



**TROY CITY COUNCIL
SPECIAL STUDY MEETING
AGENDA**

**JULY 21, 2014
CONVENING AT 6:00 PM**

**COUNCIL BOARDROOM
TROY CITY HALL**

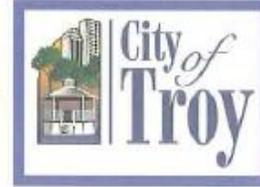
PERMITTED BY RESOLUTION #2014-06-093-J-8

**FOR THE PURPOSE OF:
DISCUSSING THE TROY FAMILY DAZE FESTIVAL**

**(NON-PROFIT USE OF PUBLIC LAND FOR A COMMUNITY FESTIVAL – AN EVALUATION OF THE
POTENTIAL FOR TROY FAMILY DAZE USING CITY PROPERTY)**

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: Brian Kischnick, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

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

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

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

Respectfully submitted,

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

Brian Kischnick, City Manager



TROY CITY COUNCIL

VISION STATEMENT AND GOALS

Adopted: Monday, February 7, 2011

VISION:

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

GOALS:

Provide a safe, clean, and livable city

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

Provide effective and efficient local government

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

Build a sense of community

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

Attract and retain business investment

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

2014/2015

TOP 11 STRATEGIES

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

'Why' | We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best.

1

Improve road/infrastructure conditions, including County roads

Maintain a branding and marketing plan to effectively communicate

3

Build and maintain strong, productive service levels

Maintain strong Public Safety service

5

Increase outreach to residents, businesses, and neighboring communities

Facilitate redevelopment of underutilized office and industrial sites

7

Advance technology to gain efficiencies

Update and identify funding for the Pathways and Trails Plan

9

Implement a way-finding strategy for City resources

Enhance gateways and entrance to create a sense of place

11

Embrace the Transit Center

2

4

6

8

10



**CITY COUNCIL
SPECIAL STUDY AGENDA**

July 21, 2014 – 6:00 PM
 Council Boardroom
 City Hall - 500 West Big Beaver
 Troy, Michigan 48084
 (248) 524-3317

<u>A.</u>	<u>CALL TO ORDER:</u>	<u>1</u>
<u>B.</u>	<u>ROLL CALL:</u>	<u>1</u>
<u>C.</u>	<u>DISCUSSION ITEMS:</u>	<u>1</u>
C-1	Non-Profit use of Public Land for a Community Festival – An Evaluation of the Potential for Troy Family Daze using City Property	1
<u>D.</u>	<u>PUBLIC COMMENT:</u>	<u>1</u>
<u>E.</u>	<u>ADJOURNMENT:</u>	<u>1</u>
<u>FUTURE CITY COUNCIL PUBLIC HEARINGS:</u>		<u>3</u>
<u>PROPOSED SPECIAL CITY COUNCIL MEETINGS:</u>		<u>3</u>
	November 10, 2014 (To Be Scheduled) Special Study Meeting	3
<u>SCHEDULED SPECIAL CITY COUNCIL MEETINGS:</u>		<u>3</u>
	August 11, 2014 – 6:00 PM Volunteer Firefighter Incentive Plan	3
<u>SCHEDULED REGULAR CITY COUNCIL MEETINGS:</u>		<u>3</u>
	August 11, 2014 Regular Meeting	3
	August 25, 2014 Regular Meeting	3
	September 8, 2014 Regular Meeting.....	3
	September 22, 2014 Regular Meeting.....	3
	October 6, 2014 Regular Meeting	3
	October 20, 2014 Regular Meeting	3
	November 10, 2014 Regular Meeting.....	3
	November 24, 2014 Regular Meeting.....	3
	December 1, 2014 Regular Meeting.....	3
	December 15, 2014 Regular Meeting.....	3

A. CALL TO ORDER:

B. ROLL CALL:

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

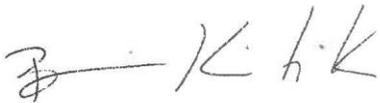
C. DISCUSSION ITEMS:

- C-1 Non-Profit use of Public Land for a Community Festival – An Evaluation of the Potential for Troy Family Daze using City Property**

D. PUBLIC COMMENT:

E. ADJOURNMENT:

Respectfully submitted,



Brian Kischnick, City Manager

PUBLIC COMMENT:**In accordance with the Rules of Procedure for the City Council, Article 17 – Members of the Public and Visitors:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. *City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any Troy resident or Troy business representative, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes total to address Postponed, Regular Business, Consent Agenda or Study items or any other item on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items On the Agenda from Troy Residents and Businesses* portion of the Agenda.
- Any Troy resident or Troy business representative, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any topic not on the Agenda as permitted under the Open Meetings Act during the *Public Comment for Items Not on the Agenda from Troy Residents and Businesses* portion of the Agenda.
- Any member of the public who is not a Troy resident or Troy business representative shall be allowed to speak for up to three (3) minutes to address any topic on or not on the Agenda as permitted under the Open Meetings Act during the *Comments for Items On or Not On the Agenda from Members of the Public Outside of Troy (Not Residents of Troy and Not From Troy Businesses)* portion of the Agenda.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name and residency status (Troy resident, non-resident, or Troy business owner). If the speaker is addressing an Item (or Items) that appear on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a majority vote of the City Council members.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a Special meeting for that specific purpose.

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

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

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

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

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

FUTURE CITY COUNCIL PUBLIC HEARINGS:

PROPOSED SPECIAL CITY COUNCIL MEETINGS:

November 10, 2014 (To Be Scheduled)..... Special Study Meeting

SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

August 11, 2014 – 6:00 PM Volunteer Firefighter Incentive Plan

SCHEDULED REGULAR CITY COUNCIL MEETINGS:

August 11, 2014.....	Regular Meeting
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December 1, 2014	Regular Meeting
December 15, 2014	Regular Meeting

JULY 21, 2014 STUDY SESSION



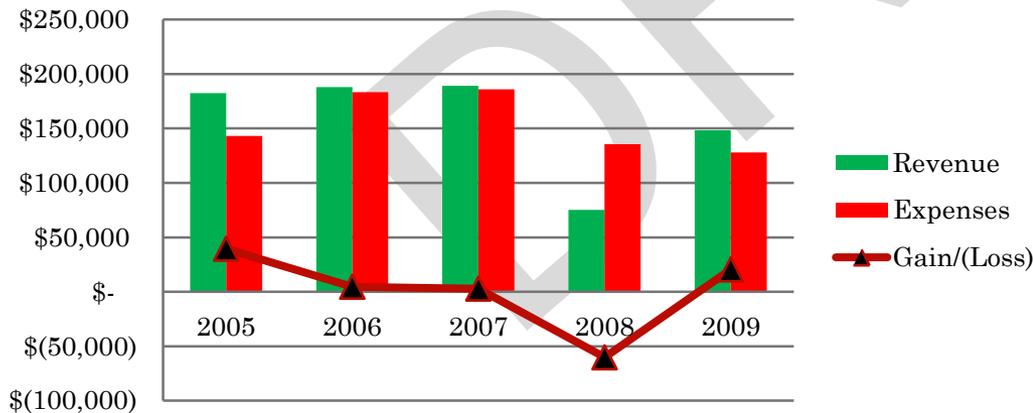
NON-PROFIT USE OF PUBLIC LAND FOR A COMMUNITY FESTIVAL

AN EVALUATION OF THE POTENTIAL FOR TROY FAMILY DAZE USING CITY PROPERTY

BRIEF HISTORY OF TROY DAZE

- City Event from 1968-2009
- During 80's Troy Daze Advisory Board was formed
- Private event from 2011-Current
- Up until 2006 City contributed minimum of \$10,000 from General Fund

**Last 5 Years as City Event
Revenue/Expenses 2005-09**



FACTORS TO CONSIDER-PROCESS

○ Request for Proposal

- RFP describes the City's goals on what we expect from the festival and what we will allow
 - To provide a family orientated festival to the community.
 - To provide non-profits avenues to fund raise.
- Provides a process that indicates a timeline
- Provides opportunity for a long-term lease
- Secures as great a return for public property as is reasonably possible
- Prevents allegations of fraud, collusion, favoritism, and improvidence in administration of public business



SALE/ENCUMBRANCE OF PARK LAND

- Scrutinized under City Charter and State Law
 - Parks are treated differently under the Home Rule City Act and City Charter (MCL 117.5 and Charter-12.1)
 - City Charter requires at least four Council votes to “purchase, sell or lease any real estate or any interest herein.” (Charter- 12.1)
 - If long term lease- City Council is obligated to determine that the lease is for “**fair consideration**” (Charter- 12.3)



ESTABLISHING “FAIR CONSIDERATION” FOR LONG-TERM LEASE

- For sales exceeding \$10,000, competitive bids are required- and must be sealed or through a process that preserves the integrity of the competitive process (Charter- 12.1)
 - Exception- Sealed bid not required if Council establishes “the public interest will be best served without obtaining sealed bids.” (Charter- 12.1)
- Sales shall be made to the bidder whose bid is most advantageous to the City. (Charter- Section 12.1)



ESTABLISHING “FAIR CONSIDERATION” FOR LONG-TERM LEASE

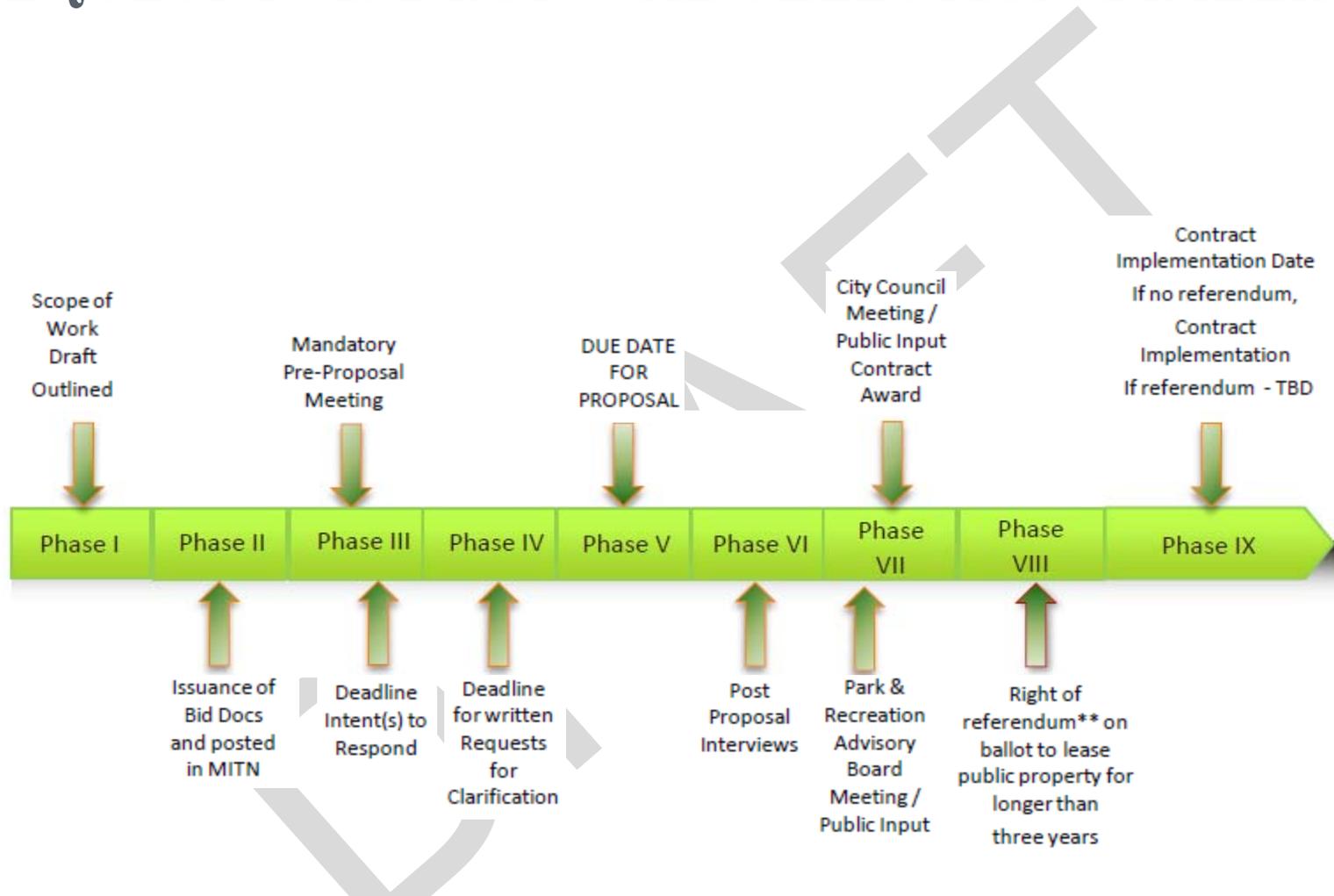
- Detailed sale and contract procedures for purchase and sale of property shall be established by ordinance (Charter-Section 12.1)
- Troy City Ordinance- Chapter 7- *Purchases, Contracts and Sales*, Section 8-*Sale of Property*
 - Ok to sell City owned property when no longer needed for corporate or public purposes
 - Competitive bid process specified for sales of property exceeding \$1,000. Exception- when City Council determines public interest is best served without obtaining bids.

RIGHT TO REFERENDUM

- City of Troy Charter Chapter 12.1 and 12.3
 - The long-term solution request illustrates the lease would exceed 3 years, which would be subject to a referendum.
 - Any citizen petition (petition requires 2,000 signatures) for a referendum must be filed 30 days after City Council votes.



REQUEST FOR PROPOSAL SELECTION TIMELINE



* Time periods between phases vary depending upon complexity of project and response from bidders.

** Any citizen petition (petition requires 2,000 signatures) for a referendum must be filed 30 days after City Council votes.

We, at the North Woodward Community Foundation, have dedicated our efforts to investing in citizen driven initiatives to enhance the quality of life in the communities we serve, through philanthropy. Our “hands-on” philosophy is concentrated on, but not limited to, three specific areas: Children and childhood hunger, the promotion of programs to aid our Senior Citizen population and Human Services. We actively seek and initiate partnerships that promote our mission and vision.

- Founded in 1998 as the “Troy Community Foundation”
- Established by 5 local leaders as a result of the need identified by the Troy Futures Study done in 1994.
- Name was changed in 2008 to reflect a wider scope of operation
- Currently operating in 22 Michigan communities:
 - Auburn Hills, Bloomfield Township, Clarkston, Clawson, Detroit, Keego Harbor, Leelanau, Livonia, Madison Heights, Ortonville, Oxford, Redford, Rochester Hills, Royal Oak, Traverse City, Troy, Utica, Walled Lake, Warren, Waterford, West Bloomfield, Wyandotte
- Recognized State-wide as the only Community Foundation producing a community festival

Executive Director
Tom Kaszubski

President
Alexander Ballios
General Motors Corporation

Secretary
Jim Cyrulewski
JDRJC Associates

Vickie Bellinger
Human Resources Consultant

Hon. Kirsten Nielsen Hartig
52-4 District Court

Sheila Muldoon
Information Security Consultant

Doug Tietz
Great Dane Marketing

Chairman
Cheryl A. Whitton
Architect

Treasurer
Joseph Semany
Accenture.

Arthur D. Abbott
Retired

Jeffrey Coval
Attorney

Gregory A. Merritt
Concorde Financial Group
Chair Emeritus

Mary Nichols
PNC Wealth Management

WHY DID WE STOP AND WHO TOOK OVER

- Costs and reduction in staff- 2009
- North Woodward Community Foundation (NWCF)
 - Held at Zion Christian Church from 2011 to Current
 - 2014 is the last year Zion Christian Church will be hosting the festival
 - Titled festival Troy Family Daze



LONG-TERM SOLUTION

- NWCF is looking for a permanent location
 - Requires a long-term lease agreement with City of Troy
 - All public property was considered
 - Boulan Park is the only location to meet NWCF's current requirements- 7-8 total acres, 3 acres of it paved
 - Parking for up to 2,000 cars
 - Boulan Park grass- 1,650 spaces
 - Boulan Park paved lots- 144 spaces
 - Boulan and Bemis School- 183 spaces
 - Has water and electrical infrastructure
 - Has large paved lot for amusements
- Continuing a family orientated festival for the City of Troy
- Providing an opportunity for Public/Private relationships



NWCF'S PROPOSED FESTIVAL LAYOUT FOR BOULAN PARK

DRAFT

FACTORS TO CONSIDER- BOULAN PARK AS HOSTING LOCATION

- Liability
 - Additional liability created with hosting the event
- Insurance
 - Facility and Grounds Bond
- Political Signs/Booths
 - Right to petition or advertise
- Private Security or TPD
 - TPD must be responsible for traffic control on public roads, which is the same currently at Zion Christian Church
 - More points of access at Boulan Park
 - Northfield Parkway, McManus, Stone Haven Subdivision

FACTORS TO CONSIDER- BOULAN PARK AS HOSTING LOCATION

○ Perimeter Control

- Impact on Shir Tikvah (Rosh Hashanah Sept. 13-15, 2015) and adjacent neighborhoods
 - Proposed 2015 festival- September 17-20

○ Hours of Operation

- Operating outside the normal park hours of 10pm

○ Reimbursement of staff hours in addition to current practices at Zion Christian Church

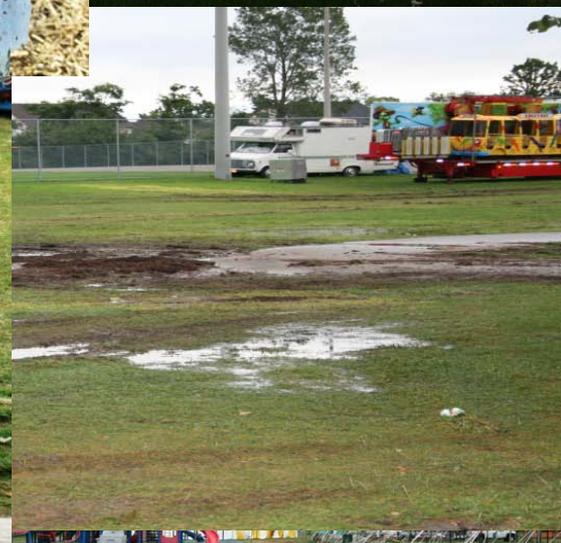
- Employee hours and Administrative time

○ Fireworks

- Fireworks. No person shall discharge, ignite, use, possess, activate or throw consumer fireworks or display fireworks in a public park, unless the Troy Fire Chief or his/her designee issues a permit to the person in advance and in accordance with the fire department's permit policy and the person is in compliance with the permit conditions.

○ Displacement of Activities

- Soccer, baseball, shelter reservations, and normal activities



LOCATION OPTIONS- CIVIC CENTER

9.5 ACRES- INCLUDES 2.5 ACRES OF PAVED AREA



COUNCIL DIRECTIVE TOPICS

- Should the City of Troy allow the use of public land for a community festival?
- Should the City issue a Request for Proposal (RFP) or provide a waiver to North Woodward Community Foundation?
 - If city issues an RFP-
 - Should the City indicate for non-profit, for-profit, Troy based organizations only, or any other credentials?
 - What should the scope of activities allow or limit?
 - If City Council issues a waiver-
 - What should the contract terms be?

COUNCIL DIRECTIVE TOPICS- CONTINUED

○ Fireworks

- Fireworks. No person shall discharge, ignite, use, possess, activate or throw consumer fireworks or display fireworks in a public park, unless the Troy Fire Chief or his/her designee issues a permit to the person in advance and in accordance with the fire department's permit policy and the person is in compliance with the permit conditions.

○ Consideration

- How should the City benefit from the community festival?

○ Where should the event be hosted at?

- What are some of the impacts and benefits to proposed location?