

Pastor Doug Schmidt from Woodside Bible Church performed the Invocation. Trail Life Scout Troup #007 led the Pledge of Allegiance to the Flag.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, April 7, 2014, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 7:32 PM.

B. ROLL CALL:

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

- b) Excuse Absent Council Members:

Resolution #2014-04-038
Moved by Slater
Seconded by Pennington

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Tietz at the City Council Special Study Meeting of April 1, 2014, due to being out of the county.

Yes: All-7
No: None

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Community Affairs Director Cindy Stewart Presented a Check on Behalf of the City of Troy Employees' Casual for a Cause Program for the Months of November & December 2013 in the Amount of \$981 to Jeff Evans, Boys & Girls Club of Troy Executive Director

C-2 Mayor Slater Presented a Proclamation for Sexual Assault Awareness Month to Megan Widman, Social Action Program Director from HAVEN

C-3 Kerry Sutton, Director of Engineering at Michigan Concrete Association Presented an Award of Excellence to the City of Troy for Concrete Pavement in Bridgewater Estates (Subdivision Category)

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:**

Don Pierce	Spoke on Item J-7.
James Savage	Spoke on Item I-5.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:**H. POSTPONED ITEMS:**

H-1 Disposal/Sale of Remnant Property (*Introduced by: Mark Miller, Director of Economic and Community Development and Brenda Carter, City Manager's Office Intern*)

a) Remnant Property - Parcel A

Resolution #2014-04-039

Moved by Campbell

Seconded by Fleming

WHEREAS, The City Council may from time to time determine that the sale of certain parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served obtaining sealed bids for the sale of a parcel property; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Administration to initiate the sale of property utilizing the sealed bid process for City owned parcel 88-20-03-126-006, also known as Parcel A in the City Administration presentation;

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Recommendation Bid Tabulation and a Purchase Agreement to City Council to approve the sale of the subject property.

Yes: All-7

No: None

MOTION CARRIED

b) Remnant Property - Parcel B

Resolution #2014-04-040
Moved by Henderson
Seconded by Campbell

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-10-101-018, also known as Parcel B in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Henderson, Hodorek, Pennington, Slater, Campbell
No: Fleming, Tietz

MOTION CARRIED

c) Remnant Property - Parcel C

Resolution #2014-04-041
Moved by Fleming
Seconded by Henderson

WHEREAS, The City Council may from time to time determine that the sale of certain parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served obtaining sealed bids for the sale of a parcel property; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Administration to initiate the sale of property utilizing the sealed bid process for City owned parcel 88-20-20-226-038, also known as Parcel C in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Recommendation Bid Tabulation and a Purchase Agreement to City Council to approve the sale of the subject property.

Yes: All-7
No: None

MOTION CARRIED

d) Remnant Property - Parcel D-1

Resolution #2014-04-042
Moved by Pennington
Seconded by Campbell

WHEREAS, The City Council may from time to time determine that the sale of certain parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served obtaining sealed bids for the sale of a parcel property; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Administration to initiate the sale of property utilizing the sealed bid process for City owned parcel 88-20-16-476-028, also known as Parcel D-1 in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Recommendation Bid Tabulation and a Purchase Agreement to City Council to approve the sale of the subject property.

Yes: All -7
No: None

MOTION CARRIED

e) Remnant Property - Parcel D-2

Resolution #2014-04-043
Moved by Henderson
Seconded by Pennington

WHEREAS, The City Council may from time to time determine that the sale of certain parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served obtaining sealed bids for the sale of a parcel property; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Administration to initiate the sale process utilizing the bid process for City owned parcel 88-20-16-476-028, also known as Parcel D-2 in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Recommendation Bid Tabulation and a Purchase Agreement to City Council to approve the sale of the subject property.

Yes: All-7
No: None

MOTION CARRIED

f) Remnant Property - Parcel E

Resolution #2014-04-044
Moved by Hodorek
Seconded by Pennington

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-28-227-006, also known as Parcel E in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Slater, Campbell, Henderson, Hodorek, Pennington
No: Tietz, Fleming

MOTION CARRIED

g) Remnant Property - Parcel F

Resolution #2014-04-045

Moved by Campbell

Seconded by Henderson

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-22-358-028, also known as Parcel F in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Slater, Campbell, Henderson, Hodorek, Pennington

No: Fleming, Tietz

MOTION CARRIED**h) Remnant Property - Parcel G**

Resolution #2014-04-046

Moved by Pennington

Seconded by Hodorek

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-27-155-013, also known as Parcel G in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Campbell, Henderson, Hodorek, Pennington, Slater
No: Fleming, Tietz

MOTION CARRIED

i) Remnant Property - Parcel H

Resolution #2014-04-047
Moved by Fleming
Seconded by Campbell

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-34-201-003, also known as Parcel H in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Henderson, Hodorek, Pennington, Slater, Campbell
No: Fleming, Tietz

MOTION CARRIED

j) Remnant Property - Parcel I

Resolution #2014-04-048
Moved by Henderson
Seconded by Hodorek

WHEREAS, The City Council may from time to time determine that the sale of certain remnant parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served without obtaining sealed bids for the sale of a remnant parcel; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **FINDS** that the public interest will best be served *without* obtaining a sealed bid in accordance with Resolution #2007-01-028 Policy Governing Disposal (Sales) of Excess City Owned Remnant Property and **AUTHORIZES** City Administration to initiate the sale process with the abutting land owners of City owned parcel 88-20-26-483-053, also known as Parcel I in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Purchase Agreement to City Council to approve the sale of the subject remnant property.

Yes: Henderson, Hodorek, Pennington, Slater, Campbell
No: Tietz, Fleming

MOTION CARRIED

k) Remnant Property - Parcel J

Resolution #2014-04-049
Moved by Fleming
Seconded by Henderson

WHEREAS, The City Council may from time to time determine that the sale of certain parcels will best serve the public interest; and

WHEREAS, The City Council may determine the public interest will best be served obtaining sealed bids for the sale of a parcel property; and

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Administration to initiate the sale utilizing the sealed bid process for City owned parcel 88-20-24-451-029, also known as Parcel J in the City Administration presentation.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to obtain an appraisal for the property.

BE IT FINALLY RESOLVED, That City Council hereby **DIRECTS** City Administration to submit a Recommendation Bid Tabulation and a Purchase Agreement to City Council to approve the sale of the subject property.

Yes: All-7
No: None

MOTION CARRIED

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – Brownfield Redevelopment Authority; b) City Council Nominations – Charter Revision Committee, Historic District Commission, Personnel Board, and Zoning Board of Appeals (ZBA)

a) Mayoral Nominations:

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

b) City Council Nominations:

Resolution #2014-04-050
Moved by Henderson
Seconded by Pennington

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:

Charter Revision Committee

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Charter Revision Committee:

Term Expires: 4/30/2017

Frank Howrylak

Term currently held by: Frank Howrylak

Term Expires: 4/30/2017

Cynthia Wilsher

Term currently held by: Cynthia Wilsher

Personnel Board

Appointed by Council
5 Regular Members

3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2017

Deborah Baughman

Term currently held by: Deborah Baughman

Term Expires: 4/30/2017

Michael Rosenberg

Term currently held by: Ann Comiskey

Zoning Board of Appeals

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2017

A. Allen Kneale

Term currently held by: A. Allen Kneale

Term Expires: 4/30/2017

Dave Lambert

Term currently held by: Dave Lambert

Yes: All-7

No: None

MOTION CARRIED

I-3 No Request for Closed Session

I-4 Amendment to Chapter 26 – Parks Ordinance – General Regulations (*Introduced by: Kurt Bovensiep, Superintendent of Parks, Streets and Drains*)

Resolution #2014-04-051

Moved by Henderson

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **AMENDS** Chapter 26 – Parks – General Regulations, as prepared by City Administration, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

MOTION CARRIED

I-5 Transit Center Property (Introduced by: Lori Grigg Bluhm, City Attorney)

Resolution #2014-04-052

Moved by Campbell

Seconded by Pennington

WHEREAS, The City of Troy is establishing a public transit and transportation center located near the southwesterly corner of Coolidge Highway and Maple Road in the City of Troy (the "Project") and has determined that it is necessary to acquire certain land and interests in land owned by Grand/Sakwa New Holland, LLC and its successor or successors in interest as the case may be, including but not limited to Grand/Sakwa Properties, LLC, Grand/Sakwa Properties, Inc., and Grand Old Property Company, Inc. (the "Owner") for public purposes in conjunction with the Project; and

WHEREAS, The City of Troy has determined that conditions necessitate the acquisition of the land and interests in land owned by the Owner described and depicted in **Exhibit A** consisting of all of the Owner's interest in approximately 2.7 gross acres of land, in the City of Troy, County of Oakland, State of Michigan (the "Transit Parcel" as also described in a certain warranty deed recorded in liber 23097, page 576-577, June 21, 2001, Oakland County Records) and a permanent nonexclusive easement for ingress and egress for the construction, establishment, and operation of the public transit and transportation center on the Transit Parcel on, over, through, upon, and across the main boulevard driveway known as Doyle Drive connecting Coolidge Highway and Maple Road (the "Easement") (the Transit Parcel and Easement are collectively referred to as "the Property") for the Project and that benefits the public;

THEREFORE, BE IT RESOLVED, That by virtue of the authority vested in the City of Troy, the City of Troy **DECLARES** and **DETERMINES** that it is necessary to proceed with eminent domain proceedings to acquire and take the Property without the consent of the Owner for the public use, benefit, and purpose of the construction, establishment, and operation of the public transit and transportation center; and that the Property is necessary for the public's use, benefit, and purpose and that a good faith written offer may be made in accordance with the requirements of 1980 PA 87, as amended; and

BE IT FURTHER RESOLVED, That the City of Troy, in accordance with the provisions of Section 5 of 1980 PA 87, as amended, **WAIVES** federal and state cost recovery actions against the present owner(s) of the Property, including, but not limited to, actions arising out of a release of hazardous substances at the Property; and

BE IT FURTHER RESOLVED, That by virtue of the authority vested in the City of Troy, it is now **DECLARED** and **DETERMINED** that the property rights owned by the Owner as described in **Exhibit A** is hereby **TAKEN**; and

INTEREST TAKEN: All of the Owner's interest in Transit Parcel and a permanent nonexclusive easement for ingress and egress for the construction, establishment, and operation of the public transit and transportation center on the Transit Parcel on, over, through, upon, and across the main boulevard driveway known as Doyle

Drive connecting Coolidge Highway and Maple Road as more fully described in **Exhibit A**.

ENTITIES BELIEVED TO HAVE AN INTEREST IN THE PROPERTY:

Grand/Sakwa New Holland, LLC and its successor or successors in interest as the case may be, including but not limited to Grand/Sakwa Properties, LLC, Grand/Sakwa Properties, Inc., and Grand Old Property Company, Inc.

ESTIMATED JUST COMPENSATION FOR THE PROPERTY: \$1,050,000.00.

Subject to delinquent taxes, if any and the proration of real property taxes, if any, in accordance with applicable law.

BE IT FURTHER RESOLVED, That the agents and attorneys for the City of Troy are **DIRECTED** to take the necessary steps to acquire the Property, including negotiating to purchase the Property, making a good faith offer in the amount of the estimated just compensation to purchase for the Property, and to institute condemnation proceedings against the Owner to take the Property, and take any other steps that are necessary to implement this action.

BE IT FURTHER RESOLVED, That the City Manager of the City of Troy is **AUTHORIZED TO SIGN** any related documents upon approval of counsel to acquire the Property.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

J-1a Approval of "J" Items NOT Removed for Discussion

Resolution #2014-04-053
Moved by Henderson
Seconded by Campbell

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 #2014-04-053

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

- a) City Council Meeting Minutes-Draft – March 17, 2014
- b) City Council Special Study Meeting-Draft – April 1, 2014

J-3 Proposed City of Troy Proclamations:

- a) Sexual Assault Awareness Month – April, 2014
- b) Fair Housing Month – April, 2014

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 3: Exercise Renewal Option - Mowing and Landscape Services**

Resolution #2014-04-053-J-4a

WHEREAS, On March 1, 2010, Troy City Council awarded a three-year contract to provide mowing and landscape services with an option to renew for two (2) additional years to the low bidder, Green Meadows Lawnscape of Sterling Heights, MI (Resolution #2010-03-071-I-4b); and

WHEREAS, Troy City Council approved the option to renew the contract with Green Meadows Lawnscape, Inc. now of Shelby Township, MI, to provide one-year requirements of mowing and landscape services to all municipal property under the same contract prices, terms and conditions for an estimated total cost of \$410,000; contract expiring December 31, 2013 (Resolution #2013-03-057-J-4a);

RESOLVED, That the Troy City Council hereby **DEEMS** it to be in the City's best interest to exercise the last one-year renewal option with Green Meadows Lawnscape, Inc. of Shelby Township, MI, to provide one-year requirements for mowing and landscape services of all municipal property under the same contract prices, terms, and conditions contract expiring December 31, 2014.

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

- b) **Standard Purchasing Resolution 3: Exercise Renewal Option - General Consulting Engineering Services**

Resolution #2014-04-053-J-4b

WHEREAS, On July 21, 2008, City Council approved a three (3) year contract, effective through June 30, 2011, to provide General Consulting Engineering Services as required by the

City and to assist the Engineering Department as needed, with the option to renew the contract for an additional three (3) year period under the same terms and conditions based on mutual consent of both parties, the highest rated bidders as a result of a best value process, with Hubbell, Roth and Clark, Inc., Spalding DeDecker Associates, Inc. and Orchard Hiltz and McCliment, Inc. at rates contained in the bid tabulation opened June 18, 2008 (Resolution #2008-07-239-F-4b); and

WHEREAS, On June 20, 2011, City Council approved the three (3) year option to renew the contracts to provide General Consulting Engineering Services with Hubbell, Roth and Clark, Inc., Spalding DeDecker Associates, Inc. and Orchard, Hiltz and McCliment, Inc. under the same terms and conditions as the 2008 contract, at their respective revised pricing schedules effective July 1, 2011 through June 30, 2014. (Resolution #2011-06-144-J-4a); and

WHEREAS, The City of Troy determines that Hubbell, Roth and Clark, Inc., Spalding DeDecker Associates, Inc. and Orchard, Hiltz and McCliment, Inc. has met all the contract terms and conditions in accordance with the Professional General Consulting Engineering Services Agreement dated July 21, 2008; and

WHEREAS, Hubbell, Roth & Clark, Inc., Spalding DeDecker Associates, Inc. and Orchard, Hiltz and McCliment, Inc. have offered to extend their contracts for a three (3) year period under the same terms, conditions and pricing as the 2008 contract;

NOW, THEREFORE, BE IT RESOLVED, That a three-year extension of the contracts with Hubbell, Roth & Clark, Inc., Spalding DeDecker Associates, Inc., and Orchard, Hiltz and McCliment, Inc. are hereby **APPROVED** under the same terms and conditions as the 2008 contract, effective July 1, 2014 through June 30, 2017.

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

c) Standard Purchasing Resolution 1: Award to Low Bidders – Home Chore Lawn and Yard Services

Resolution #2014-04-053-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** contracts to provide seasonal requirements of lawn and yard services to Troy residents qualifying under the Home Chore Program with an option to renew for one (1) additional season to the low total bidders, Brantley Development, LLC of Inkster, MI as primary contractor, and Oakland Livingston Human Service Agency of Pontiac, MI, as secondary contractor, at unit prices contained in the bid tabulation opened April 1, 2014, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with a contract expiration of April 30, 2016.

BE IT FURTHER RESOLVED, That the awards are **CONTINGENT** upon the contractor's submission of properly executed bid documents, insurance certificates and all other specified requirements including a Public Service Contract executed administratively once in acceptable form.

d) Standard Purchasing Resolution 3: Exercise Renewal Option - Aggregates

Resolution #2014-04-053-J-4d

WHEREAS, On April 8, 2013, Troy City Council awarded one-year contracts to provide Aggregate materials with an option to renew for one (1) additional year to the low bidders, Tri-City Aggregates Inc. of Holly, Edward C Levy Co. of Detroit, Novak Construction of Almont and Osburn Industries Inc. of Taylor (Resolution #2013-04-075-J4b); and

WHEREAS, The City of Troy has determined that Tri-City Aggregates, Inc. and Novak Construction meet all the terms and conditions of the original bid; and

WHEREAS, Tri-City Aggregates Inc. and Novak Construction have agreed to exercise the one-year option to renew under the same prices, terms, and conditions of the original bid;

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **EXERCISES** the option to renew contracts to provide one-year requirements of Aggregates with Tri-City Aggregates Inc. of Holly, MI and Novak Construction of Almont, MI under the same contract prices, terms, and conditions; contract expiring April 30, 2015.

e) Standard Purchasing Resolution 1: Award to Low Bidder – Hauling and Disposal of Dirt and Debris

Resolution #2014-04-053-J-4e

RESOLVED, That Troy City Council hereby **AWARDS** contracts for one-year requirements for the Hauling and Disposal of Dirt and Debris with an option to renew for one (1) additional year to low bidders; Bedrock Express, LTD of Ortonville, MI for items #1, #2 and #3 for an estimated total cost of \$57,640.00 and Dale's Disposal of Fraser, MI for item #4 for an estimated total cost of \$16,850.00 at the unit prices contained in the bid tabulation opened March 20, 2014, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with contract expirations of April 30, 2016.

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

f) Standard Purchasing Resolution 8: Best Value Award - Upgraded Landscape Maintenance

Resolution #2014-04-053-J-4f

RESOLVED, That Troy City Council hereby **AWARDS** a three year contract for Upgraded Landscape Maintenance to the highest scoring bidder, W.H. Cannon, Inc., of Romulus Michigan for an estimated total cost of \$122,000.00 per year, at the unit prices contained in the bid tabulation opened February 27, 2014, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract to expiring December 31, 2016.

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

g) Standard Purchasing Resolution 4: Award – Oakland County Cooperative Purchasing Agreement – Fleet Vehicles

Resolution #2014-04-053-J-4g

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase four (4) 2014 1500 GMC pickups and one (1) 2014 3500 GMC Savana cargo van from Red Holman Buick, GMC of Westland, MI, through the Oakland County Cooperative Purchasing Agreement for an estimated total cost of \$101,792.00 as per the Oakland County Contract ID number 3003 & 4019.

h) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 14-1 – Section 36 Overlay

Resolution #2014-04-053-J-4h

RESOLVED, That Contract No. 14-1, Section 36 Overlay, be **AWARDED** to Asphalt Specialists, Inc., 1780 E. Highwood, Pontiac, MI 48340 for their low bid amount of \$278,254.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is authorized in an amount not-to-exceed 15% of the total project cost.

J-5 Request for Recognition as a Nonprofit Organization from Jed C. Sprunger, President of the Troy Community Lions Club

Resolution #2014-04-053-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the request from Troy Community Lions Club, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

J-6 Adoption of the Oakland County Hazard Mitigation Plan

Resolution #2014-04-053-J-6

WHEREAS, The mission of the City of Troy includes the charge to protect the health, safety, and general welfare of the people of Troy; and

WHEREAS, The City of Troy, Michigan is subject to flooding, tornadoes, winter storms, and other natural, technological, and human hazards; and

WHEREAS, The Oakland County Local Emergency Planning Committee, comprised of representatives from the County, municipalities, and stakeholder organizations, has prepared a recommended Hazard Mitigation Plan that reviews the options to protect people and reduce damage from these hazards; and

WHEREAS, The City of Troy has participated in the planning process for the development of this Plan, providing information specific to local hazard priorities, encouraging public participation, identifying desired hazard mitigation strategies, and reviewing the draft Plan; and

WHEREAS, On January 13, 2013, the Oakland County Board of Commissioners passed Resolution No.05-022 adopting the Oakland County Hazard Mitigation Plan as an official document of the County and established the County Hazard Mitigation Coordinating Committee, pursuant to the Disaster Mitigation Act of 2000 (PL-106-390) and associated regulation (44 CFR 210.6); and

WHEREAS, The Plan has been widely circulated for review by the County's residents, municipal officials, and state, federal and local review agencies and has been revised to reflect their concerns;

NOW, THEREFORE, BE IT RESOLVED, By the City of Troy that:

1. The Oakland County Hazard Mitigation Plan and sections of the Plan specific to the affected community is hereby adopted as an official plan of the City of Troy.
2. The City Manager is charged with supervising the implementation of the Plan's recommendations, as they pertain to the City of Troy City and within the funding limitations as provided by the City of Troy City Council or other sources.
3. The City Manager shall give special attention to the following action items recommended in portions of the plan specific to the City of Troy:
 - a. 5.2.56 City of Troy
Tornadoes, winter weather hazards, fires in one of the many high rise buildings in Troy, and a chemical spill or release from one of many commercial trucks that carry hazardous materials are just a few concerns for the citizens of Troy. Secondly, with the many corporate headquarters and high profile businesses, the threat of terrorism is always a concern.
 - b. 6.3.1.56 Mitigation Strategies
 - 1) Visit other municipalities who have had critical incidents and have activated their Emergency Operations Centers to learn and update our current EOC.
 - 2) Continue educational and planning programs in the area of severe weather, terrorism, and fire prevention to the citizens and businesses of Troy.
 - 3) Seek funding for a citizens emergency notification system, (i.e. reverse 911) to notify residents by text, phone or email of emergency situations, (i.e. hazardous materials, active shooter, severe accidents, road closures, emergency shelter information).
 - 4) Continue to train and equip the police department to actively intervene in mass shooting situations.

Resolution #2014-04-053-J-7

RESOLVED, That the 2014-15 rates for court time and membership rates are hereby **APPROVED** as stated in the report from the Recreation Department, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Addendum #1 – Aquatic Center Backwash Discharge Modification

Resolution #2014-04-053-J-8

RESOLVED, That contract Addendum #1 for the Aquatic Center Backwash Discharge Modification is **APPROVED** with Superior Excavating, Inc. of Auburn Hills, MI at an estimated total cost of \$131,151.

BE IT FURTHER RESOLVED, That if additional work is required such additional work is **AUTHORIZED** in an amount not-to-exceed 20% of the contract addendum amount.

J-9 Request for Acceptance of a Warranty Deed and Four Permanent Easements for Belleclaire Estates Site Condominium – Sidwell #88-20-14-351-098, 099, 100, 101 and 102

Resolution #2014-04-053-J-9

RESOLVED, That City Council hereby **ACCEPTS** a warranty deed for a detention basin, and four permanent easements for water mains, storm sewers, surface drainage, public utilities, and emergency ingress/egress from Mondrian Properties Belleclaire, LLC, owner of the properties having Sidwell #88-20-14-351-098, 099, 100, 101 & 102I; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the warranty deed and permanent 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) April 14, 2014 - Conditional Rezoning Application (File CR-011) – Proposed Amber Town Center Townhomes and Lofts, West Side of Livernois, North of Town Center, 3409 Livernois, Section 21, from O (Office) to BB (Big Beaver) District

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time):

- a) Amendments to Chapter 74 – Solicitations
b) Detroit Water and Sewer Department – Discussion – Status and Business Issues

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

James Savage	Spoke about SMART bus service funding and about an upcoming dance at the Community Center.
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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

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Civil Service Commission (Act 78)-Final – September 11, 2012
- b) Planning Commission-Final – February 11, 2014
- c) Traffic Committee-Final – February 19, 2014
- d) Building Code Board of Appeal-Draft – March 5, 2014
- e) Planning Commission-Draft – March 11, 2014
- f) Planning Commission-Final – March 11, 2014
- g) Civil Service Commission (Act 78)-Draft – March 13, 2014
- h) Traffic Commission-Draft – March 19, 2014

Noted and Filed

O-2 Department Reports:

- a) Fire Department and Alliance Mobile Health 2013 Annual Reports
- b) Building Department Activity Report – March, 2014

Noted and Filed

O-3 Letters of Appreciation:

- a) From Eric Messinger Regarding Assistance from Officer Greg Pokley and Sergeant Justin Novak
- b) From Art Leftridge Regarding Police Academy and Ride Along with Tim Alter and Josh Muhlenbeck

Noted and Filed

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):

The Meeting **RECESSED** at 8:30 PM.

The Meeting **RECONVENED** at 8:41 PM.

Q. STUDY ITEMS:

Q-1 Fund Balance

Mayor Slater introduced the study topic of fund balance and turned the discussion over to City Manager Kischnick.

Mr. Kischnick began the discussion by describing the steps that led to this presentation and Management's recommendation for a fund balance policy. Other topics that will be covered tonight are road projects and the fire station project. He then asked Tom Darling, Director of Finance and Administrative Services, to present the topic of fund balance.

Mr. Darling discussed the presentation on fund balance, which was also provided in handouts. He then turned the discussion back to Mr. Kischnick.

Mr. Kischnick discussed the slide titled "Management Scenario of One-time Use of Unassigned Fund Balance". Mayor Slater asked if it is the intent of City Administration to bring a draft fund balance policy to Council for discussion and a decision. Mr. Kischnick replied that there will be a draft policy presented to Council. Council Member Campbell asked if the policy will pin the City down to a single number. Mr. Kischnick replied that keeping a balance range is preferable, such as the 20%-30% range suggested in the presentation. He added that the budget stabilization fund also plays a part in that equation. Mayor Slater said that it could be higher, but if the Manager sees worrisome projections three years out, he could bring it to Council for an adjustment to the policy much like what happened in 2009. He further explained what is currently considered the policy was actually a directive for the budget made by Council in 2009 simply to prevent the fund balance from being wiped out completely during the budget crisis.

Council Member Tietz indicated he liked the range suggested in the presentation but would like to know when the plan will be given to Council by the City Manager, perhaps in three months. He commented that he would like to see timelines on the plan for the fund balance policy so that citizens will also know when to expect to see the policy. Mr. Kischnick agreed that it is a good idea to have a timeline, but that it also takes a long time to develop something like this fund balance plan. He suggested it will likely be 6-9 months before Management will present a plan to Council. Mayor Pro Tem Henderson said a timeline is a good idea and that flexibility in the plan is advisable. For example, he would not like there to be a hard line of 20%. Council Member Campbell asked if the Library funding will be considered in this fund balance plan. Mr. Kischnick replied that the Library is an issue that will be discuss with the budget in the future. Council Member Tietz asked when will we be looking at the Library funding since the millage expires in 2015. Mayor Slater answered that we will be looking at the Library funding issue during the budget discussions for the budget year containing November 2015, probably

beginning in the autumn of 2014. Mr. Kischnick explained that there will be study sessions soon after the completion of the 2014/15 budget and cautions Council that Management will need direction for a three-year budget starting with the upcoming budget discussions. Mayor Slater also pointed out that the projections right now include the Library millage, not Library funding coming from the General Fund.

Council Member Hodorek said that the bond rating is such a huge issue that we need to do what we can to protect it, including a higher fund balance. Council Member Pennington said that we also need to maintain our infrastructure and roads.

Bill Huotari, Deputy City Engineer, discussed a presentation titled "Why County Roads" that was included with the handouts.

Council Member Fleming thanked Mr. Huotari for his aggressive approach to get funding from other sources. He said the segment approach will go so much farther than the slab replacement approach from the past. Mr. Huotari further explained that previous budgets for projects were around \$300,000, which only goes so far.

Mayor Slater asked if the Long Lake and Rochester portion of the project will include the intersection and center lanes. Mr. Huotari confirmed that we are planning to include those areas, and the County will also be working on areas east and west of Long Lake. Mayor Slater asked if there are any future plans to work on the area at South Blvd. and Rochester Rd. Mr. Huotari replied that yes, it will be worked on, but this area is not in this plan since South Blvd. is asphalt, not concrete.

Mayor Pro Tem Henderson asked for an explanation of the term "loop". Mr. Huotari explained it is a sensor in the cement, mostly in the DDA. Mayor Pro Tem Henderson asked for an explanation of the term "ASR". Mr. Huotari explained that "ASR" is Alkali-Silica Reaction and continued to provide an in-depth explanation.

Mayor Slater asked if there was any plan to work on the underpass of I-75 at Big Beaver. Mr. Huotari explained that MDOT has held meetings and is working on a design book and that project will take place around 2030.

Mr. Kischnick introduced the topic of Fire Station #4 and asked Chief Nelson to discuss the topic further.

Chief Nelson presented the Fire Station #4 replacement project using a presentation provided with the handouts.

Council Member Pennington asked if the old fire station will be torn down. Chief Nelson replied that the old fire station will be torn down, as it is actually more cost effective to build new rather than to use the old building. Council Member Campbell asked how the station will function during construction. Chief Nelson explained that they are looking at a plan and the cost is included in the estimate.

Mayor Pro Tem Henderson asked Chief Nelson to discuss insurance rates and how they are determined. Chief Nelson explained that the ISO assigns insurance ratings, and that Troy is in the top 2.3% of those ratings. He said Troy has such a good rating due to equipment, training,

the layout of the city, and that rates are assigned to a group of ratings (for example, 1-4 has one rate). Chief Nelson continued to explain that the high ISO rating of Troy's Fire Dept. also affects the insurance rates for businesses in Troy and keeps their costs lower.

Mayor Slater thanked staff for the information and presentations. He clarified that the proposal for Fire Station #4 is spread over two fiscal years, starting with next year. He also clarified that the road projects are spread over two fiscal years. Mr. Huotari explained that the road projects will start in May of this fiscal year.

R. CLOSED SESSION:

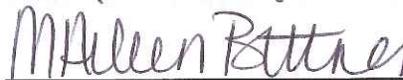
R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:55 PM.



Mayor Dane Slater



M. Aileen Bittner, CMC
City Clerk