Commission adjourned at 8:51 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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CITY COUNCIL AGENDA ITEM

Date: December, 3 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Paul Featherston, Building Official, SAFEbuilt
Mitch Grusnick, City Building Official

Subject: Building Department Activity Report – November, 2013

The following attachment contains a summary of permit activity and project valuation for the Building Inspection Department comparing November 2012 to November 2013. Permit activity and inspections have continued to increase.

We have issued 9364 building, plumbing, electrical and mechanical related permits for the year so far compared to 8080 in November of 2012.

Year to date project valuations thru November 2013 are at \$131,076,501. Compared to November 2012 building related permits had a valuation of \$131,836,044. A small decrease in valuation but definitely still doing very well in overall activity.

Our inspectors performed 13,824 trade inspections by the month of November, 2012 compared to 16,168 by the month of November, 2013.

Attachments:

1. Building Department Activity Report

Preparer of memo\File name\File location

BUILDING PERMITS ISSUED

	BUILDING PERMITS 2012	PERMIT VALUATION 2012	BUILDING PERMIT REVENUE 2012	BUILDING PERMITS 2013	PERMIT VALUATION 2013	BUILDING PERMIT REVENUE 2013
JANUARY	77	\$7,124,788.00	\$165,958.59	134	\$ 17,779,504.00	\$325,899.80
FEBRUARY	95	\$ 9,389,991.00	\$ 160,308.24	85	\$ 4,917,385.00	\$ 147,780.63
MARCH	151	\$ 6,931,863.00	\$ 201,917.53	119	\$ 8,792,342.00	\$ 214,333.92
APRIL	165	\$ 11,266,382.00	\$ 245,615.15	139	\$ 7,893,210.00	\$ 183,511.89
MAY	243	\$ 11,559,555.00	\$ 281,126.31	231	\$ 11,331,067.00	\$ 282,130.55
JUNE	180	\$ 7,633,262.00	\$ 216,532.32	205	\$ 13,523,975.00	\$ 302,089.28
JULY	189	\$ 15,233,416.00	\$ 328,465.63	228	\$ 13,915,855.00	\$ 398,711.85
AUGUST	213	\$ 14,438,447.00	\$ 328,960.94	232	\$ 13,670,900.00	\$ 347,740.85
SEPTEMBER	169	\$ 15,280,341.00	\$ 284,069.97	202	\$ 7,587,238.00	\$ 202,272.40
OCTOBER	214	\$ 19,018,536.00	\$ 310,992.21	247	\$ 26,698,481.00	\$ 427,291.44
NOVEMBER	144	\$ 13,959,463.00	\$ 188,185.35	144	\$ 4,968,544.00	\$ 175,694.23
DECEMBER	115	\$ 4,389,275.00	\$ 150,134.05	0	\$ -	\$ -
TOTAL	1955	\$136,225,319.00	\$2,862,266.29	1966	\$131,078,501.00	\$3,007,456.84

34240 Surf Dr.
Sterling Heights, MI 48310

November 27, 2013

City Manager of Troy
500 W. Big Beaver
Troy, MI 48084

Re: Letter Of Appreciation

Dear Mr. Kischnick

This is just a note to express my appreciation and gratitude for the help I received from your Building Inspection department. Gerald and especially Paul, were so kind and patient in handling my complaint with Trowbridge Co. If everyone else in Troy's city government is as professional as the Bldg. Inspect. Dept., I'm sure that living in Troy will be an enjoyable experience.

Sincerely,

Wanda Copeland

From: Daly, Dan
Sent: Monday, November 25, 2013 4:18 PM
To: Gary G Mayer
Cc: Shawn M. Flint
Subject: Pack 1720 Cub Scouts visit to the Troy Police Department

Good afternoon Chief Mayer,

I just wanted to convey to you and the Troy Police Department my gratitude for hosting my Pack 1720 Cub Scouts Bear Den for a meeting/tour on the evening of Thursday, Nov. 21, 2013. I am the den leader and our kids are all in 3rd grade at Barnard Elementary School. They were extremely excited to visit the Troy Police Department and they were definitely not disappointed with their visit. We were greeted by very kind officers no matter where we went, including the 9-1-1 call center and the prisoner intake/short-term lodging area. The kindest of those was **Community Liaison Shawn Flint**. She was a wonderful ambassador for the Troy Police Department, had a great rapport with both kids and parents, and made our visit informative, educational and fun.

The kids are already talking about coming to the Open House in the spring.

Thanks for making them feel special and for making our visit simply a GREAT experience, start to finish.

Happy Holidays to you and all of the men and women of the Troy Police Department. I wish everyone health and happiness for the remainder of 2013 and for the years to come. And I would be remiss without just saying THANKS in general for the work that is done every day to keep our city safe.

Sincerely,

Dan Daly
Office of the President
Blue Cross Blue Shield of Michigan
And ... Cub Scout Den Leader in my spare time



POLICE SERVICE AIDE SHAWN FLINT
SHAWN - THANKS FOR MAKING SUCH
A GREAT IMPRESSION ON THE CUB SCOUTS
AND THEIR PARENTS.
I APPRECIATE IT.
Gary



"The Same Always To All"

Chas. Verheyden
FUNERAL HOMES, INC
Family Owned and Operated Since 1908
Brian A. Joseph, Owner/Chairman

November 19, 2013

Officer J. Denny (34)
Troy Police Department
500 W. Big Beaver Road
Troy, Michigan 48084

Dear Officer J. Denny (34),

I wanted to express my sincere thank you and gratitude for your assistance yesterday to Allison Joseph, who is not only an employee of Chas. Verheyden, Inc., but my daughter. As you can imagine, it's a phone call most parents dread, their child in a car accident. Thankfully, she was not seriously injured, nor was anyone else.

Your attention and follow up with Allison at the scene and at the hospital meant a lot to both Allison and myself.

As we enter the Thanksgiving week, we are particularly thankful for Allison's well-being and I am very thankful for your help.

Please let me know if you need additional information to bring this matter to a close.

Have a wonderful and peaceful holiday season.

Brian A. Joseph
Cell: 313.819.2500
bajoseph@verheyden.org

REFERENCE: CFS-13-36567

RECEIVED
CHIEF OF POLICE
JMayer 11-19-2013

POLICE OFFICER JEFF DENNY.
JEFF-THANK YOU FOR
YOUR PROFESSIONAL
HANDLING OF THIS
CRASH INVESTIGATION.

WARREN
28499 Schoenherr, Warren, MI 48088
(586) 756-5530 • Fax (586) 756-7652
Lisa A. Rock, Manager

www.verheyden.org
GROSSE POINTE
16300 Mack Ave., Grosse Pointe, MI 48230
(313) 881-8500 • Fax (313) 881-7653
Adrianna N. Schnell, Manager

DETROIT
7100 Michigan Ave., Detroit, MI 48210
(313) 841-8284 • Fax (313) 841-1618
Regina M. Burns, Manager