Council Member Fleming performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, August 11, 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

b) Excuse Absent Council Members:

Resolution #2014-08-101
Moved by Slater
Seconded by Campbell

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Tietz at the Special City Council Meeting and/or Regular City Council Meeting of August 11, 2014, due to being out of the county.

Yes: Slater, Campbell, Fleming, Henderson, Hodorek, Pennington
No: None
Absent: Tietz

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Troy Roads Rock Update *(Introduced by: William Huotari, Deputy City Engineer)*

C-2 Friends of the Troy Public Library Update *(Introduced by: Cathleen Russ, Library Director)*

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing #1 for the Establishment of an Industrial Development District (IDD) for Mahindra North American Technical Center, Inc. – 1055 W. Square Lake, Troy, MI 48098

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving no public comment.

Resolution #2014-08-102
Moved by Henderson
Seconded by Fleming

WHEREAS, Pursuant to PA 198 of 1974, as amended, the Troy City Council has the authority to establish Industrial Development Districts (IDD's) within the City of Troy; and

WHEREAS, Mahindra North American Technical Center, Inc. has petitioned the Troy City Council to establish an Industrial Development District (IDD) on its property located in the City of Troy, hereinafter described; and

WHEREAS, Construction, acquisition, alteration, or installation of a proposed facility had not commenced at the time of filing the request to establish the district; and

WHEREAS, Written notice was given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the newspaper of record, and public posting of the hearing on the establishment of the district; and

WHEREAS, On August 11, 2014, a public hearing was held at which all owners of real property within the proposed Industrial Development District (IDD) and all residents and taxpayers of the City of Troy were afforded an opportunity to be heard thereon; and

WHEREAS, The Troy City Council deems it to be in the public interest of the City of Troy to establish the Industrial Development District (IDD) as proposed;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ESTABLISHES** an Industrial Development District (IDD) for property known as 1055 W Square Lake, Troy, MI. 48098, Parcel #88-20-08-226-002, in accordance with City Council Policy Resolution #2010-08-173.

BE IT FINALLY RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to forward a certified copy of this resolution to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes: Campbell, Fleming, Henderson, Hodorek, Pennington, Slater
No: None
Absent: Tietz

MOTION CARRIED

E-2 Public Hearing #2 for the Granting of an Industrial Facilities Exemption Certificate (IFEC) for Mahindra North American Technical Center, Inc. – 1055 W. Square Lake, Troy, MI 48098

Resolution #2014-08-103
Moved by Campbell
Seconded by Henderson

WHEREAS, After due notice and proper hearing, the City Council of the City of Troy on August 11, 2014, established an Industrial Development District (IDD) for property known as 1055 W Square Lake, Troy, MI. 48098, Parcel # 88-20-08-226-002; and

WHEREAS, An Application has been submitted by Mahindra North American Technical Center, Inc., for an Industrial Facilities Exemption Certificate (IFEC) for personal property at 1055 W Square Lake, Troy, MI. 48098 for five (5) years after completion; and

WHEREAS, After due and proper notice by the City Clerk, the City Council, on August 11, 2014, held a Public Hearing giving opportunity for comment by all taxing units as to the possibility that the granting of an Industrial Facilities Exemption Certificate (IFEC) for Mahindra North American Technical Center, Inc. at 1055 W Square Lake, Troy, MI. 48098 may have the effect of substantially impeding the operation of the taxing unit, or impairing the financial soundness of the taxing unit; and

WHEREAS, The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Troy, after granting this certificate will not exceed 5% of an amount equal to the sum of the SEV of the City of Troy, plus the SEV of real and personal property thus exempted;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council has **FOUND THAT THE GRANTING** of an Industrial Facilities Exemption Certificate (IFEC) for Mahindra North American Technical Center, Inc., at 1055 W Square Lake, Troy, MI. 48098 shall not substantially impede the operation of the City of Troy or the other taxing units, **NOR HAS IT BEEN FOUND THAT THE GRANTING** of the Industrial Facilities Exemption Certificate (IFEC) will impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the application to for an Industrial Facilities Exemption Certificate (IFEC) for Mahindra North American Technical Center, Inc., at 1055 W Square Lake, Troy, MI. 48098, Parcel # 88-20-08-226-002, for personal property for a term of Five (5) years after completion, **CONTINGENT** upon the execution of a Letter of Agreement between the City of Troy and Mahindra North American Technical Center, Inc., and the payment of the fees in accordance with Public Act 198 of 1974, as amended.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the Letter of Agreement between the City of Troy and Mahindra North American Technical Center, Inc., a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **AUTHORIZED TO COMPLETE** the Application and **TRANSMIT** same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI. 48909-7971.

Yes: Fleming, Henderson, Hodorek, Pennington, Slater, Campbell
No: None
Absent: Tietz

MOTION CARRIED

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

a) Mayoral Appointments: None

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – Brownfield Redevelopment Authority, Planning Commission; b) City Council Nominations – Liquor Advisory Committee, Traffic Committee

a) Mayoral Nominations:

City Council took no action on this Item.

b) City Council Nominations:

Resolution #2014-08-104
Moved by Henderson
Seconded by Campbell

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

Traffic Committee
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Traffic Committee:

Unexpired Term Expiring: 01/31/2016	**Ollie Apahidean**	
	Term currently held by:	Vacant – Sarah Binkowski resigned 7/17/2014
Unexpired Term Expiring: 01/31/2016	**David Easterbrook**	
	Term currently held by:	Vacant – Stevan Popovic resigned 8/5/2014

Yes: Henderson, Hodorek, Pennington, Slater, Campbell, Fleming
No: None
Absent: Tietz

MOTION CARRIED

I-3 No Closed Session Requested

I-4 Contract Ratification – Troy Command Officers Association (TCOA) 2014-2019 (Introduced by: Jeanette Menig, Human Resources Director)

Resolution #2014-08-105
Moved by Pennington
Seconded by Hodorek

RESOLVED, That a collective bargaining agreement between the City of Troy and Troy Command Officers Association (TCOA) for the period July 1, 2014 through June 30, 2019 is hereby **RATIFIED** by the City Council of the City of Troy, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the final agreement.

Yes: Hodorek, Pennington, Slater, Campbell, Fleming, Henderson
No: None
Absent: Tietz

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2014-08-106
Moved by Henderson
Seconded by Pennington

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

Yes: Pennington, Slater, Campbell, Fleming, Henderson, Hodorek
No: None
Absent: Tietz

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2014-08-106-J-2

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

a) City Council Minutes-Special-Draft – July 21, 2014
b) City Council Minutes- Draft – July 21, 2014

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 14-4 – 2014 Historical Village Pathway Improvements

Resolution #2014-08-106-J-4a

RESOLVED, That Contract No. 14-4, 2014 Historical Village Pathway, be **AWARDED** to WCI Contractors, Inc., 20210 Conner Street, Detroit, MI 48234 for their low total bid amount of $135,820.

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.

b) Standard Purchasing Resolution 2: Low Bidder Meeting Specification – Community Center Interior Painting

Resolution #2014-08-106-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to furnish all equipment, material and labor to paint the interior of the Troy Community Center to the low bidder meeting specifications, Hermes Painting Company of Troy, MI for an estimated total cost of $90,200.00,

as contained in the bid tabulation opened July 10, 2014; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

c) Standard Purchasing Resolution 1: Low Bidder – Appraisal Services for City Owned Remnant Parcels

Resolution #2014-08-106-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a contract for Appraisal Services to the low bidder; Norman Thomas of R.S. Thomas & Associates, Inc. of Livonia, MI; for an estimated total cost of $15,175.00 for the appraisal(s) of City owned remnant properties at the unit prices contained in the bid tabulation opened July 31, 2014, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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.

J-5 Traffic Committee Recommendations and Minutes – July 16, 2014

Resolution #2014-08-106-J-5

Item # 5 Request for No Parking Zone – Burdic, Edith to Ravenna

RESOLVED, That a No Parking zone **BE ESTABLISHED** on the south side of Burdic, between Edith and Ravenna.

Item # 6 Request for Traffic Control – Duchess at Grenadier

RESOLVED, That the intersection of Grenadier at Duchess Court **BE MODIFIED** from NO traffic control to a STOP sign on the Grenadier approach to Duchess Court.

J-6 Cost Participation Agreement for Concrete Slab Replacement – Dequindre, South of Maple to North of Maple – Northbound Lanes

Resolution #2014-08-106-J-6

RESOLVED, That the Cost Participation Agreement between the City of Troy and the Board of Road Commissioners for Oakland County for concrete pavement replacement on Dequindre Road, south of Maple Road to north of Maple Road in Sterling Heights, is hereby **APPROVED** at no cost to the City of Troy;

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Private Agreement – Contract for Installation of Municipal Improvements – Oakland Troy Senior Center – Project No. 14.906.3

Resolution #2014-08-106-J-7

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Windemere Park of Troy Holdings, LLC, is hereby **APPROVED** for the installation of Water Main, Storm Sewer, Concrete Sidewalk, and Road Improvements, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Private Agreement – Contract for Installation of Municipal Improvements – Poppleton Ridge Site Condominiums – Project No. 14.904.3

Resolution #2014-08-106-J-8

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and BB Investment, LLC, is hereby **APPROVED** for the installation of Water Main, Sanitary Sewer, Storm Sewer, Detention Pond, and Concrete Sidewalk & Pavement, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 MDOT Contract 2014-0871 – Priority Roads Investment Program Fund Asphalt Resurfacing – Long Lake Mill and Overlay – Adams to Northfield Parkway

Resolution #2014-08-106-J-9

RESOLVED, That Troy City Council hereby **APPROVES** MDOT Contract No. 2014-0871 between the City of Troy and the Michigan Department of Transportation for improvements to Long Lake Road, from Adams Road to Northfield Parkway using $1,500,000 in Priority Roads Investment Program (PRIP) funds at no cost to the City of Troy, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-10 Bid Waiver – Asphalt Pavement Repair on Beach Road – Contract 11-1 – Beach Road Pavement Rehabilitation Wattles to South Boulevard

Resolution #2014-08-106-J-10

RESOLVED, That the Troy City Council hereby **ACCEPTS** the quote from Cadillac Asphalt, LLC, 4751 White Lake Road, Clarkston, MI 48346 in the amount of $11,380.30 for non-warranty asphalt repairs on Beach Road;

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper insurance certificates and all specified requirements, and if additional work is required to address additional milling and asphalt patching that may arise during construction such additional work is **AUTHORIZED** in an amount not to exceed 25% of the total project cost.

J-11 Private Agreement – Contract for Installation of Municipal Improvements – Alan Group Office Building – Project No. 13.922.3

Resolution #2014-08-106-J-11

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and The Alan Group, is hereby **APPROVED** for the installation of a sanitary manhole, concrete drive approach & sidewalks and underground detention system, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-12 Allstate Insurance Company v City of Troy and Troy Fire Department

Resolution #2014-08-106-J-12

RESOLVED, That the City Attorney is hereby **AUTHORIZED** and **DIRECTED** to represent the City of Troy and the Troy Fire Department in any and all claims and damages in the matter of *Allstate Insurance Company* v. *City of Troy and Troy Fire Department* (52-3rd Judicial District Court Case No. 14-C02677 GC). Furthermore, the City Attorney is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses to adequately represent the City.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

a) August 25, 2014 – Re-Programming Community Development Block Grant (CDBG) Program Year 2013 Funds

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

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

M. COUNCIL REFERRALS:

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

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M-1 No Council Referrals Advanced

N. COUNCIL COMMENTS:

N-1 No Council Comments Advanced

O. REPORTS:

O-1 Minutes – Boards and Committees:

a) Animal Control Appeal Board-Final – May 28, 2014
b) Zoning Board of Appeals-Final – June 17, 2014
c) Traffic Committee-Final – June 18, 2014
d) Planning Commission Special/Study-Draft – June 24, 2014
e) Civil Service Commission (Act 78)-Final – July 3, 2014
f) Planning Commission Special/Study-Final – June 24, 2014
g) Zoning Board of Appeals-Draft – July 15, 2014
h) Animal Control Appeal Board-Draft – July 23, 2014

Noted and Filed

O-2 Department Reports:

a) 2014 Mid-Year Calls for Police Service
b) Building Department Activity Report – July, 2014
c) 2014 Residential Cross Connection Program Update

Noted and Filed

O-3 Letters of Appreciation:

a) Letter of Appreciation to Chief Mayer from Henry Maloney Regarding Assistance from Officer Doug Drewek
b) Letter of Appreciation to Steve Vandette from Mike Jones Regarding Construction Project Communication
c) Letter of Appreciation to the Troy Police Department from David and Carel Dunshee Regarding Desk Attendant Zavislak

Noted and Filed

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

O-5 DEQ Drinking Water Revolving Fund Notice of Public Hearing – August 20, 2014 at 1:30 PM at Constitution Hall in the Edward Hutchinson Conference Room

Noted and Filed

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

Q. STUDY ITEMS:

Q-1 No Study Items

R. CLOSED SESSION:

R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:05 PM.

Mayor Dane Slater

M. Aileen Bittner, CMC
City Clerk