

AGENDA

Regular Meeting of the

CITY COUNCIL OF THE CITY OF TROY

APRIL 24, 2006

CONVENING AT 7:30 P.M.

**Submitted By
The Acting City Manager**

NOTICE: People 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@ci.troy.mi.us 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: John M. Lamerato, Acting 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 amendment and 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.

Identified below are goals for the City, which have been advanced by the governing body; and Agenda items submitted for your consideration are on course with these goals.

Goals

1. Minimize cost and increase efficiency of City government.
2. Retain and attract investment while encouraging redevelopment.
3. Effectively and professionally communicate internally and externally.
4. Creatively maintain and improve public infrastructure.
5. Protect life and property.

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

Respectfully submitted,



John M. Lamerato, Acting City Manager



CITY COUNCIL

AGENDA

April 24, 2006 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

CALL TO ORDER:	1
INVOCATION & PLEDGE OF ALLEGIANCE:	1
ROLL CALL:	1
CERTIFICATES OF RECOGNITION: No Presentations	1
CARRYOVER ITEMS: No Carryover Items	1
PUBLIC HEARINGS: No Public Hearings	1
POSTPONED ITEMS: No Postponed Items	1
CONSENT AGENDA: No Consent Items Submitted	1
PUBLIC COMMENT: Limited to Items Not on the Agenda	1
REGULAR BUSINESS: No Regular Business	1
MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:	1
G-1 Announcement of Public Hearings:	1

NOTICE: People 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@ci.troy.mi.us at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- a) Zoning Ordinance Text Amendment (File Number: ZOTA 215-A) – Article 04.20.00 and Articles 40.55.00-40.59.00, Pertaining to Accessory Buildings Definitions and Provisions – May 8, 2006..... 1

COUNCIL REFERRALS: No Council Referrals Advanced 1

COUNCIL COMMENTS: No Council Comments Advanced 1

REPORTS: 2

- J-2 Department Reports: 2
 - a) City Manager’s Office – City of Troy Quarterly Financial Report – March 31, 2006 2
 - b) Troy Police Department – 2005 Annual Report – Available for Viewing at the City Clerk’s Office and the Troy Public Library 2
- J-5 Calendar 2

STUDY ITEMS: 2

- K-1 Fiscal Year 2006/07 Budget 2

PUBLIC COMMENT: Address of “K” Items 2

CLOSED SESSION: No Closed Session Requested 2

ADJOURNMENT 2

SCHEDULED CITY COUNCIL MEETINGS: 3

- Monday, May 1, 2006 (Budget Study Session II) Special/Study City Council 3
- Monday, May 8, 2006 Regular City Council 3
- Monday, May 15, 2006 Regular City Council 3
- ~~Monday, May 22, 2006 CANCELLED Regular City Council..... 3~~
- Monday, June 5, 2006 Regular City Council 3
- Monday, June 19, 2006 Regular City Council 3
- Monday, July 10, 2006 Regular City Council..... 3
- Monday, July 24, 2006 Regular City Council..... 3
- Monday, August 14, 2006 Regular City Council..... 3
- Monday, August 28, 2006 Regular City Council..... 3

CALL TO ORDER:

INVOCATION & PLEDGE OF ALLEGIANCE:

ROLL CALL:

Mayor Louise E. Schilling
Robin Beltramini
Cristina Broomfield
Wade Fleming
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

CERTIFICATES OF RECOGNITION: No Presentations

CARRYOVER ITEMS: No Carryover Items

PUBLIC HEARINGS: No Public Hearings

POSTPONED ITEMS: No Postponed Items

CONSENT AGENDA: No Consent Items Submitted

PUBLIC COMMENT: Limited to Items Not on the Agenda

Public comment limited to items not on the Agenda in accordance with the Rules of Procedure of the City Council, Article 16 - Members of the Public and Visitors.

REGULAR BUSINESS: No Regular Business

MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

G-1 Announcement of Public Hearings:

- a) Zoning Ordinance Text Amendment (File Number: ZOTA 215-A) – Article 04.20.00 and Articles 40.55.00-40.59.00, Pertaining to Accessory Buildings Definitions and Provisions – May 8, 2006

COUNCIL REFERRALS: No Council Referrals Advanced

COUNCIL COMMENTS: No Council Comments Advanced

REPORTS:

J-2 Department Reports:

- a) City Manager's Office – City of Troy Quarterly Financial Report – March 31, 2006
 - b) Troy Police Department – 2005 Annual Report – Available for Viewing at the City Clerk's Office and the Troy Public Library
-

J-5 Calendar

STUDY ITEMS:

K-1 Fiscal Year 2006/07 Budget**PUBLIC COMMENT: Address of "K" Items**

Persons interested in addressing the City Council on items, which appear on the printed Agenda, will be allowed to do so at the time the item is discussed upon recognition by the Chair in accordance with the Rules of Procedure of the City Council, Article 16, during the Public Comment section under item 18 of the agenda. Other than asking questions for the purposes of gaining insight or clarification, Council shall not interrupt or debate with members of the public during their comments. Once discussion is brought back to the Council table, persons from the audience will be permitted to speak only by invitation by Council, through the Chair. 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.

CLOSED SESSION: No Closed Session Requested

ADJOURNMENT

Respectfully submitted,



John M. Lamerato, Acting City Manager

SCHEDULED CITY COUNCIL MEETINGS:

Monday, May 1, 2006 (Budget Study Session II) Special/Study City Council
Monday, May 8, 2006..... Regular City Council
Monday, May 15, 2006..... Regular City Council
~~Monday, May 22, 2006 CANCELLED Regular City Council~~
Monday, June 5, 2006..... Regular City Council
Monday, June 19, 2006..... Regular City Council
Monday, July 10, 2006 Regular City Council
Monday, July 24, 2006 Regular City Council
Monday, August 14, 2006 Regular City Council
Monday, August 28, 2006 Regular City Council

Date: April 19, 2006

To: John M. Lamerato, Acting City Manager

From: Douglas J. Smith, Director of Real Estate and Development
Mark F. Miller, Planning Director

Subject: AGENDA ITEM – ANNOUNCEMENT OF PUBLIC HEARING (MAY 8, 2006) – ZONING ORDINANCE TEXT AMENDMENT (File Number: ZOTA 215-A) – Article 04.20.00 and Articles 40.55.00-40.59.00, pertaining to Accessory Buildings Definitions and Provisions

RECOMMENDATION

City Council directed ZOTA 215-A to the Planning Commission for further consideration on November 28, 2005. The Planning Commission held a public hearing on the item on February 14, 2006 and re-affirmed their earlier recommendation of approval of ZOTA 215-A, Planning Commission Version A. This is the same recommendation that was forwarded to City Council on June 14, 2005. City Management recommends approval of Version B, which does not limit the height of garage doors on attached accessory buildings.

BACKGROUND

City Council adopted a City Council amended ZOTA 215-A, which pertained to Accessory Building definitions and provisions, on July 11, 2005. At the November 28, 2005 meeting, City Council approved the following resolution:

Vote on Resolution to Refer ZOTA 215A to the Planning Commission as Amended

Resolution #2005-11-536

Moved by Stine

Seconded by Beltramini

RESOLVED, That Troy City Council hereby **DIRECTS** City Management to **REFER** ZOTA 215A to the Planning Commission for further consideration and forward their recommendations to the Troy City Council no later than the Regular City Council meeting scheduled for Monday, February 6, 2006.

Yes: Lambert, Stine, Schilling, Beltramini, Broomfield, Fleming

No: Howrylak

MOTION CARRIED

The text amendment that was adopted by City Council on July 11, 2005 is attached, as are the version recommended by the Planning Commission and the version recommended by City Management. The City Management version differs from the Planning Commission version in that City Management recommends elimination of the 8-foot maximum door height for attached accessory buildings. The 8-foot maximum height limit would create potential situations where a legal recreational vehicle would not be permitted to be stored inside an attached accessory structure without requiring a variance. Furthermore, this situation would not meet the test for practical difficulty as required by Section 43.72.00 of the Zoning Ordinance, and therefore the petitioner would not be granted a variance.

Prepared by RBS, MFM

Attachments:

1. Existing Section 40.56.00, adopted by City Council 7/11/05.
2. ZOTA 215-A Planning Commission Version A, dated April 19, 2006.
3. ZOTA 215-A City Management Version B, dated April 19, 2006.
4. Minutes from February 14, 2006 Planning Commission Regular meeting.
5. Memo prepared by City Management, Examples of Allowable Accessory Structures Based Upon Final Action on ZOTA 215A, dated July 12, 2005.

G:\ZOTAs\ZOTA 215 Accessory Structures in R-1\215A\Announcement of Public Hearing ZOTA 215A 5 8 06.doc

40.56.00 ACCESSORY BUILDINGS IN R-1A THROUGH R-1E, R-2 and CR-1 ZONING DISTRICTS

40.56.01 Attached Accessory Buildings

- A. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this chapter applicable to a main building in addition to the requirements of this Section.
- B. The area of attached accessory buildings shall not exceed seventy-five percent (75%) of the living area of the dwelling or six hundred (600) square feet whichever is greater. This requirement shall apply only to attached accessory buildings that have not been granted a valid building permit from the City of Troy Building Department prior to July 21, 2005.
- C. The size of any door to an attached accessory building shall not exceed nine (9) feet in height. This requirement shall apply only to attached accessory buildings that have not been granted a valid building permit from the City of Troy Building Department prior to July 21, 2005.

(07-11-05)

40.56.02 Detached Accessory Buildings

- A. Detached accessory buildings shall not be erected in any yard, except a rear yard.
- B. Detached accessory buildings and detached accessory supplemental buildings shall occupy not more than twenty-five percent (25%) of a required rear yard.
- C. The combined ground floor area of all detached accessory buildings shall not exceed four hundred fifty (450) square feet plus two percent (2%) of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling or six hundred (600) square feet whichever is greater.
- D. No detached accessory building shall be located closer than ten (10) feet to any main building, nor closer than six (6) feet to any side or rear lot line.
- E. A detached accessory building shall not exceed one (1) story or fourteen (14) feet in height.
- F. An accessory building defined as a barn shall be subject to the approval of the Board of Zoning Appeals.

(07-11-05)

Chapter 39 - Zoning Ordinance

40.56.03 Accessory Supplemental Buildings

- A. The total floor area of all detached accessory supplemental buildings on a parcel of land shall not exceed two hundred (200) square feet.
- B. An accessory supplemental building shall not be located in any front yard.
- C. No detached accessory supplemental building shall be located closer than six (6) feet to any side or rear lot line.
- D. A detached accessory supplemental building shall not exceed one (1) story or fourteen (14) feet in height.

(07-11-05)

40.57.00 ACCESSORY BUILDINGS IN OTHER ZONING DISTRICTS: All accessory buildings shall be subject to the same placement and height requirements applicable to principal structures in the district in which located.

(07-11-05)

40.57.08 No more than two (2) antenna structures (no more than one of which may be ground-mounted, and thus detached from the main building) shall be permitted for each lot or parcel, with the following exception:

- A. On non-residential parcels, two (2) antenna structures shall be permitted for the first twenty thousand (20,000) square feet of gross building area, with one antenna structure permitted for each additional twenty thousand (20,000) square feet of gross building area, or major portion thereof.
- B. The numerical limits of this Section shall not apply in the following situations:
 - 1. Panel-type antennas which are visually integrated with the building surface on which they are mounted (similar color, not extending above wall, equipment penthouse or enclosure surface).
 - 2. Pole, mast, whip, or panel-type antennas mounted on or adjacent to the roof of residential or non-residential buildings sixty (60) feet or more in height.

(Rev. 04-23-01)

40.58.00 ACCESSORY STRUCTURES

- A. Amateur radio antennas are permitted up to a height of seventy-five (75) feet if used in accordance with the terms of a valid Amateur Radio Service License issued by the Federal Communications Commission or permitted under Federal Regulation by a reciprocal agreement with a foreign country. Other pole, mast type antennas may, however, be permitted to be constructed to a height equal to the permitted maximum height of structures in these Districts. Other pole, mast, whip, or panel type antennas which are roof-mounted or attached to a building shall not extend more than twelve (12) feet above the highest point of a roof. Satellite dish antennas in Residential Districts, which extend more than fourteen (14) feet in height or fourteen (14) feet

CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
VERSION A
PLANNING COMMISSION VERSION

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39 of the Code of the City of Troy.

Section 2 – Amendment to Article XL of Chapter 39

Article XL GENERAL PROVISIONS of Chapter 39 of the Code of the City of Troy is amended to modify the regulations relating to accessory buildings, accessory supplemental buildings and accessory structures.

(Underlining, except for major section titles, denotes changes)

[Revise Section 40.56.00 as follows]:

40.56.00 ACCESSORY BUILDINGS IN R-1A THROUGH R-1E, R-2 and CR-1 ZONING DISTRICTS

40.56.01 Attached Accessory Buildings

- A. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this chapter applicable to a main building in addition to the requirements of this Section.
- B. The area of attached accessory buildings shall not exceed seventy-five percent (75%) of the ground floor footprint of the living area of the dwelling or six hundred (600) square feet whichever is greater. This requirement shall apply only to attached accessory buildings that have not been granted a valid building permit from the City of Troy Building Department prior to July 21, 2005.

- C. The size of any door to an attached accessory building shall not exceed eight (8) ~~nine (9)~~ feet in height. This requirement shall apply only to attached accessory buildings that have not been granted a valid building permit from the City of Troy Building Department prior to July 21, 2005.

(07-11-05)

40.56.02 Detached Accessory Buildings

- A. There shall be no more than two detached accessory buildings per lot or parcel, excluding accessory supplemental buildings as set forth in Section 40.56.03.
- B. Detached accessory buildings shall not be erected in any yard, except a rear yard.
- C. Detached accessory buildings and detached accessory supplemental buildings shall occupy not more than twenty-five percent (25%) of a required rear yard.
- D. The combined ground floor area of all detached accessory buildings shall not exceed four hundred fifty (450) square feet plus two percent (2%) of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling or six hundred (600) square feet whichever is greater.
- E. No detached accessory building shall be located closer than ten (10) feet to any main building, nor closer than six (6) feet to any side or rear lot line.
- F. A detached accessory building shall not exceed one (1) story or fourteen (14) feet in height.
- G. An accessory building defined as a barn shall be subject to the approval of the Board of Zoning Appeals.

(07-11-05)

40.56.03 Accessory Supplemental Buildings

- A. No more than three (3) detached accessory supplemental buildings shall be permitted on a parcel.
- B. The total floor area of all detached accessory supplemental buildings on a parcel of land shall not exceed two hundred (200) square feet.
- C. An accessory supplemental building shall not be located in any front yard.
- D. No detached accessory supplemental building shall be located closer than six (6) feet to any side or rear lot line.
- E. A detached accessory supplemental building shall not exceed one (1) story or fourteen (14) feet in height.

(07-11-05)

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, ____.

Louise Schilling, Mayor

Tonni Bartholomew, City Clerk

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CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
VERSION B
CITY MANAGEMENT VERSION

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39 of the Code of the City of Troy.

Section 2 – Amendment to Article XL of Chapter 39

Article XL GENERAL PROVISIONS of Chapter 39 of the Code of the City of Troy is amended to modify the regulations relating to accessory buildings, accessory supplemental buildings and accessory structures.

(Underlining, except for major section titles, denotes changes)

[Revise Section 40.56.00 as follows]:

40.56.00 ACCESSORY BUILDINGS IN R-1A THROUGH R-1E, R-2 and CR-1 ZONING DISTRICTS

40.56.01 Attached Accessory Buildings

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~~C. The size of any door to an attached accessory building shall not exceed nine (9) feet in height. This requirement shall apply only to attached accessory buildings that have not been granted a valid building permit from the City of Troy Building Department prior to July 21, 2005.~~

(07-11-05)

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- B. Detached accessory buildings shall not be erected in any yard, except a rear yard.
- C. Detached accessory buildings and detached accessory supplemental buildings shall occupy not more than twenty-five percent (25%) of a required rear yard.
- D. The combined ground floor area of all detached accessory buildings shall not exceed four hundred fifty (450) square feet plus two percent (2%) of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling or six hundred (600) square feet whichever is greater.
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- E. A detached accessory supplemental building shall not exceed one (1) story or fourteen (14) feet in height.

(07-11-05)

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, ____.

Louise Schilling, Mayor

Tonni Bartholomew, City Clerk

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ZONING ORDINANCE TEXT AMENDMENT

10. **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 215-A)**
– Articles 40.55.00-40.59.00, pertaining to Accessory Buildings, Accessory Supplemental Buildings and Accessory Structures

Mr. Miller reviewed the text amendment that was adopted by City Council on July 11, 2005, and the text amendment versions recommended by the Planning Commission and City Management. Mr. Miller detailed the difference between the recommended versions of the Planning Commission and City Management.

Vice Chair Schultz thanked the City Council for accommodating the Planning Commission meeting schedule in forwarding their recommendation to City Council.

PUBLIC HEARING OPENED

Dick Minnick of 28 Millstone, Troy, was present. Mr. Minnick expressed concern that the City might become anti-garage and cited reasons why garages are good for a neighborhood. He addressed issues relating to the distinction between an attached garage and an accessory building and how they relate to the residential living area; non-garage uses such as swimming pools, basketball courts and large workshops; definitions of a garage and computations of related living space; and door height limitations.

Tom Krent of 3184 Alpine, Troy, was present. Mr. Krent addressed the City Council action on July 11, 2005 and the importance of the zoning ordinance text amendment. Mr. Krent encouraged the Planning Commission to forward to the City Council the same recommendation previously submitted. He voiced appreciation to the members for their hard work and dedication to the zoning ordinance text amendment.

PUBLIC HEARING CLOSED

There was a brief discussion on the door height limitation.

Resolution # PC-2006-02-029

Moved by: Khan
Seconded by: Littman

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles IV DEFINITIONS and XL GENERAL PROVISIONS, pertaining to Accessory Buildings, Accessory Supplemental Buildings, and Accessory Structures, be amended as printed on the Proposed Zoning Ordinance Text Amendment, Version A Planning Commission Version.

Yes: All present (6)
No: None
Absent: Strat, Vleck, Wright

MOTION CARRIED

Vice Chair Schultz requested that a new number is assigned to the proposed text amendment.

DATE: July 12, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Miller, Planning Director
Mark Stimac, Director of Building and Zoning

SUBJECT: Example of Allowable Accessory Structures
Based upon Final Action on ZOTA 215A

Attached is the text of the Zoning Ordinance Text Amendment regarding the provisions of the Zoning Ordinance relating to accessory building standards. This text incorporates the text as proposed by the Planning Commission as well as the revisions that were made and approved by City Council at their meeting of July 11, 2005. The Council changes are shown shaded to help differentiate them from the other proposed revisions. The only difference between the attached text and the one that was distributed on the evening of July 11th, is that the effective date in Paragraph B and C of Section 40.56.01 has been corrected to show July 21, 2005.

Also enclosed are some examples of the new language applied to some residential lots within the City. The first example is a new home that is under construction in Pulte's Wyngate subdivision. The example uses one of the larger lots within the R-1B subdivision. Lot 21 has an area of 21,258 square feet. The home that Pulte is currently constructing on the lot has a first floor area of 2,044 square feet and a second floor of 1,733 square feet. This lot also uses a walk out basement with another 2,027 square feet of potential living space in the basement. This brings the total living space on this house to 5,804 square feet. The 75% limitation for attached garages would limit the size of an attached garage to no more than 4,353 square feet. However, when we add this garage area to the first floor area we get 6,397 square feet of building footprint that exceeds the 30% lot coverage limit of 6,377 square feet. Therefore the size of the attached garage would be limited to 4,333 square feet. In this scenario it would leave no available space for detached accessory buildings on the site because of the 30% lot coverage limit. Without counting the living space in the basement they could only build 3,344 square feet of attached garage. This would limit the house/garage footprint to 5,388 square feet but would free up the 875 square feet for the allowable detached accessory buildings. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 1,533 square feet.

The next example is for a typical lot in the Charnwood Hills Subdivision. There is a new home that has been built on Lot 95 on Anslow Lane. This lot is 63,555 square feet in area. The home that is built there has a first floor area of 3,450 and a second floor area of 2,793 square feet. This home also has a finished basement that is 3,450 square feet, bringing the total living area of the home to 9,693 square feet. With the 75% limitation a 7,270 square foot attached garage could be constructed. In this case the 30% lot coverage limitation would allow 19,066 square feet of building on the site. As such the allowable 1,721 square foot detached garage could be constructed as well. This would mean that the total lot coverage of all buildings would be 12,441 square feet. If the basement area of this home were not countable as living space then the total building area footprint would be limited to 9,853 square feet. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 2,588 square feet.

Another example is a new home under construction on Banmoor. This home has a 2,270 square foot first floor and a 1,320 square foot second floor on a 36,000 square foot lot. An attached garage of 2,692 square foot could be constructed as well as 1,170 square feet of detached accessory building on this parcel. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 1,702 square feet.

Another example is an existing home on Lakewood in the Raintree Village Subdivision. It has a home that has a 1,310 square foot ground floor and a 1,074 square foot second floor on a 14,070 square foot lot. This property would be permitted to have a 1,788 square foot attached garage as well as 731 square feet of detached garage while still staying under the 30% lot coverage limit of 4,221 square feet. Under the Planning Commission/Staff proposed language the attached garage would have been limited to 982 square feet.

Lastly, is an example of a ranch home located on Bolingbroke. This home has a first floor area of 2,787 square feet on a lot that is 20,691 square feet. A total of 2,090 square foot of attached garage can be constructed with another 864 square feet of detached building permitted. Under the Planning Commission/Staff proposed language the allowable area of attached garage would not change.

TO: Honorable Mayor and City Council
FROM: John M. Lamerato, Acting City Manager 
RE: March 31, 2006 Quarterly Financial Report
DATE: April 11, 2006

Please find attached the Quarterly Financial Report for the Nine Months Ended March 31, 2006.

If you have any questions, please feel free to call.

CITY OF TROY
QUARTERLY FINANCIAL REPORT
FOR THE NINE MONTHS ENDED MARCH 31, 2006

- QUARTER END HIGHLIGHTS
- STATEMENT OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
- INVESTMENT LISTING (TYPE, LOCATION, RATE, MATURITY DATE)
- BANK BALANCES (LOCATION, FUND, BALANCE)

QUARTER END HIGHLIGHTS (March 31, 2006)

GENERAL FUND

- REVENUE AND EXPENDITURES IN TOTAL APPEAR IN LINE WITH BUDGET
- STATE SHARED REVENUE RECEIPTS TO DATE ARE DOWN \$79,400 COMPARED TO ORIGINAL STATE ESTIMATES.
- INVESTMENT INCOME HAS PICKED UP SUBSTANTIALY WITH THE INCREASE IN INTEREST RATES AND AS OF 3/31/06 ARE UP \$ 210,500 COMPARED TO LAST YEAR.
- BUILDING PERMT ACTIVITY IS UP \$99,215 COMPARED TO LAST YEAR.

SYLVAN GLEN GOLF COURSE

- WILL EXPERIENCE REDUCTION IN REVENUE FOR THE REMAINDER OF THE FISCAL YEAR, DUE TO THE STREAMBANK PROJECT.

SANCTUARY LAKE GOLF COURSE

- REPORTED A FIRST YEAR LOSS IN OPERATIONS FOR THE FISCAL YEAR ENDED JUNE 30, 2005 OF APPROXIMATELY \$800,000. YEAR TO DATE REVENUE THROUGH THE 3RD QUARTER IS \$123,251 GREATER AND EXPENSES ARE \$28,233 LOWER COMPARED TO THE SAME PERIOD LAST YEAR. WE WILL CONTINUE TO MEET MONTHLY TO REIVEIW THE OPERATING RESULTS OF THE COURSE.

DEPARTMENT HIGHLIGHTS

- PASSPORT ACTIVITY (JULY THRU MARCH) – 1,104 TRANSACTIONS; 514 PHOTOS GENERATING \$35,230 IN REVENUE.
- NEW RESIDENT PACKET DISTRIBUTION JULY – MARCH – 664
BREAKDOWN:

OUT OF COUNTRY	26
OUT OF STATE	43
TROY-TO-TROY	196
IN STATE	350
REALTORS	49

CAPITAL PROJECTS

- THROUGH MARCH 31, 2006 WE HAVE EXPENDED \$15,006,000 ON CAPITAL IMPROVEMENTS.

RECEIVED

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CITY OF TROY
CITY MANAGER'S OFFICE

CITY OF TROY
MONTHLY FINANCIAL REPORT
31-Mar-06

CITY OF TROY
 Monthly Financial Report
 General Fund
 For the Period Ending March 31, 2006

CITY OF TROY GENERAL FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
GENERAL FUND REVENUES					
TAXES	32,300,413	34,351,690	112,504	34,915,303	101.64
BUSINESS LICENSES & PERMITS	40,294	38,000	1,507	36,455	95.93
NON-BUS. LICENSES & PERMITS	1,567,149	1,974,500	96,229	1,190,558	60.30
FEDERAL GRANTS	126,091	32,320	0	12,756	39.47
STATE AGENCIES	7,072,396	6,658,000	1,119,774	3,701,683	55.60
CONTRIBUTIONS-LOCAL	165,154	135,000	0	61,766	45.75
CHARGES FOR SERVICES - FEES	1,338,922	1,203,000	42,497	681,585	56.66
CHARGES FOR SERVICES - REND.	1,549,128	1,616,000	264,581	953,185	58.98
CHARGES FOR SERVICES - SALES	137,888	140,000	8,139	111,321	79.52
CHARGES FOR SERVICES - REC	3,377,440	3,010,200	525,250	2,648,918	88.00
FINES & FORFEITS	973,526	995,000	64,946	750,094	75.39
INTEREST AND RENTS	1,350,075	1,110,300	137,973	887,743	79.96
OTHER REVENUE	1,755,220	479,780	115,850	367,224	76.54
OTHER FINANCING SOURCES	7,508,876	8,333,200	1,748,160	5,247,260	62.97
TOTAL GENERAL FUND REVENUE	59,262,572	60,076,990	4,237,410	51,565,851	85.83
EXPENDITURES					
LEGISLATIVE	1,980,389	2,077,060	162,220	1,312,574	63.19
FINANCE	4,419,523	4,706,650	378,953	3,320,744	70.55
OTHER GEN GOVERNMENT	2,578,758	2,638,720	273,203	1,833,505	69.48
POLICE	21,192,309	22,618,610	1,780,680	15,949,706	70.52
FIRE	4,071,775	4,092,750	194,911	3,059,741	74.76
BUILDING INSPECTION	1,938,958	2,105,420	168,680	1,436,419	68.22
STREETS	5,074,869	5,303,780	326,937	3,390,721	63.93
ENGINEERING	2,780,647	2,996,560	208,894	1,986,027	66.28
RECREATION	8,331,857	8,454,160	727,697	5,989,111	70.84
LIBRARY	4,758,581	4,973,280	577,856	3,489,190	70.16
TRANSFERS OUT	10,000	110,000	0	0	.00
TOTAL GEN FUND EXPENDITURES	57,137,666	60,076,990	4,800,031	41,767,738	69.52

CITY OF TROY
 Monthly Financial Report
 Refuse Fund
 For the Period Ending March 31, 2006

REFUSE FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
TAXES	4,010,718	4,108,500	0	4,193,401	102.07
CHARGES FOR SERVICES - REND.	0	0	0	43,378	.00
CHARGES FOR SERVICES - SALES	1,410	1,500	153	1,014	67.60
INTEREST AND RENTS	74,280	70,000	11,294	103,812	148.30
OTHER FINANCING SOURCES	0	345,650	0	0	.00
TOTAL REVENUE	4,086,408	4,525,650	11,447	4,341,605	95.93
EXPENDITURES					
CONTRACTORS SERVICE	4,268,532	4,355,000	256,065	2,771,651	63.64
OTHER REFUSE EXPENSE	36,672	52,180	9,041	34,957	66.99
RECYCLING	127,637	118,470	7,639	75,112	63.40
TOTAL EXPENDITURES	4,432,841	4,525,650	272,745	2,881,720	63.68

CITY OF TROY
 Monthly Financial Report
 Capital Fund
 For the Period Ending March 31, 2006

CAPITAL FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
TAXES	9,036,196	8,019,000	0	8,184,710	102.07
FEDERAL GRANTS	20,550	305,000	588	101,980	33.44
STATE AGENCIES	3,498,065	1,621,000	20,000	330,260	20.37
CHARGES FOR SERVICES - REND.	178,301	167,000	208,228	259,851	155.60
INTEREST AND RENTS	700,855	400,000	92,723	766,420	191.61
OTHER REVENUE	88,073	800,000	15,640	884,043	110.51
OTHER FINANCING SOURCES	2,150,000	21,274,320	479,333	1,437,998	6.76
TOTAL REVENUE	15,672,040	32,586,320	816,512	11,965,262	36.72
EXPENDITURES					
FINANCE	32,516	144,340	24,894	54,154	37.52
OTHER GEN GOVERNMENT	3,524,419	5,230,810	589,816	3,703,596	70.80
POLICE	318,080	586,680	16,334	96,769	16.49
FIRE	86,267	839,230	50,266	848,893	101.15
BUILDING INSPECTION	2,088	20,000	336	1,701	8.51
STREETS	9,539,256	16,436,740	16,307-	5,483,601	33.36
ENGINEERING	8,331	0	0	0	.00
RECREATION	2,630,558	4,990,940	92,864	4,019,005	80.53
LIBRARY	232,529	47,620	0	127,281	267.28
MUSEUM	246,984	624,370	247,764-	119,193	19.09
STORM DRAINS & RET PONDS	1,086,501	2,797,750	207,668	544,568	19.46
INFORMATION TECHNOLOGY	75,763	867,840	7,090	7,090	.82
TOTAL EXPENDITURES	17,783,292	32,586,320	725,197	15,005,851	46.05

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 FINANCE
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CITY OF TROY
 Monthly Financial Report
 Sanctuary Lake Golf Course
 For the Period Ending March 31, 2006

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SANCTUARY LK GOLF COURSE FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - SALES	30,674	42,000	227	17,037	40.56
CHARGES FOR SERVICES - REC	931,301	1,901,380	10,395	658,203	34.62
INTEREST AND RENTS	457	22,000	157	1,104	5.02
OTHER REVENUE	31-	0	0	903	.00
OTHER FINANCING SOURCES	0	0	0	0	.00
TOTAL REVENUE	962,401	1,965,380	10,779	677,247	34.46
EXPENDITURES					
SANCTUARY LAKE GREENS	974,918	832,730	66,541	519,680	62.41
SANCTUARY LAKE PRO SHOP	773,060	1,104,210	26,728-	454,578	41.17
SANCTUARY LAKE CAPITAL	2,420	0	0	4,606	.00
TOTAL EXPENDITURES	1,750,398	1,936,940	39,813	978,864	50.54

83500
 FINANCE
 FIN584FY5

CITY OF TROY
 Monthly Financial Report
 Golf Course
 For the Period Ending March 31, 2006

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SYLVAN GLEN GOLF COURSE FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - SALES	36,425	41,000	7	18,596	45.36
CHARGES FOR SERVICES - REC	1,067,896	1,133,370	22,934	633,986	55.94
INTEREST AND RENTS	145,742	173,000	14,066	178,906	103.41
OTHER REVENUE	377-	0	0	17-	.00
OTHER FINANCING SOURCES	0	206,770	0	0	.00
TOTAL REVENUE	1,249,686	1,554,140	37,007	831,471	53.50
EXPENDITURES					
SYLVAN GLEN GREENS	747,474	822,320	40,473	548,343	66.68
SYLVAN GLEN PRO SHOP	317,853	326,050	22,260	236,700	72.60
SYLVAN GLEN CAPITAL	43,238	405,770	49,282	93,772	23.11
TOTAL EXPENDITURES	1,108,565	1,554,140	112,015	878,815	56.55

83500
 FINANCE
 FIN587FY5

CITY OF TROY
 Monthly Financial Report
 Aquatic Center
 For the Period Ending March 31, 2006

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AQUATIC CENTER FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - REC	415,224	428,000	441	184,973	43.22
INTEREST AND RENTS	22,793	27,300	0	20,846	76.36
OTHER REVENUE	36-	0	0	1	.00
TOTAL REVENUE	437,981	455,300	441	205,820	45.21
EXPENDITURES					
AQUATIC CENTER	560,211	596,100	22,154	396,763	66.56
CAPITAL	0	15,000	0	9,845	65.63
TOTAL EXPENDITURES	560,211	611,100	22,154	406,608	66.54

CITY OF TROY
 Monthly Financial Report
 Sewer Fund
 For the Period Ending March 31, 2006

SEWER FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - FEES	202,747	200,000	2,000	113,935	56.97
CHARGES FOR SERVICES - REND	9,420,758	9,695,000	569,842	5,947,994	61.35
INTEREST AND RENTS	481,995	310,000	85,312	593,143	191.34
OTHER REVENUE	359,038	0	0	0	.00
TOTAL REVENUE	10,464,538	10,205,000	657,154	6,655,072	65.21
EXPENDITURES					
ADMINISTRATION	8,378,129	8,108,990	647,108	6,485,466	79.98
MAINTENANCE	1,433,241	1,445,700	230,129	974,732	67.42
CAPITAL	0	4,835,000	4,421	31,838	.66
TOTAL EXPENDITURES	9,811,370	14,389,690	881,658	7,492,036	52.07

CITY OF TROY
 Monthly Financial Report
 Water Fund
 For the Period Ending March 31, 2006

WATER FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - FEES	1,086,665	995,000	42,598	677,412	68.08
CHARGES FOR SERVICES - SALES	12,337,081	14,171,000	832,251	8,956,222	63.20
INTEREST AND RENTS	508,320	350,000	55,361	501,949	143.41
OTHER REVENUE	266,765	0	0	14,226	.00
TOTAL REVENUE	14,198,831	15,516,000	930,210	10,149,809	65.42
EXPENDITURES					
ADMINISTRATION	11,420,270	11,233,860	1,187,824	8,368,251	74.49
TRANS AND DISTRIBUTION	158,767	200,090	64,506	159,831	79.88
CUSTOMER INSTALLATION	66,356	114,830	6,408	52,563	45.77
CONTRACTORS SERVICE	166,181	228,240	6,057	108,559	47.56
MAIN TESTING	44,667	195,040	1,520	28,646	14.69
MAINTENANCE OF MAINS	293,214	353,770	26,613	204,996	57.95
MAINTENANCE OF SERVICES	188,039	210,060	9,321	124,186	59.12
MAINTENANCE OF METERS	285,835	233,650	79,335	268,056	114.73
MAINTENANCE OF HYDRANTS	228,767	336,580	1,041-	165,923	49.30
METERS AND TAP-INS	245,045	347,270	17,028-	188,135	54.18
WATER METER READING	105,362	93,000	57,010-	67,016	72.06
ACCOUNTING AND COLLECTING	74,125	77,900	40,596-	39,234	50.36
CAPITAL	28,835	4,090,000	84,430	1,907,145	46.63
TOTAL EXPENDITURES	13,305,463	17,714,290	1,350,339	11,682,541	65.95

CITY OF TROY
 Monthly Financial Report
 Motor Pool
 For the Period Ending March 31, 2006

MOTOR POOL FUND

Description	Last Year Actual	2005-06 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - REND	0	5,000	0	941	18.82
INTEREST AND RENTS	3,693,243	3,669,300	263,038	2,776,955	75.68
OTHER REVENUE	302,329	394,000	162,535	417,190	105.89
OTHER FINANCING SOURCES	0	2,110,570	0	0	.00
TOTAL REVENUE	3,995,572	6,178,870	425,573	3,195,086	51.71
EXPENDITURES					
ADMINISTRATION	495,493	536,530	48,172	380,315	70.88
OPERATION AND MAINTENANCE	2,912,203	3,133,410	292,909	2,276,989	72.67
DPW FACILITY MAINTENANCE	327,461	389,640	52,727	247,818	63.60
CAPITAL	28,965	2,119,290	548,822-	125,517	5.92
TOTAL EXPENDITURES	3,764,122	6,178,870	155,014-	3,030,639	49.05

Fund	Mat Yr.	Mat Mo.	Mat Day	Type	Loc	Pur Yr.	Pur Mo.	Pur Day	Rate	Name	Face	Accrue 6/30	Book
112	2006	4	6	7	CITIZENS	2006	1	6	4.550	CD	2,024,278		2,024,277.79
	2006	4	6	9	ML	2006	1	26	4.320	TBILL	3,107,000		3,081,444.93
	2006	4	13	7	HUNT BANK	2006	2	2	4.650	CD	1,018,729		1,018,728.53
	2006	4	13	7	TCF BANK	2006	2	2	4.650	CD	2,033,140		2,033,139.99
	2006	4	13	7	FLAGSTAR	2006	2	9	4.750	CD	2,121,724		2,121,723.77
	2006	4	20	7	LA SALLE	2006	1	19	4.350	CD	2,873,914		2,873,914.33
	2006	4	20	7	TCF BANK	2006	1	20	4.550	CD	2,039,717		2,039,717.21
	2006	4	27	7	FLAGSTAR	2006	1	20	4.700	CD	2,027,662		2,027,662.22
	2006	4	27	7	REPUBLIC	2006	3	9	4.500	CD	2,040,675		2,040,674.86
	2006	5	1	7	FLAGSTAR	2006	2	23	4.800	CD	2,110,883		2,110,883.06
	2006	5	4	7	CITIZENS	2006	1	26	4.600	CD	2,041,986		2,041,986.29
	2006	5	4	7	CITIZENS	2006	2	2	4.690	CD	1,035,789		1,035,788.90
	2006	5	4	7	TCF BANK	2006	2	2	4.700	CD	2,031,226		2,031,226.44
	2006	5	4	9	ML	2006	2	9	4.460	TBILL	2,624,000		2,597,335.78
	2006	5	4	7	FLAGSTAR	2006	3	2	4.830	CD	1,040,829		1,040,828.70
	2006	5	11	7	HUNT BANK	2006	1	26	4.670	CD	2,031,825		2,031,825.34
	2006	5	11	9	ML	2006	2	16	4.490	TBILL	2,353,000		2,328,897.44
	2006	5	11	9	ML	2006	2	23	4.410	TBILL	2,106,000		2,086,112.64
	2006	5	15	7	FLAGSTAR	2006	3	30	4.920	CD	3,354,185		3,354,184.84
	2006	5	18	7	HUNT BANK	2006	1	27	4.690	CD	1,077,631		1,077,631.10
	2006	5	18	7	FITB	2006	1	27	4.550	CD	2,043,973		2,043,973.33
	2006	5	18	7	HUNT BANK	2006	5	18	4.720	CD	2,129,129		2,129,129.36
	2006	5	25	7	HUNT BANK	2006	2	3	4.730	CD	2,030,449		2,030,448.88
	2006	5	25	7	FLAGSTAR	2006	2	10	4.820	CD	2,031,539		2,031,539.44
	2006	5	25	7	CITIZENS	2006	2	16	4.750	CD	1,019,064		1,019,064.16
	2006	5	25	7	PRIV BANK	2006	2	16	4.700	CD	504,217		504,216.67
	2006	5	25	7	FLAGSTAR	2006	2	23	4.870	CD	2,097,994		2,097,993.67
	2006	5	25	7	HUNT BANK	2006	3	2	4.810	CD	2,039,564		2,039,563.68
	2006	5	25	9	ML	2006	3	2	4.560	TBILL	2,248,000		2,224,605.81
	2006	6	1	7	FITB	2006	2	10	4.650	CD	2,030,983		2,030,983.33
	2006	6	1	7	HUNT BANK	2006	2	23	4.790	CD	2,042,513		2,042,513.01
	2006	6	1	9	ML	2006	3	9	4.350	TBILL	2,269,352		2,269,351.53
	2006	6	8	7	CITIZENS	2006	2	10	4.750	CD	2,030,983		2,030,983.33
	2006	6	8	7	FITB	2006	3	16	4.730	CD	1,035,906		1,035,906.16
	2006	6	8	9	ML	2006	3	16	4.570	TBILL	2,656,000		2,628,347.51
	2006	6	8	7	FITB	2006	3	30	4.820	CD	1,143,129		1,143,128.89
	2006	6	15	7	FITB	2006	3	16	4.820	CD	2,041,688		2,041,687.51
	2006	6	15	7	REPUBLIC	2006	3	23	4.600	CD	2,122,687		2,122,686.45
	2006	6	15	7	FLAGSTAR	2006	3	23	4.960	CD	1,045,958		1,045,958.26
	2006	6	15	9	ML	2006	3	23	4.660	TBILL	3,890,000		3,848,655.80
	2006	6	22	7	FLAGSTAR	2006	3	16	5.020	CD	2,056,057		2,056,056.66
	2006	6	29	7	FLAGSTAR	2006	3	16	5.020	CD	2,100,184		2,100,183.55
	2006	6	30	8	FITB	2003	2	27	4.200	MAX SAVER	6,736,344		6,736,344.10
	2006	6	30	8	FITB	2003	5	19	5.000	FHLMC95237	1,000,000		592,173.30
	2006	6	30	8	FITB	2003	7	30	3.600	FHR03 2640	900,000		482,646.36
	2006	6	30	8	FITB	2004	1	1	4.000	MM	81,090		81,090.32
	2006	6	30	8	FITB	2004	1	30	4.250	FHR 2537LA	2,000,000		196,254.03

7 = CD 8 = Paper 9 = T-Bills

Fund	Mat Yr.	Mat Mo.	Mat Day	Type	Loc	Pur Yr.	Pur Mo.	Pur Day	Rate	Name	Face	Accrue 6/30	Book
112	2006	6	30	8	FITB	2004	1	30	4.000	FHR 2535LK	3,500,000		1,695,148.20
	2006	6	30	8	FITB	2004	7	26	1.200	FNR03 24GA	550,000		134,619.88
	2006	6	30	8	HUNT BANK	2004	8	27	4.290	MM	542,866		542,865.59
	2006	6	30	8	FITB	2004	10	7	2.250	FHR 2625QX	800,125		477,456.85
	2006	6	30	8	FITB	2004	10	8	3.000	FHR 2564CN	1,841,000		1,478,189.84
	2006	6	30	8	FITB	2004	10	12	4.000	FHR 2617BG	3,730,000		2,821,493.61
	2006	6	30	8	FITB	2004	11	16	3.500	FHLM 2586	500,000		277,259.85
	2006	6	30	8	FITB	2005	1	11	4.000	FNMA 42	1,700,000		1,643,586.73
	2006	6	30	8	FITB	2005	8	26	2.500	31	1,500,000		1,489,735.91
	2006	6	30	8	FITB	2005	8	30	4.000	2545	615,000		464,087.69
	2006	6	30	8	MBIA	2005	11	18	4.370	MBIA	507,737		507,736.69
	2006	7	25	8	NATL CITY	2006	3	29	4.000	FHLM	1,063,000		1,046,972.32
	2006	8	1	8	NAT CITY	2006	3	31	4.750	FHLM	1,016,000	11,942.23	999,858.30
	2006	11	15	8	FITB	2005	7	27	4.500	FHLM 2687	2,350,000		2,346,000.00
	2006	11	15	8	FITB	2005	11	30	5.000	2802	2,250,000		959,614.67
	2006	12	15	8	FITB	2005	5	25	5.000	FHLM 2808	1,200,000		383,193.40
	2006	12	30	8	FITB	2004	3	25	4.500	FHR 2669DT	700,000		696,000.00
	2007	3	16	8	FITB	2005	2	9	3.550	FHLB 3133	1,000,000		975,250.00
	2007	6	30	8	FITB	2005	9	29	4.500	FHLM 2618	775,000		775,000.00
	2007	6	30	8	FITB	2006	1	30	4.500	FHLM 2557	1,000,000		997,031.25
	2007	6	30	8	FITB	2006	3	13	5.500	FNMA 71	223,000		222,557.83
										TOTAL		11,942.23	112,537,127.87
591	2006	4	3	7	REPUBLIC	2006	1	3	4.300	CD	144,095		144,094.80
	2006	4	3	7	HUNT BANK	2006	1	3	4.570	CD	157,263		157,263.40
	2006	4	20	7	LA SALLE	2006	1	19	4.350	CD	2,796,601		2,796,601.34
	2006	6	30	7	COMERICA	1997	7	1	4.390	GOV'T POOL	1,924,303		1,924,303.70
	2006	6	30	8	FITB	2004	2	2	3.750	FNR03 24MN	1,015,000		410,754.19
	2006	6	30	8	FITB	2005	8	31	1.000	MM	73,341		73,340.71
	2006	6	30	8	FITB	2005	9	29	4.500	FHLM 2618	325,000		325,000.00
	2006	7	11	8	NATL CITY	2006	3	7	4.719	FHLM	1,500,000		1,476,007.50
	2006	7	31	8	FITB	2006	2	25	3.500	FHLM 2786	165,000		163,855.67
	2006	10	15	8	FITB	2004	4	14		FHLB 3133	1,000,000		988,000.00
	2006	11	15	8	FITB	2005	8	26	4.500	FHLM 2687	1,000,000		995,000.00
	2007	6	30	8	FITB	2006	3	3	5.000	FHLM 2561	125,000		123,556.73
										TOTAL			9,577,778.04
688	2006	6	30	7	BANK ONE	1997	7	1	4.240	GOV'T POOL	1,360,380		1,360,380.98
										TOTAL			1,360,380.98
										TOTAL	11,942.23		123,475,286.89

*** END OF REPORT ***

7 = CD 8 = Paper 9 = T-Bills

BANK ACCOUNTS
3/31/2006

BANK	FUND	POOLED INVESTMENT BALANCE
Fifth Third	General	\$ 6,910,849.18
Fifth Third	Trust & Agency	850,556.93
Fifth Third	Investment-MM	81,090.32
TOTAL		\$ 7,842,496.43

April 2006

April 2006						
S	M	T	W	T	F	S
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2006						
S	M	T	W	T	F	S
7	1	2	3	4	5	6
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
					April 1
					2
3 7:30pm City Council Meeting (Council Chambers)	4 7:30pm Planning Commission Special/Study (Council Boardroom)	5 8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL)		6	7 8
					9
10	11 7:30pm Planning Commission Regular Meeting (Council Chambers)	12	13	14	15
					16
17 7:30pm City Council Meeting (Council Chambers)	18 3:00pm Brownfield Redevelopment (Conference Room C) 7:30pm BZA (Chambers) 7:30pm Historic District Commission (C)	19 7:30am DDA Meeting (Conference Room Lower Level)		20	21 22
					23
24 7:30pm City Council-Budget Session (Council Boardroom)	25 7:30pm Planning Commission Special/Study (Council Boardroom)	26	27	28	29
					30

5/8/06 PH ZOTA 215-A Acc. Bldgs. Def. & Provisions
 5/8/06 PH Comm. Veh. App. 1970 Larchwood
 5/8/06 PH Comm. Veh. App. 5361 Livernois
 5/15/06 PH Prop. Budg. Fiscal Yr. 06-07

May 2006

May 2006						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2006						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
May 1 7:30pm City Council-Special/Study Budget (Council Boardroom)	2 7:30pm Planning Commission Special/Study (Council Boardroom)	3 8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL)	4	5	6
8 7:30pm City Council Meeting (Council Chambers)	9 7:30pm Planning Commission Regular Meeting (Council Chambers)	10	11	12	13
15 7:30pm City Council Meeting (Council Chambers) 7:30pm CC - Closed Session (Council Boardroom)	16 7:30pm BZA (Chambers) 7:30pm Historic District Commission (Conference Room C)	17 7:30am DDA Meeting (Conference Room Lower Level)	18	19	20
22 7:30pm Planning Commission Special/Study (Council Boardroom)	23	24	25	26	27
29	30	31			

June 2006

June 2006						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2006						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
			June 1		2
					3
					4
5	6	7	8	9	10
7:30pm City Council Meeting (Council Chambers)	7:30pm Planning Commission Special/Study (Council Boardroom)	8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL)			11
					12
12	13	14	15	16	17
	7:30pm Planning Commission Regular Meeting (Council Chambers)				18
					19
19	20	21	22	23	24
7:30pm City Council Meeting (Council Chambers)	7:30pm BZA (Chambers) 7:30pm Historic District Commission (Conference Room C)	7:30am DDA Meeting (Conference Room Lower Level)			25
					26
26	27	28	29	30	
	7:30pm Planning Commission Special/Study (Council Boardroom)				