



TROY CITY COUNCIL

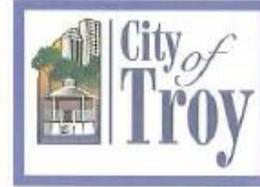
REGULAR MEETING

AGENDA

FEBRUARY 9, 2015
CONVENING AT 7:30 P.M.

Submitted By
The City Manager

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymt.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
AGENDA**
February 9, 2015 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

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August 24, 2015 Regular Meeting	12
September 14, 2015 Regular Meeting	12
September 28, 2015 Regular Meeting	12
October 12, 2015 Regular Meeting	12
October 26, 2015 Regular Meeting	12
November 9, 2015 Regular Meeting	12
November 23, 2015 Regular Meeting	12
December 7, 2015 Regular Meeting	12
December 14, 2015 Regular Meeting	12

INVOCATION:

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

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

- b) Excuse Absent Council Members:

Suggested Resolution
 Resolution #2015-02-
 Moved by
 Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Special Meeting and Regular City Council Meetings of February 9, 2015, due to _____.

Yes:
 No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

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

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. *City Council requests that if*

you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

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

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

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are three Public Comment portions of the Agenda. For Items On the Agenda, Troy Residents and Business Owners can sign up to address Postponed, Regular Business, Consent Agenda, or Study items or any other item on the Agenda. Troy Residents and Business Owners can sign up to address all other topics under Items Not on the Agenda. All Speakers who do not live in Troy or own a Troy business may sign up to speak during the Comments on Items On and Not On the Agenda from Members of the Public Outside of Troy. Also, there is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up.

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

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – Brownfield Redevelopment Authority; b) City Council Appointments – Liquor Advisory Committee, Parks & Recreation Board, Traffic Committee, Zoning Board of Appeals

a) Mayoral Appointments:

Suggested Resolution
Resolution #2015-02-
Moved by
Seconded by

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

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Term Expires: 4/30/2017

Mary Kerwin

Term currently held by: Dan Brake

Yes:
No:

b) City Council Appointments:

Suggested Resolution

Resolution #2015-02-
Moved by
Seconded by

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

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Term Expires: 01/31/2018

Ann Comiskey

Term currently held by: David Easterbrook

Term Expires: 01/31/2018

Max Ehlert

Term currently held by: Max Ehlert

Term Expires: 01/31/2018

Timothy Payne

Term currently held by: Timothy Payne

Parks and Recreation Board

Appointed by Council
7 Regular Members and 1 Troy School Board Member:
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Term Expires: 9/30/2016

Judy Baker

Term currently held by: Carolyn Noble

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Term Expires: 1/31/2018

Tim Brandstetter

Term currently held by: Tim Brandstetter

Term Expires: 1/31/2018

Cynthia Wilsher

Term currently held by: Lawrence Halsey

Zoning Board of Appeals

Appointed by Council
7 Regular Members
3 Year Term

Term Expires: 4/30/2015

Thomas Desmond

Term currently held by: Vacancy (Bruce Bloomingdale resigned)

Term Expires: 12/31/2015

Phil Sanzica (PC Rep. on ZBA)

*Nomination by
Planning Commission*

Term currently held by: Thomas Krent

Term Expires: 1/31/2018

Orestis (Rusty) Kaltsounis

Term currently held by: Orestis (Rusty) Kaltsounis

Term Expires: 1/31/2018

Paul McCown

Term currently held by: Paul McCown

Yes:
No:

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

a) Mayoral Nominations:

Suggested Resolution
Resolution #2015-02-
Moved by
Seconded by

RESOLVED, That the Mayor of the City of Troy 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:

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 3
Brake	Dan	4/18/2016	4/30/2014	Requests Reappointment
Dziurman	Theodore	3/8/2014	4/30/2015	BCBA exp 1/1/2015
Kornacki	Rosemary	12/12/2015	4/30/2017	
Swartz	Robert D.	7/25/2013	4/30/2017	

Vacancy			4/30/2016	Bruce Wilberding's unexpired term.
Vassallo	Joseph J.	12/6/2013	4/30/2015	

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2016

Term currently held by: Vacancy – Bruce Wilberding's unexpired term (resigned 4/11/2014)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Noble	Carolyn	10/10/2015	

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2015-02-

Moved by

Seconded by

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

Liquor Advisory Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes
Easterbrook	David	12/2/2015	1/31/2015	Traffic Comm. exp 1/31/2016
Ehlert	Max	11/15/2013	1/31/2015	Requests Reappointment
Godlewski	W. Stan	12/14/2012	1/31/2017	
Gorcyca	David	12/6/2015	1/31/2017	
Hall	Patrick	12/12/2014	1/31/2016	
Huber	Robert	3/1/2015	7/31/2015	STUDENT
Kaltsounis	Andrew	12/13/2014	1/31/2016	

Oberski	Jeff			Police Dept.
Payne	Timothy	2/8/2014	1/31/2015	
Vacancy			7/31/2015	STUDENT

Nomination to the Liquor Advisory Committee:

Term Expires: 7/31/2015

Term currently held by: Vacancy (Student)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes
Bluhm	David	10/21/2015	STUDENT currently serving on P&R Board
Boudon	Frank	5/15/2015	STUDENT currently serving on Planning Comm.
Comiskey	Ann	3/18/2016	

Yes:
No:

I-3 No Closed Session Requested

I-4 Agreement to Provide Fleet Maintenance Services – Bloomfield Hills (*Introduced by: Tim Richnak, DPW Director*)

Suggested Resolution

Resolution #2015-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** the Interlocal Service Agreement for the City of Troy to provide fleet maintenance services to the City of Bloomfield Hills; the City Clerk and Mayor are **AUTHORIZED TO EXECUTE** the agreements.

Yes:
No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2015-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:

No:

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

J-2 Approval of City Council Minutes

Suggested Resolution

Resolution #2015-02-

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

- a) City Council Minutes-Draft – January 26, 2015

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 1: Award to Low Bidder – Contract 14-8 – Section 4 Water Main Replacement – South Side**

Suggested Resolution

Resolution #2015-02-

RESOLVED, That contract No. 14-8, Section 4 Water Main Replacement – South Side, be **AWARDED** to Teltow Contracting, Inc., 4678 Meldrum Road, Casco, MI 48064 for their low total bid amount of \$3,299,267.50.

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 Traffic Committee Recommendations and Minutes – January 21, 2015

Suggested Resolution

Resolution #2015-02-

3. Request for No Left Turn Sign – Kroger Gas Station – Rochester Road

RESOLVED, That **NO CHANGES** be made at the southerly driveway to the Kroger gas station site on the west side of Rochester Road.

J-6 Suggested Resolution to Schedule a Special Study Session on Monday, March 9, 2015 at 6:00 PM to Discuss a Potential Library Millage Renewal Question

Suggested Resolution
Resolution #2015-02-

RESOLVED, That a Special Study meeting **IS SCHEDULED** for the Troy City Council for the purpose of discussing a potential Library Millage Renewal Question on Monday, March 9, 2015 at 6:00 PM in the Council Boardroom at 500 W. Big Beaver Road, Troy, MI 48084.

J-7 Request for Acceptance of Two Warranty Deeds and Four Permanent Easements From Brooke View Development, Inc. – Sidwell #88-20-01-476-063

Suggested Resolution
Resolution #2015-02-

RESOLVED, That City Council hereby **ACCEPTS** two warranty deeds for right of way and detention pond purposes, and four permanent easements for storm sewers and surface drainage, landscaping and non-access greenbelt, a clear vision triangle, and public utilities from Brooke View Development, Inc., owner of the property having Sidwell #88-20-01-476-063.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED** to record the warranty deeds and easements with 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) February 23, 2015 – Announcement of Public Hearings for Industrial Development District (IDD) and Industrial Facilities Exemption Certificate (IFEC) for HTC Global Services, 100 E. Big Beaver

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:****M. COUNCIL REFERRALS:**

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

M-1 No Council Referrals**N. COUNCIL COMMENTS:**

N-1 No Council Comments Advanced**O. REPORTS:**

O-1 Minutes – Boards and Committees:

- a) Animal Control Appeal Board-Final – November 5, 2014
 - b) Traffic Committee-Final- November 19, 2014
 - c) Planning Commission-Draft- January 13, 2015
 - d) Planning Commission-Final- January 13, 2015
-

O-2 Department Reports:

- a) 2014/2015 Fiscal Year Interim Financial Statements Six Months Ended December 31, 2014
 - b) Building Department Activity Report – January, 2015
 - c) Troy Historic Village – Niles Barnard House Business Plan
 - d) Troy Historic Village – Annual Report – Fiscal Year Ending June 30, 2014
 - e) Troy Police and Fire Training Center 2014 Report
-

O-3 Letters of Appreciation:

- a) To Chief Gary Mayer From Director Richard Torongeau, Beverly Hills Public Safety Regarding Officer Sinutko and K9 Assistance
 - b) To Chief Gary Mayer From Penny Luebs, Mayor of Clawson Regarding Boy Scout Tours
 - c) To Brian Kischnick From Madonna Van Fossen
 - d) To Brian Kischnick From Shirley and William Schmidt
 - e) To Brian Kischnick From Lynn S. Naoum
 - f) To Brian Kischnick From Betty Gross
 - g) To Chief Gary Mayer From Pat Butkiewicz
-

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

O-5 Notice of Public Hearing – Proposed Water and Sewerage Rates – Detroit Water and Sewerage Department

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. CLOSED SESSION:

Q-1 No Closed Session

R. ADJOURNMENT:

Respectfully submitted,

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

Brian Kischnick, City Manager

FUTURE CITY COUNCIL PUBLIC HEARINGS:

PROPOSED SPECIAL CITY COUNCIL MEETINGS AND STUDY SESSIONS:

March 9, 2015 Discuss a Potential Library Millage Renewal Question

SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

February 6 and 7, 2015 2015 City Council and Staff Retreat

February 9, 2015 Automation Alley Tour and Update

April 27, 2015 Budget Special Study Session

April 29, 2015 Budget Special Study Session

2015 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

February 9, 2015 Regular Meeting

February 23, 2015 Regular Meeting/Liquor Violation Hearings

March 9, 2015 Regular Meeting/Liquor Violation Hearings

March 23, 2015 Regular Meeting

April 13, 2015 Regular Meeting

April 20, 2015 Regular Meeting

May 11, 2015..... Regular Meeting

May 18, 2015..... Regular Meeting

June 8, 2015 Regular Meeting

Jun 22, 2015 Regular Meeting

July 6, 2015 Regular Meeting

July 20, 2015 Regular Meeting

August 10, 2015 Regular Meeting

August 24, 2015 Regular Meeting

September 14, 2015..... Regular Meeting

September 28, 2015..... Regular Meeting

October 12, 2015..... Regular Meeting

October 26, 2015..... Regular Meeting

November 9, 2015..... Regular Meeting

November 23, 2015..... Regular Meeting

December 7, 2015..... Regular Meeting

December 14, 2015..... Regular Meeting



CITY COUNCIL AGENDA ITEM

Date: January 19, 2015

To: Brian Kischnick, City Manager

From: Timothy L. Richnak, Public Works Director *TR*
 Samuel P. Lamerato, Superintendent of Fleet Maintenance *SL*

Subject: Agreement to Provide Fleet Maintenance Services – Bloomfield Hills

Background

The Fleet Maintenance Division is a two shift operation with both day and afternoon shifts. The Fleet Maintenance Division maintains approximately 500 pieces of City owned equipment.

Several years ago, the Fleet Maintenance Division began in-sourcing repair work, on an as needed basis, for the following 14 outside communities/agencies: Bloomfield Township, City of Birmingham, City of Oak Park, City of Royal Oak, City of Clawson, City of Rochester, City of Madison Heights, City of Center Line, City of Huntington Woods, MEDIGO, Road Commission for Oakland County, SOCRRA, SOCWA, and the Troy School District.

City of Bloomfield Hills approached the Fleet Division in late fall of 2014 requesting to enter into a service agreement similar to the agreements established with the 14 communities listed above.

The agreement was presented to the City of Bloomfield Hills and was approved by their Board on January 13, 2015.

The 2014 actual total operating revenue for the Fleet Division was \$3,901,718 with approximately \$438,789, or 11% coming from in-source revenue/reimbursements.

Recommendation

City management and the Fleet Division of Public Works recommend entering into the Interlocal Service Agreement with the City of Bloomfield Hills for fleet maintenance services.

Fund Availability

The agreement generates outside revenue and maximizes the use of our facility and staffing. At this time no additional staffing is required. There is capacity in the facility to take on the additional work. The hourly repair cost charged to Bloomfield Hills is the fully burdened shop rate charged by the Internal Service Fund. The Superintendent of Fleet Maintenance reviews the fully burdened shop rates on an annual basis, and will adjust the agreement(s) as needed.

City Attorney's Review as to Form and Legality

Legal counsel has reviewed the contract for form and legality.

Lori Grigg Bluhm, City Attorney



INTERLOCAL SERVICE AGREEMENT FOR FLEET SERVICES

This Interlocal Service Agreement dated, this ____ day of _____ 201_, is made by and between:

City of Bloomfield Hills
45 E. Long Lake Road
Bloomfield Hills, Michigan 48304

-And-

City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084

RECITALS

WHEREAS, the CITY OF TROY, a Michigan Municipal Corporation, 500 W. Big Beaver Road, Troy, Michigan 48084 (hereinafter "TROY"), and the City of Bloomfield Hills, 45 E. Long Lake Road, Bloomfield Hills, Michigan 48304 (hereinafter "BLOOMFIELD HILLS") together referred to as the "Parties" or the "Party" are authorized separately by law to provide for the repair and maintenance of public works vehicles for their respective public entities;

WHEREAS, the Michigan Constitution of 1963, Article 7, § 28, and the Urban Cooperation Act of 1967, Act No. 7 of the Public Acts of 1967, Ex. Sess., being MCL 124.501, et. seq. (the "Act"), permit a political subdivision to exercise jointly with any other political subdivision any power, privilege or authority which such political subdivisions share in common with which each might exercise separately;

WHEREAS, due to the fact that public works vehicles have specific performance requirements which require specialized service and maintenance work, it is difficult for public entities to locate service facilities that are able to perform those specialized services, properly and timely;

WHEREAS, TROY has a facility at its Department of Public Works building located at 4693 Rochester Road, Troy, Michigan 48085 that contains the Troy Fleet Division. The Troy Fleet Division maintains a vehicle repair facility and personnel capable of repairing and maintaining public works vehicles for TROY and, by this and other interlocal agreements, other public entities;

WHEREAS, the Parties have mutually agreed that this Agreement be entered into to allow TROY to repair or maintain public works vehicles on an as requested basis and under the terms set forth below;

WHEREAS, pursuant to resolution of their respective governing bodies, the Parties each have the authority to execute this Interlocal Service Agreement ("Agreement") to allow TROY to repair or maintain BLOOMFIELD HILLS public work vehicles at costs on an as requested basis and under the terms set forth below.

Based upon the foregoing statements, the Parties agree to the following terms, conditions, representations, consideration and acknowledgements and mutually agree as follows:

1. TROY represents and BLOOMFIELD HILLS acknowledges that TROY has the necessary facility, tools and equipment and its employees have the qualifications, experience and abilities to provide services in connection with the business of maintaining and repairing government vehicles owned by BLOOMFIELD HILLS. Vehicles shall mean loaders, dozers, cars, mowers, forklifts, motorcycles, trailers, trucks, and other equipment whether marked or unmarked, used for public purposes by BLOOMFIELD HILLS.
2. TROY is agreeable to providing such services through TROY'S Fleet Division to BLOOMFIELD HILLS, on the terms and conditions as set forth in this Agreement and upon the request of BLOOMFIELD HILLS.
3. BLOOMFIELD HILLS, at its own discretion and based on BLOOMFIELD HILLS' decisions, may engage TROY'S Fleet Division to provide repair and maintenance services during regular business hours consisting of the following work: service and/or maintenance on BLOOMFIELD HILLS' vehicles as defined in Paragraph 1 above, as requested by BLOOMFIELD HILLS. TROY will also provide a technician on call if needed 24 hours a day, 7 days per week. The technician on-call can be reached at cell # 248 885-1847. TROY agrees to immediately provide notice to BLOOMFIELD HILLS if the on-call contact phone number changes. After hours, weekends and holidays will be billed at premium rate with a minimum billing of three hours of service. BLOOMFIELD HILLS understands and acknowledges that TROY'S personnel will first service TROY vehicles. Other vehicles will be serviced on a "first come, first served basis". However, TROY recognizes that there are emergency situations and will make every reasonable effort to prioritize the repair work to accommodate those emergencies for BLOOMFIELD HILLS under the terms and conditions of this Agreement.
4. BLOOMFIELD HILLS understands, acknowledges and relies on the representation that TROY will use the highest standards which control the repair and maintenance of BLOOMFIELD HILLS' vehicles. TROY will not deviate from these standards even at the request of BLOOMFIELD HILLS.

5. Subject to an annual adjustment of rates as provided in Paragraph 7, BLOOMFIELD HILLS shall pay compensation for the maintenance and repair services of TROY'S Fleet Division employees provided by TROY'S Fleet Division at the following rates:

Technician's time: \$80.00 per hour or fraction thereof.

Technician's premium time: \$95.00. Premium time will be billed at a minimum of 3 hours. If the job is not completed within 3 hours, an additional \$95.00 per hour or fraction thereof (per 10th of an hour) will be charged.

Technician's premium time shall mean: 12:00 a.m. to 7:30 a.m. on week-days and Saturdays, Sundays and holidays. Holidays include New Years Day, Good Friday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas Day and New Years Eve Day. If Christmas Day falls on Saturday or Sunday, TROY will notify BLOOMFIELD HILLS of the Christmas holiday schedule.

6. BLOOMFIELD HILLS shall also pay the costs for all necessary parts and necessary supplies used in the repair and/or maintenance of municipal vehicles. Costs for parts and supplies will include a 20% markup. Manufacturers' warranties for all parts will be provided by TROY.
7. Before June 1st of each year, TROY shall review its personnel costs, including technician's time and technician's premium time, and any costs directly related to the ability of TROY to provide services under this Agreement. If those costs have increased, TROY shall notify BLOOMFIELD HILLS in writing of the amount of and the reason for the increased costs for services under the Agreement. Those increased costs will be effective on July 1st of each year. This increase in costs shall be effective even if the Agreement was executed within less than a year period of the cost increase.
8. BLOOMFIELD HILLS will be invoiced on a monthly basis. Payment for all costs must be paid within thirty (30) days of the invoice date. Payments shall be mailed to:

Superintendent of Fleet Maintenance, City of Troy
4693 Rochester Road
Troy, MI 48085

Checks shall be payable to: City of Troy.

9. TROY shall have absolute discretion to refuse to repair and/or maintain any municipal vehicles under this Agreement. BLOOMFIELD HILLS is not obligated under this Agreement to use the services of Troy exclusively and BLOOMFIELD HILLS is expressly allowed to have its vehicles repaired and maintained elsewhere without violating this Agreement.

10. THIS AGREEMENT DOES NOT, AND IS NOT INTENDED TO INCLUDE OR CONNOTE ANY WARRANTIES, PROMISES OR GUARANTIES BY TROY OF ANY NATURE WHATSOEVER, CONCERNING THE TECHNICAL SERVICING AND/OR REPAIR OF ANY MUNICIPAL VEHICLES. SPECIFICALLY, NO WARRANTY OR MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY IS MADE OR TO BE IMPLIED BY TROY WITH RESPECT TO SERVICES OR PARTS PROVIDED UNDER THIS AGREEMENT. IN NO EVENT SHALL TROY BE LIABLE FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES WHATSOEVER UNDER CONTRACT, TORT OR OTHERWISE.

11. The Agreement shall remain in effect until terminated by either Party. Either Party may terminate this Agreement, for any reason (including the convenience of any Party), and without penalty but shall comply with Paragraph 12. Either Party may deliver a written notice of termination of the Agreement to the names and address set out in the notice provision of Paragraph 22. Termination shall become effective thirty (30) days from the date of the notice unless TROY or BLOOMFIELD HILLS has indicated a different termination date beyond the thirty (30) days on the notice supplied to the other party.

If TROY has municipal vehicles belonging to BLOOMFIELD HILLS on its site, BLOOMFIELD HILLS shall state in its termination notice that it authorizes TROY to complete work on those vehicles or that TROY is to discontinue work on those vehicles. If TROY is to discontinue work on the vehicles, BLOOMFIELD HILLS shall pick up the vehicles within five (5) days of the notice of termination. If TROY completes work on the vehicles based on instructions from BLOOMFIELD HILLS after termination of the Agreement, all terms and conditions of this Agreement shall apply as to those vehicles.

12. Upon receipt of notice of termination of the Agreement by BLOOMFIELD HILLS, TROY shall have thirty (30) days to fully invoice BLOOMFIELD HILLS for any outstanding balances that have not previously been invoiced. BLOOMFIELD HILLS shall continue to be responsible for payment for the cost of services, parts and supplies either invoiced prior to termination or performed or purchased by TROY before the notice of termination. TROY will attempt to return any unused parts and supplies to suppliers that it is unable to use on non-BLOOMFIELD HILLS municipal vehicles being serviced by TROY. If TROY is unable to obtain full refunds or only obtains partial refunds, BLOOMFIELD HILLS will be invoiced for those non-refundable and/or partially refundable parts and supplies. The invoice shall be paid within 30 days from the date of the invoice. TROY will hold those parts and supplies for 30 days from the date of the invoice for pick up by BLOOMFIELD HILLS. BLOOMFIELD HILLS shall be responsible for payment for the non-refundable and/or partially refundable parts and supplies whether or not picked up by BLOOMFIELD HILLS.

13. The Parties agree that at all times and for all purposes under the terms of this Agreement each Party's relationship to the other Party is that of an independent contractor. No liability, right or benefit arising out of any employer/employee relationship, either express or implied, shall arise or accrue to any party as a result of this Agreement.
14. All of the privileges and immunities from liability, and exemptions from laws, ordinances and rules, and all pensions, relief, disability, worker's compensation and other benefits which apply to the activity of officers, agency, or employees of any public agency or employees of any public agency when performing their respective functions within the territorial limits of their respective agencies shall apply to the same degree and extent to the performance of such functions and duties of such officers, agents or employees extraterritorially under the provisions of this agreement. Furthermore, the Parties believe that their performance of services and duties pursuant to this Agreement will be in the exercise or discharge of a governmental function.
15. BLOOMFIELD HILLS agrees to defend, pay on behalf of, indemnify, and hold harmless TROY, its elected and appointed officials, employees and volunteers and others working on behalf of TROY against any and all claims, demands, suits, or loss, including any damages which may be asserted, claimed or recovered against or from TROY, its elected and appointed officials, employees, volunteers or others working on behalf of TROY by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with services, maintenance and/or repair performed for BLOOMFIELD HILLS in accordance with this Agreement. This duty to indemnify, defend and hold harmless shall include all costs of litigation or defense of claims including attorney fees, costs and expert fees.
16. TROY shall indemnify, defend and hold harmless BLOOMFIELD HILLS, its elected and appointed officials, employees and volunteers and others working on behalf of Bloomfield Hills from any and all claims of damages against BLOOMFIELD HILLS, its elected and appointed officials, employees and volunteers and others working on behalf of Bloomfield Hills or for damages to any BLOOMFIELD HILLS' municipal vehicles proximately caused by the gross negligence of TROY in provision of services, maintenance and/or repairs performed for BLOOMFIELD HILLS in accordance with this Agreement. To the extent this provision is triggered, this duty to indemnify, defend and hold harmless shall include all costs of litigation or defense of claims including attorney fees, costs and expert fees. Gross negligence shall be defined for purposes of this Agreement as "willful and/or wanton conduct".
17. TROY acknowledges that it is currently insured with proper coverage and limits. TROY agrees to keep its current insurance, or insurance of a similar nature, in effect during all dates of service of maintenance to BLOOMFIELD HILLS' vehicles. Upon request by BLOOMFIELD HILLS, TROY shall provide a Certificate of Insurance as evidence of its coverage.

18. TROY represents and agrees that all work for BLOOMFIELD HILLS under the terms of this Agreement shall be performed in accordance with all appropriate and applicable industry standards and that TROY'S service personnel shall obtain and maintain all required certifications applicable to the type of repair work being performed (e.g., ASE Master Certification, State Certification and Blue Seal of Excellence).
19. Within ten (10) days from the execution of this Agreement, BLOOMFIELD HILLS shall provide a Certificate of Insurance acceptable to TROY demonstrating that general liability coverage is available for any and all claims for personal injury or property damage which are or might be caused by maintenance and repairs done by TROY and the use of the vehicles by BLOOMFIELD HILLS. BLOOMFIELD HILLS agrees to keep said insurance coverage in effect for the term of this Agreement or any renewals thereof (Sample Certificate attached as Exhibit A). BLOOMFIELD HILLS shall submit to the TROY Purchasing Department prior to the expiration of any insurance coverage the new Certificate(s) of Insurance acceptable to TROY. Any Certificate(s) of Insurance shall name TROY as an additional insured and contain the following cancellation notice:

"Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will mail 30 days written notice to the certificate holder named to the left."

BLOOMFIELD HILLS acknowledges that, once accepted by TROY, the specified insurance for the Agreement shall remain in full force and effect during the life of the Agreement.

Additionally, TROY may request a copy of said insurance certificate at any time during this Agreement. Failure to produce a certificate of insurance within twenty-one (21) days of a request by TROY, shall allow TROY to terminate the Agreement with forty-two (42) days written notice.

It shall be the responsibility of BLOOMFIELD HILLS to ensure that TROY is provided with a new Certificate of Insurance acceptable to the City before a Certificate of Insurance on file with TROY'S Purchasing Department expires. A lapse in the insurance coverage required under the Agreement shall be considered a material breach of this Agreement and the Agreement shall become null and void automatically at any time such a lapse in coverage exists.

20. The Parties agree that they shall promptly deliver to the other Party written notice and copies of any claims, complaints, charges, or any other accusations or allegations of negligence or other wrongdoing, whether civil or criminal in nature, that the other Party becomes aware of which involves, in any way the facility, equipment, personnel and/or services under this Agreement. Unless otherwise provided by law and/or the Michigan Court Rules, the parties agree to cooperate with one another in any investigation conducted by the other party of any acts or performances of any services under this Agreement.
21. The Parties agree that all indemnification and hold harmless promises, waivers of liability, representations, insurance coverage obligations, liabilities, payment obligations and/or any other related obligations provided for in this Agreement with regard to any acts, occurrences, events, transactions, or claims, either occurring or having their basis in any events or transaction that occurred before termination of this Agreement, shall survive the termination.
22. Any written notice required or permitted under the Agreement shall be considered delivered to a party as of the date that such notice is deposited, with sufficient postage, with the U.S. Postal Service. Unless specifically otherwise set out in the Agreement, all writing sent to TROY shall be sent to:
- City of Troy Public Works Department - Fleet Division
4693 Rochester Road
Troy, Michigan 48085
- All writing sent to BLOOMFIELD HILLS shall be sent to:
- City of Bloomfield Hills
45 E. Long Lake Road
Bloomfield Hills, Michigan 48304
ATTN: Lieutenant Noel Clason
23. This Agreement sets forth the entire Agreement between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not constructed strictly for or against any party. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement.
24. If a Court of competent jurisdiction finds any provision of this Agreement invalid or unenforceable, then that provision shall be deemed severed from the Agreement. The remainder of this Agreement shall remain in full force.

25. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret or decide any claim arising under this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan or the United States District Court for the Eastern District of Michigan, Southern Division as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
26. The Recitals shall be considered an integral part of this Agreement.
27. The Agreement may be amended or an alternative form of the Agreement adopted only upon written agreement of the Parties.
28. Except as expressly provided herein, this Agreement does not create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right of indemnification (i.e., contractual, legal, equitable, or by implication) right of subrogation as to any Party's rights in this Agreement, or any other right of any kind in favor of any individual or legal entity.
29. Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations for its employees and/or agents necessary to perform all of its obligations under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requested party.
30. Absent a written waiver, no fact, failure or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently effect its right to require strict performance of this Agreement.

IN WITNESS WHEREOF, this Agreement if executed by the Parties on the date hereafter set forth.

WITNESSES:

CITY OF TROY, a Michigan
Municipal Corporation,

By: _____
Dane Slater, Mayor

By: _____
Aileen Bittner, City Clerk

CITY OF BLOOMFIELD HILLS, a Michigan
Municipal Corporation,



DAVID HENDRICKSON

DIRECTOR OF PUBLIC SAFETY

By: 
Its: City Manager

By: _____
Its: _____

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

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, January 26, 2015, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 7:32 PM.

B. ROLL CALL:

Mayor Dane Slater
 Jim Campbell
 Steve Gottlieb
 Dave Henderson
 Ellen Hodorek
 Ed Pennington
 Doug Tietz

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Economic Development Update *(Presented by: Glenn Lapin, Economic Development Specialist)*

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing for Industrial Development District (IDD) for Unified Business Technologies, Inc. – 315 Indusco Ct. *(Introduced by: Nino Licari, City Assessor)*

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

Resolution #2015-01-012
 Moved by Hodorek
 Seconded by Pennington

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, Unified Business Technologies, 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 January 26, 2015, 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 315 Indusco Ct., Troy, MI 48083, Parcel #88-20-36-451-022, 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: Slater, Campbell, Gottlieb, Henderson, Hodorek, Pennington
No: Tietz

MOTION CARRIED

E-2 Public Hearing for Industrial Facilities Exemption Certificate (IFEC) for Unified Business Technologies, Inc. – 315 Indusco Ct. (Introduced by: Nino Licari, City Assessor)

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

Resolution #2015-01-013
Moved by Pennington
Seconded by Henderson

WHEREAS, After due notice and proper hearing, the City Council of the City of Troy on January 26, 2015, established an Industrial Development District (IDD) for property known as 315 Indusco Ct., Troy, MI 48083, Parcel # 88-20-36-451-022; and

WHEREAS, An Application has been submitted by Unified Business Technologies, Inc. for an Industrial Facilities Exemption Certificate (IFEC) for personal property at 315 Indusco Ct., Troy, MI 48083 for ten (10) years after completion; and

WHEREAS, After due and proper notice by the City Clerk, the City Council, on January 26, 2015, 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 Unified Business Technologies, Inc. at 315 Indusco Ct., Troy, MI. 48083 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 Unified Business Technologies, Inc., at 315 Indusco Ct., Troy, MI. 48083 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 Unified Business Technologies, Inc., at 315 Indusco Ct., Troy, MI. 48083, Parcel # 88-20-36-451-022, for personal property for a term of ten (10) years after completion, **CONTINGENT** upon the execution of a Letter of Agreement between the City of Troy and Unified Business Technologies, 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 Unified Business Technologies, 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: Campbell, Gottlieb, Henderson, Hodorek, Pennington, Slater

No: Tietz

MOTION CARRIED

E-3 Public Hearing for Re-Programming Community Development Block Grant (CDBG) Program Year 2014 Funds (Introduced by: Kurt Bovensiepe, Public Works Manager)

The Mayor opened the Public Hearing for public comment.

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

Resolution #2015-01-014

Moved by Campbell

Seconded by Gottlieb

WHEREAS, The City Council of the City of Troy, after conclusion of a Public Hearing on this date, January 26, 2015, has determined that program year 2014 unexpended funds of \$107,000.00 from the Parks-Recreation Facilities account should be re-programmed to the Removal of Architectural Barriers account in order to remove identified architectural barriers

and retrofit ADA compliant ramps, and entrances and exits on the Historic Village grounds, and the area that will be specifically addressed with the PY2014 funds is the Niles Barnard House and 1927 Township Hall, the Historic Village’s main entry, and the project will retrofit current entrances and exits at both locations, plus ramps at the Niles Barnard House to ADA standards;

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to reprogram funds from program year 2014 to the Removal of Architectural Barriers account in order to remove identified architectural barriers and retrofit ADA compliant ramps, and entrances and exits on the Historic Village grounds, and the area that will be specifically addressed with the PY2014 funds is the Niles Barnard House and 1927 Township Hall, the Historic Village’s main entry, and the project will retrofit current entrances and exits at both locations, plus ramps at the Niles Barnard House to ADA standards.

Yes: All-7
No: None

MOTION CARRIED

E-4 Public Hearing for Community Development Block Grant (CDBG) 2015 Application
(Introduced by: Kurt Bovensiep, Public Works Manager)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving comment from

Resolution #2015-01-015
Moved by Gottlieb
Seconded by Henderson

WHEREAS, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and Development (CPD) programs; and

WHEREAS, Oakland County has requested CDBG-eligible projects from participating communities for inclusion in the Action Plan; and

WHEREAS, The City of Troy has duly advertised and conducted a public hearing on January 26, 2015 for the purpose of receiving public comments regarding the proposed use of PY 2015 Community Development Block Grant funds (CDBG) in the approximate amount of \$152,857.00; and

WHEREAS, The City of Troy found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high priority need;

Account Number	Project Name	Amount
172160-732170	Public Services (Yard Services)	\$ 45,857.00
172170-731332	Parks-Recreational Facilities	\$107,000.00

THEREFORE, BE IT RESOLVED, That the City of Troy CDBG application is hereby **AUTHORIZED** to be submitted to Oakland County for inclusion in Oakland County’s Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Mayor is hereby **AUTHORIZED TO EXECUTE** all documents, agreements, or contracts which result from this application to Oakland County.

Yes: All-7
No: None

MOTION CARRIED

E-5 Five Year Parks and Recreation Plan (Introduced by: Brent Savidant, Planning Director)

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

Resolution #2015-01-016
Moved by Hodorek
Seconded by Campbell

WHEREAS, The Planning Department, Recreation Department and Department of Public Works jointly developed the City of Troy Five Year Parks and Recreation Plan; and

WHEREAS, The Plan identifies recreational need in the City and includes an Action Plan for recreation improvements over the next five years; and

WHEREAS, The Plan is a policy document and is non-binding and does not fiscally obligate the City of Troy in any way; and

WHEREAS, Public input was achieved using a wide range of methods, including an online Parks and Recreation Survey, MiCommunity Remarks online tool, Parks and Recreation Advisory Board public meetings, a public input session, and public notification of opportunities for public input published in local newspapers.

WHEREAS, The Parks and Recreation Advisory Committee recommended approval of the Plan at their February 21, 2013 meeting.

NOW, THEREFORE, BE IT RESOLVED, That the City Council concurs in the recommendations of the Parks and Recreation Advisory Board, and **APPROVES** the City of Troy Five Year Parks and Recreation Plan.

BE IT FURTHER RESOLVED, That the City Council **AUTHORIZES** the transmittal of the Five Year Parks and Recreation Plan to the Michigan Department of Natural Resources for approval.

Yes: All-7
No: None

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

Lee Nardi	Spoke on Item O-5 Report Regarding Correspondence from Mr. Leroy Nardi - 97 E. Wattles - City Mowing Invoice.
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Vote on Resolution to Waive Rules of Procedure #17 Members of the Public and Visitors

Resolution #2015-01-017

Moved by Slater

Seconded by Pennington

RESOLVED, That Troy City Council WAIVES *Council Rules of Procedure #17 Member of the Public and Visitors* to allow Mr. Nardi to speak for an additional two (2) minutes.

Yes: All-7

No: None

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

In regards to *Item O-05 Report Regarding Correspondence from Mr. Leroy Nardi - 97 E. Wattles - City Mowing Invoice*, Mr. Evans provided City Council with an explanation of the process followed by Code Enforcement/contractor, and Mr. Bovensiep addressed long term solutions and improvements to help resolve this problem in the future.

H. POSTPONED ITEMS:**H-1 No Postponed Items****I. REGULAR BUSINESS:**

I-1 Board and Committee Appointments: a) Mayoral Appointments – Board of Review, Planning Commission; b) City Council Appointments – Election Commission

a) Mayoral Appointments:

Resolution #2015-01-018

Moved by Slater

Seconded by Henderson

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

Board of Review
Appointed by Mayor
3 Regular Members
3-Year Term

Term Expires: 01/31/2018

Frank Strahl

Term currently held by: Frank Strahl

Yes: All-7
No: None

MOTION CARRIED

Resolution #2015-01-019
Moved by Slater
Seconded by

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

Planning Commission
Appointed by Mayor
9 Regular Members
3 Year Term

Term Expires: 12/31/2016

Padma Kuppa

Term currently held by: Vacancy – S. Gottlieb resigned.

Term Expires: 12/31/2017

Ollie Apahidean

Term currently held by: Gordon Schepke

Yes: All-7
No: None

MOTION CARRIED

b) City Council Appointments:

Resolution #2015-01-020
Moved by Campbell
Seconded by Pennington

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

Election Commission
Appointed by Council

2 Regular Members and 1 Charter Member
1 Year Term

Term Expires: 01/31/2016

David C. Anderson

Term currently held by: David C. Anderson

Term Expires: 01/31/2016

Harry Philo

Term currently held by: Tim Dewan

Yes: All-7
No: None

MOTION CARRIED

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

a) Mayoral Nominations:

Resolution #2015-01-021
Moved by Slater
Seconded by Campbell

RESOLVED, That the Mayor of the City of Troy 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:

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2017

Mary Kerwin

Term currently held by: Dan Brake

Yes: All-7
No: None

MOTION CARRIED

b) City Council Nominations:

Resolution #2015-01-022
Moved by Campbell

Seconded by Gottlieb

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

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Nomination to the Liquor Advisory Committee:

Term Expires: 01/31/2018

Ann Comiskey

Term currently held by: David Easterbrook

Term Expires: 01/31/2018

Max Ehlert

Term currently held by: Max Ehlert

Term Expires: 01/31/2018

Timothy Payne

Term currently held by: Timothy Payne

Parks and Recreation Board

Appointed by Council
7 Regular Members and 1 Troy School Board Member:
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Nominations to the Parks and Recreation Board:

Term Expires: 9/30/2016

Judy Baker

Term currently held by: Carolyn Noble

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2018

Tim Brandstetter

Term currently held by: Tim Brandstetter

Term Expires: 1/31/2018

Cynthia Wilsher

Term currently held by: Lawrence Halsey

Zoning Board of Appeals

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2015

Thomas Desmond

Term currently held by: Vacancy (Bruce Bloomingdale resigned)

Term Expires: 12/31/2015

Phil Sanzica (PC Rep. on ZBA)

*Nomination by
Planning Commission*

Term currently held by: Thomas Krent

Term Expires: 1/31/2018

Orestis (Rusty) Kaltsounis

Term currently held by: Orestis (Rusty) Kaltsounis

Term Expires: 1/31/2018

Paul McCown

Term currently held by: Paul McCown

Yes: All-7
No: None

MOTION CARRIED

I-3 No Closed Session Requested

I-4 Agreement with ExteNet Systems Inc. for the Use of City of Troy Owned Facilities to Provide Communication Services (Introduced by: Kurt Bovensiep, Public Works Manager)

Resolution #2015-01-023
Moved by Tietz
Seconded by Hodorek

RESOLVED, That the Agreement between the City of Troy and ExteNet Systems Inc. for the use of City of Troy owned facilities to provide Communication Services is not exclusive, and therefore, satisfies Section 12.1 of the Troy City Charter. Accordingly, the attached Agreement between the City of Troy and ExteNet Systems Inc. is hereby **APPROVED**, as amended, with the condition that City Administration approve landscaping, if necessary, for the boxes, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the document on behalf of the City; a copy of the Agreement shall be **ATTACHED** to the Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2015-01-024
Moved by Campbell
Seconded by Hodorek

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 #2015-01-024-J-2

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

- a) Special City Council Study Session Minutes-Draft – January 12, 2015
 - b) City Council Minutes-Draft – January 12, 2015
-

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: Cooperative Contract Award – US Communities - Traffic Control Devices**

Resolution #2015-01-024-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase traffic control devices from *TAPCO of Brown Deer, WI*, through the US Communities NIGP Cooperative Contract #2013-100 for an estimated total cost of \$39,941.52 not to exceed budgetary limitations; at unit prices contained in Quote #Q139469, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

b) Standard Purchasing Resolution 4: Cooperative Contract Award – Training Room Upgrades

Resolution #2015-01-024-J-4b

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase all equipment for Training Room Upgrades from *National Communications Corporation of Troy, MI* through the GSA Governmental cooperative pricing and from *VSC of Novi, MI*, through the State of Michigan REMC pricing for an estimated total cost of \$75,950.77 not to exceed budgetary limitations; at unit prices contained in the attached quotes, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

J-5 Suggested Resolution to Schedule the 2015 City Council and Staff Retreat – Friday, February 6th and Saturday, February 7th, 2015

Resolution #2015-01-024-J-5

RESOLVED, That a meeting is **SCHEDULED** for the Troy City Council for the purpose of the 2015 City Council and Staff Retreat on Friday, February 6, 2015 at 5:00 PM at Automation Alley, 2675 Bellingham Drive, Troy, MI 48083, and Saturday, February 7, 2015 at 8:30 AM at Altair, 1820 E. Big Beaver Road, Troy, MI 48083.

J-6 2015 Poverty Exemption Guidelines (Changes from Previous Year)

Resolution #2015-01-024-J-6

RESOLVED, That, pursuant to MCL 211.7u, the City Council of the City of Troy hereby **APPROVES** the proposed "Poverty Exemption Guidelines" for 2015, as presented by the City Assessor in a memorandum dated January 26, 2015, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Bid Waiver – Pelco Camera System and Access Control System Expansion

Resolution #2015-01-024-J-7

WHEREAS, The Police Department upgraded its video security camera system to the Pelco Endura enterprise camera system, anticipating a city wide expansion and has been utilizing the maintenance services of SimplexGrinnel since 2005 {CC 2005-12-557-F10} with the original access control system being installed during the Police and Fire building renovation and addition project; and

WHEREAS, Due to the complexity of the system and the knowledge that is required and necessary for the total ongoing integration of the integrated security management system; an *ongoing* proprietary service agreement with *SimplexGrinnel of Farmington Hills, MI* to provide

materials and labor to maintain the Integrated Security Management System was approved by City Council February 16, 2009; (CC# 2009-02-047-F-04d);

NOW, THEREFORE, BE IT FURTHER RESOLVED, That Troy City Council hereby **WAIVES** formal bidding procedures and **AUTHORIZES** the City of Troy to utilize the ongoing contract with *SimplexGrinell of Farmington Hills, MI* an authorized licensed installer in Michigan to purchase and install the Pelco Endura and access control equipment so as to upgrade the current Integrated Security Management System at an estimated cost of \$112,718.00, as detailed in the quotations dated August 29, 2014; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Request to Accept an Offer to Purchase a City Owned Remnant Parcel on Maple Road - Sidwell #88-20-34-201-003 - Section 34

Resolution #2015-01-024-J-8

WHEREAS, Troy City Council Resolution #2014-04-017 approved the sale of the City owned remnant parcel having Sidwell #88-20-34-201-003 without obtaining a sealed bid;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **APPROVES** the sale of the remnant parcel, described in Attachment "A" attached hereto, to John Ivko Bogdanovic for \$6,300.00, as outlined in the Offer to Purchase, and all closing costs.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the Agreement to Purchase and the Warranty Deed, on behalf of the City.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** said documents, including all attachments, at the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to and made a part of the original Minutes of this meeting.

J-9 Agreement to Continue to Collect All Warren Consolidated Schools Taxes on the Summer Levy

Resolution #2015-01-024-J-9

WHEREAS, The City of Troy has collected 100% of the Warren Consolidated School millage levy on the summer tax bill since the 1994/1995 fiscal year; and

WHEREAS, The Warren Consolidated School District requests that the City of Troy continue to collect 100% of their school millage levy on the summer tax bill;

THEREFORE, BE IT RESOLVED, That Troy City Council **AGREES** to continue to collect 100% of the Warren Consolidated School millage levy on the Summer 2015/2016 fiscal year tax bill, and forward, until a change is requested by the Warren Consolidated School District.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk of the City of Troy are **AUTHORIZED** to sign the attached agreement between the City of Troy and the Warren Consolidated School District concerning the collection of taxes on the summer billing.

BE IT FINALLY RESOLVED, That the City Clerk of the City of Troy shall **FORWARD** a certified copy of this Resolution, and a fully executed original agreement to the Warren Consolidated School District.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

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

M. COUNCIL REFERRALS:

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

M-1 No Council Referrals

N. COUNCIL COMMENTS:

N-1 No Council Comments Advanced

Council Member Henderson thanked City Manager Kischnick and City Staff for the pickleball courts.

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Building Code Board of Appeals-Final – December 3, 2014
 - b) Planning Commission-Final – December 9, 2014
 - c) Building Code Board of Appeals-Draft – January 7, 2015
Noted and Filed
-

O-2 Department Reports:

- a) 2014 Fourth Quarterly Litigation Report
 - b) Individual and Households Assistance Program
Noted and Filed
-

O-3 Letters of Appreciation: None Submitted

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

O-5 Report Regarding Correspondence from Mr. Leroy Nardi - 97 E. Wattles - City Mowing Invoice

Noted and Filed

O-6 Notice of Hearing for the Customers of DTE Electric Company – Case No. U-17767 – Request to Increase Annual Revenues

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. CLOSED SESSION:

Q-1 No Closed Session

R. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:43 PM.

Mayor Dane Slater

M. Aileen Bittner, CMC
City Clerk



CITY COUNCIL AGENDA ITEM

Date: February 2, 2015

To: Brian Kischnick, City Manager

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

Subject: Standard Purchasing Resolution #1: Award to Low Bidder
Contract 14-8 – Section 4 Water Main Replacement – South Side

History

The cast iron water mains in the south half of Section 4, north of Square Lake and west of Livernois (on Canmoor, Herbmooor, Elmoor, Blackwall, Niles, Aspinwall, and Troyvally streets) are over 45 years old and have exceeded their service life. These mains are included in the Water Capital Budget for replacement, as were the cast iron water mains in the north half of Section 4 which were replaced last year.

In the 1970s, Troy changed its water main standard to ductile iron pipe, as required by the Detroit Water and Sewerage Department (DWSD). This project will replace cast iron mains with the more durable ductile iron pipe and upsize them to meet current 8" minimum pipe size and fire flow standards. This project will significantly reduce costly main breaks that are common with older, cast iron water mains. The work will include replacing all 6" and 8" mains with 8" and 12" ductile iron water mains. The project is anticipated to start in March and be completed by December.

Purchasing

Bids were received and publicly read on January 28, 2015. Nine (9) bids were received, with only \$46,546.50 or 1.4% separating the first and third low bidder. The low bid of \$3,299,267.50 was submitted by Teltow Contracting, Inc. as shown in the attached tabulation of bids. The engineer's estimate for the project was \$3,100,000. The low bid is therefore \$199,267 or 6.0% higher than the engineer's estimate.

Engineering staff talked with the contractors and reviewed the plans, specifications and bids to try to determine the reasons for higher prices this year.

The plans and specifications were found in order. There was nothing materially different than the water main project that was done last year.

Among the reasons for higher prices cited by contractors are a shortage of trucking and higher equipment replacement costs. The economy is improving, there are fewer trucking companies due to companies that went out of business during the recession, there's a higher demand for trucking caused in part by the emerging arena district projects in Detroit and there are higher equipment costs



CITY COUNCIL AGENDA ITEM

due to pent up demand for replacing old equipment. Higher bid prices were found in work items such as pavement removal, aggregate road base, topsoil and sod materials, water main and drain pipe materials, all of which contain trucking and construction equipment as significant components of their cost. These higher costs were especially difficult to estimate since this contract was the first significant water main contract to be bid in the metro region this year. There are no other projects with which to compare prices.

Financial

Funds for this work are included in the Water Fund. The budgeted amount includes funds for construction, inspection and contingencies.

Recommendation

It is recommended that City Council award a contract for the Section 4 Water Main Replacement – South Side project to Teltow Contracting, Inc., 4678 Meldrum Road, Casco, MI 48064 for their low total bid amount of \$3,299,267.50. In addition, we are requesting authorization to approve additional work, if needed, not to exceed 15% of the original project cost due to unknown conflicts with existing underground utilities that may arise during construction. The award is contingent upon submission of proper proposal and bid documents, including insurance certificates, bonds and all specified requirements.

Enterprise funds are being used to fund this project; enterprise funds can only be used for operation, maintenance and improvements to the water system.

BID TABULATION
CONTRACT 14-8
Section 4 Water Main Replacement - South Side
City of Troy
Oakland County, Michigan

Bids Due: January 28, 2015
Project # 14.501.5

Total Bid Amount

Teltow Contracting, Inc.	\$	3,299,267.50
A D J Excavating, Inc.	\$	3,324,345.39 *
V.I.L. Construction, Inc.	\$	3,345,814.00
DiPonio Contracting	\$	3,446,917.00
Fenton Excavating	\$	3,468,428.79 *
Superior Excavating, Inc.	\$	3,521,811.50 *
Bricco Excavating Company, LLC	\$	3,554,497.00
FDM Contracting	\$	3,566,600.00
PAMAR Enterprises	\$	3,976,412.50

* = Corrected By Engineer



CITY COUNCIL ACTION REPORT

January 24, 2015

TO: Brian Kischnick, City Manager

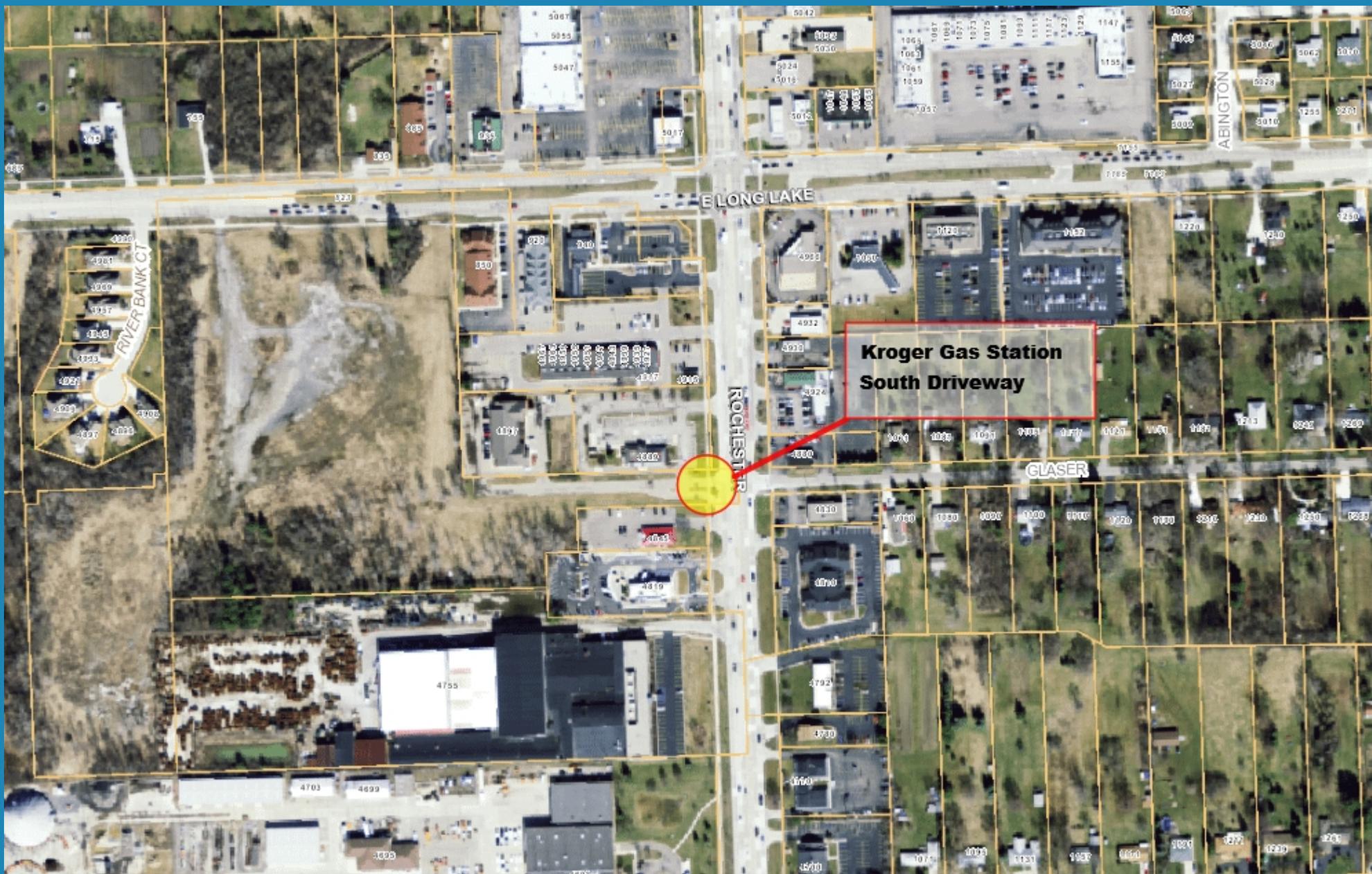
FROM: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer

SUBJECT: Traffic Committee Recommendations and Minutes – January 21, 2015

At the Traffic Committee meeting of January 21, 2015, the following recommendation was made for City Council approval (minutes of the meeting are attached):

3. Request for No Left Turn Sign – Kroger Gas Station – Rochester Road

RESOLVED, that NO changes be made at the southerly driveway to the Kroger gas station site on the west side of Rochester Road.



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

A regular meeting of the Troy Traffic Committee was held Wednesday, January 21, 2015 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Ollie Apahidean
Tim Brandstetter
Ted Halsey
Al Petrulis
Pete Ziegenfelder

Absent: David Easterbrook
Richard Kilmer

Also present: John & Anne Whipple, 1280 Glaser
Roberta Wells, 1368 Glaser
Cliff Dettioff, 1330 Glaser
Eileen Kruper, 1151 Glaser
Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – November 19, 2014

RESOLUTION # 2015-01-01

Moved by Halsey
Seconded by Brandstetter

To approve the November 19, 2014 minutes as printed.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petrulis, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

REGULAR BUSINESS

3. Request for No Left Turn Sign – Kroger Gas Station – Rochester Road

Residents on Glaser request that left turns be prohibited to the Kroger gas station on the west side of Rochester Road at the southerly driveway. Residents report that turning traffic creates conflicts with traffic trying to turn to or from Glaser.

Eileen Kruper of 1151 Glaser supports the installation of a No Left Turn sign at the southerly driveway to the Kroger gas station. She has lived on Glaser for over 40 years and said traffic is very heavy and makes turning to/from Glaser difficult. She reports that cars line up in the center turn lane and impede turning vehicles ability to access Glaser. Ms. Kruper stated that getting out of Glaser is generally not the problem it is the left turn into Glaser that is difficult.

Roberta Wiles of 1368 Glaser does not support the installation of a sign as she said the problem is not isolated to the Kroger gas station. It is rather a problem in this area and may even be worse with McDonalds and Pizza Hut traffic. Ms. Wiles said that a sign would not work and would not solve any problem.

Cliff Dettioff of 1330 Glaser reiterated that a sign would not help. Mr. Dettioff states that the existing Do Not Block Intersection sign on the south side of Glaser is not obeyed and traffic routinely blocks the Glaser intersection. He also stated that left turns into Glaser are difficult.

Anne Whipple of 1330 Glaser agrees that the sign would not stop or prevent the issue with center turn lane conflicts and that the sign would do and mean nothing. She supports a boulevard cross section from Wattles to Long Lake and believes this would be the solution to the issues in this area as all turns would be indirect.

John Whipple of 1330 Glaser echoed the statements made previously and added that drivers turn left out of the southerly driveway even though it is signed "Turn Right Only" and there is a physical barrier in the center of the driveway to force traffic to the right (porkchop). He believes that there needs to be more police presence.

Sgt. Szuminski responded that the law prohibits using the center turn lane as a passing lane. Sgt. Szuminski went on to explain that with the reduction in police staff that they are not able to police all areas, especially during peak hours when issues are the greatest. The police officers on the road must respond to higher priority calls and/or address other areas of the city that have more significant issues.

Ms. Wells added that traffic from the other businesses in this area are all using the center turn lane as a passing/acceleration lane further exacerbating the problem. She is very concerned that when Marinelli's is occupied the issue will become even worse.

There was also discussion of the large vacant parcel of property adjacent to DPW and behind Versatube and what might go in there and the impact that could have on traffic.

Mr. Halsey discussed Crooks at Big Beaver that has similar issues with turning traffic. This area has been reviewed numerous times and there has been no good solution found. He discussed the difficulty in placing a sign that would be visible for traffic looking to access the Kroger gas station. He agreed that Kroger gas station is not the only problem in this area.

Mr. Apahidean agreed that the problem is greater than just at Kroger. He added that Rochester, from Long Lake to 1,000' south is the problem. Mr. Apahidean discussed that

an operational change to private site access must be warranted based on data, such as crash data. He noted that there were three (3) crashes in 2013 and three (3) crashes in 2014 in this segment. He further reviewed additional crash data and stated that from 2011-2013 there was only one (1) documented crash (UD-10) from the Kroger site to Rochester Road. There have been no documented crashes involving the southerly driveway. He found that there have been more frequent crashes at the McDonalds site. It is difficult to claim a safety issue with no crashes to base it on. Mr. Apahidean said that it is difficult to quantify "close calls".

Mr. Brandstetter was concerned that if you eliminated left turns into the southerly driveway that drivers would be forced to only use the northerly driveway to the Kroger gas station. This would cause more vehicles to stack in the center turn lane waiting for gaps in southbound Rochester road traffic. This could potentially create one solid line of vehicles stacking in the center turn lane rather than the two (2) "stacks" of vehicles that provides somewhat of a gap for turning traffic.

Sgt. Szuminski responded to a question about drivers cutting through private property. It is illegal to cut through private property if you are doing it to avoid a traffic control device (i.e. the Stop sign at Glaser).

RESOLUTION # 2015-01-02

Moved by Petrulis

Seconded by Brandstetter

RESOLVED, that NO changes be made at the southerly driveway to the Kroger gas station site on the west side of Rochester Road.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petrulis, Ziegenfelder)

NO: None

ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

4. Public Comment

A discussion regarding the long range plan for this area was discussed. A project is currently included in the city's 6-year CIP with federal funding available in 2019. This project would widen and reconstruct Rochester Road from the current 5-lane cross section to a 6-lane boulevard from north of Wattles to north of Big Beaver.

All agreed this would be the preferred option as all turns would then be indirect and the turning conflicts would be removed. There are some issues that the city is reviewing currently as crash history and traffic volumes need to be addressed based on current and future projected traffic growth rates. Impacting the traffic volumes are previous widening projects as well as upcoming widening projects on John R and Dequindre Roads.

5. Other Business

The Traffic Engineer provided an update on the future reconstruction and widening projects on John R, Dequindre, Livernois and Rochester Roads.

6. Adjourn

The meeting adjourned at 8:35 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Deputy City Engineer/Traffic Engineer



CITY COUNCIL AGENDA ITEM

Date: January 29, 2015

To: Brian Kischnick, City Manager

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

Subject: Request for Acceptance of Two Warranty Deeds and Four Permanent Easements from Brooke View Development, Inc., Sidwell #88-20-01-476-063

History

As part of the development of a parcel located in the southeast $\frac{1}{4}$ of Section 1, west of Dequindre Road and north of Square Lake, the Engineering department has received two warranty deeds for right-of-way and a detention pond, and four permanent easements for storm sewers and surface drainage, landscaping and non-access greenbelt, a clear vision triangle, and public utilities from Brooke View Development, Inc., owner of the property having Sidwell #88-20-01-476-063.

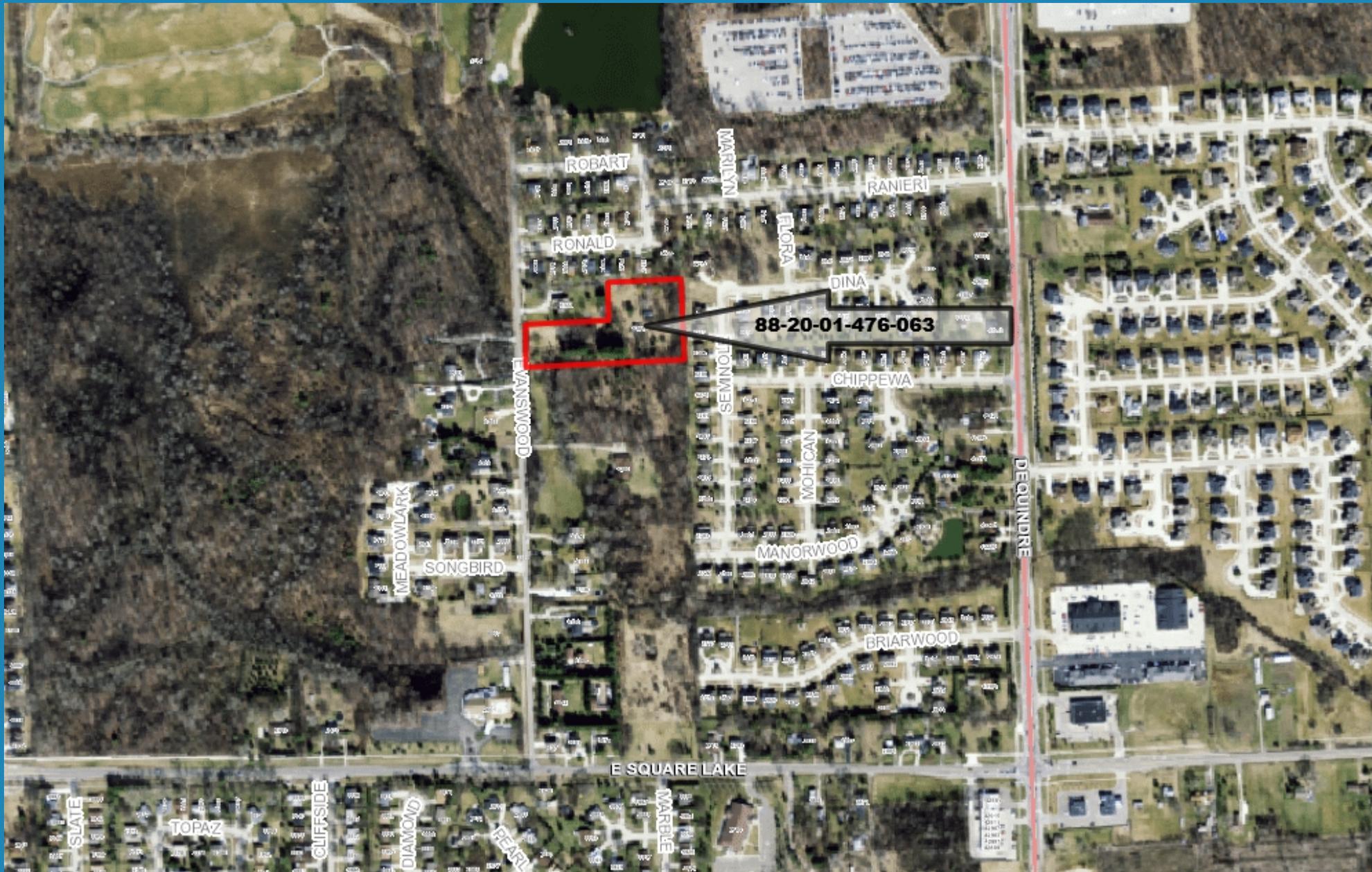
The format and content of these warrant deeds and easements is consistent with conveyance documents previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached warrant deeds and permanent easements consistent with our policy of accepting right of way, detention ponds and easements for development and improvement purposes.



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

WARRANTY DEED

Sidwell # 88-20-01-476-063 (part of)
Resolution #

The Grantor(s) BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, whose address is: 930 West Eleven Mile, Madison Heights, MI 48071 convey(s) and warrant(s) to the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 28th day of January, 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature]
Christopher Lewis Barr
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, on behalf of the corporation.

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

[Signature]
Notary Public, _____ County, MI
My commission expires: _____
Acting _____ County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-01-476-063 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"
DESCRIPTION OF RIGHT-OF-WAY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063) ,

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF RIGHT-OF-WAY:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED); THENCE S89°23'03"W 125.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°23'03"W 60.00 FEET; THENCE N00°36'57"W 97.94 FEET; THENCE 14.14 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9.00 FEET AND A CHORD BEARING N45°36'57"W 12.73 FEET; THENCE S89°23'03"W 73.28 FEET; THENCE 19.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,970.00 FEET AND A CHORD BEARING S89°06'03"W 19.49 FEET; THENCE S88°49'02"W 336.65 FEET; THENCE N00°05'51"E 60.01 FEET; THENCE N88°49'02"E 335.31 FEET; THENCE 20.09 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,030.00 FEET AND A CHORD BEARING N89°06'03"E 20.09 FEET; THENCE N89°23'03"E 43.48 FEET; THENCE 23.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING N73°48'24"E 23.63 FEET; THENCE 159.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING S45°36'57"E 116.51 FEET; THENCE 23.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 44.00 FEET AND A CHORD BEARING S14°57'42"W 23.63 FEET; THENCE S00°36'57"E 68.14 FEET TO THE POINT OF BEGINNING. CONTAINING 0.872 ACRES OF LAND.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

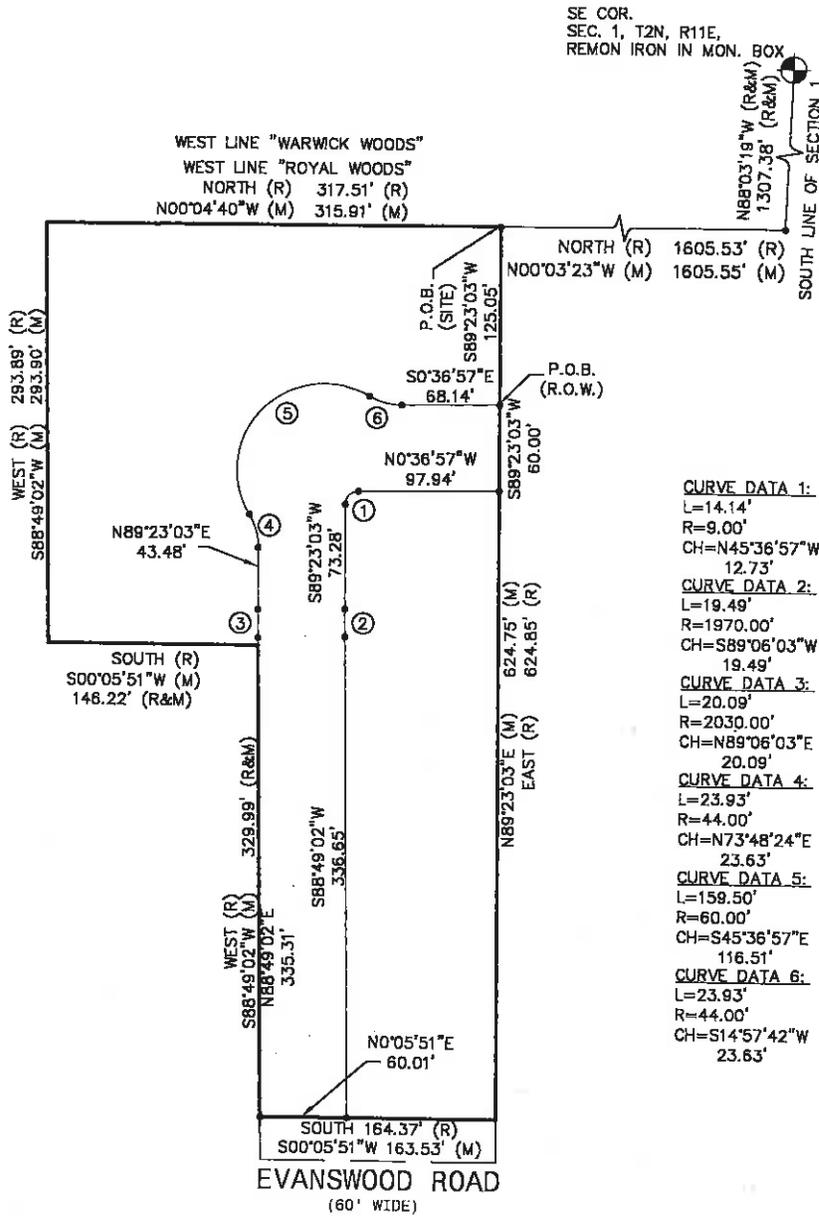


FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

EXHIBIT "A"

SKETCH OF RIGHT-OF-WAY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CURVE DATA 1:

L=14.14'
R=9.00'
CH=N45°36'57"W 12.73'

CURVE DATA 2:

L=19.49'
R=1970.00'
CH=S89°06'03"W 19.49'

CURVE DATA 3:

L=20.09'
R=2030.00'
CH=N89°06'03"E 20.09'

CURVE DATA 4:

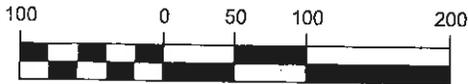
L=23.93'
R=44.00'
CH=N73°48'24"E 23.63'

CURVE DATA 5:

L=159.50'
R=60.00'
CH=S45°36'57"E 116.51'

CURVE DATA 6:

L=23.93'
R=44.00'
CH=S14°57'42"W 23.63'



GRAPHIC SCALE
1 inch = 100 ft.



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 1 OF 2
SCALE 1" = 100'	DRAWN BY M.J.B.	CHECKED BY T.D.

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WARRANTY DEED

Sidwell # 88-20-01-476-063 (part of)
Resolution #

The Grantor(s) BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, whose address is: 930 West Eleven Mile, Madison Heights, MI 48071 convey(s) and warrant(s) to the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road., Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 28th day of January 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature]
Christopher Lewis Barr
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January 2015, by Christopher Lewis Bar, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, on behalf of the corporation.

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

[Signature]
Notary Public, _____ County, MI
My commission expires: _____
Acting _____ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

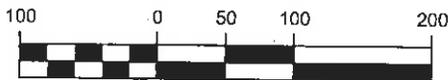
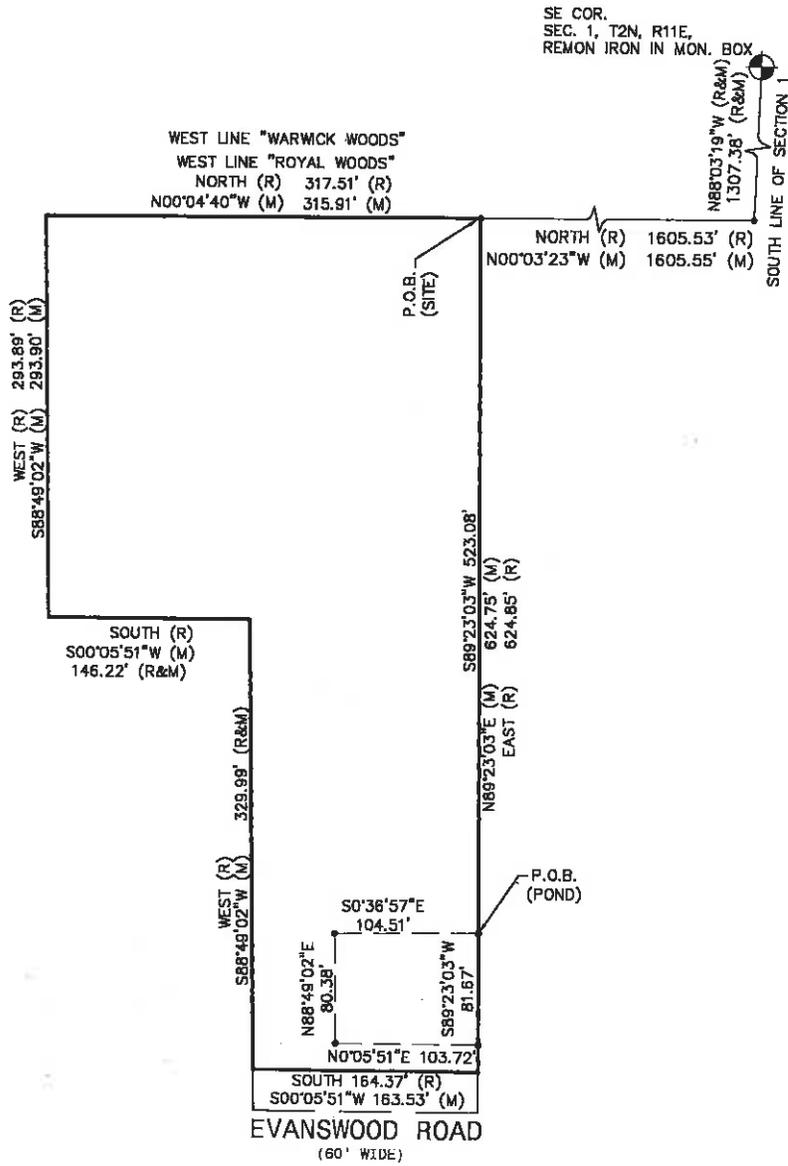
Tax Parcel #88-20-01-476-063 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF DETENTION POND AREA DEEDED TO THE CITY OF TROY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



GRAPHIC SCALE
1 inch = 100 ft.



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 1 OF 2
SCALE 1" = 100'	DRAWN BY M.J.B.	CHECKED BY T.D.

FAZAL KHAN & ASSOCIATES, INC.
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EXHIBIT "A"
**DESCRIPTION OF DETENTION POND AREA DEEDED TO THE CITY
 OF TROY**

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF DETENTION POND AREA DEEDED TO THE CITY OF TROY:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED); THENCE S89°23'03"W 523.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°23'03"W 81.67 FEET; THENCE N00°05'51"E 103.72 FEET; THENCE N88°49'02"E 80.38 FEET; THENCE S00°36'57"E 104.51 FEET TO THE POINT OF BEGINNING. CONTAINING 0.194 ACRES OF LAND.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.



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WWW.FAZALKHAN.COM

PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed one signature(s) this 28th day of January A.D. 2015.

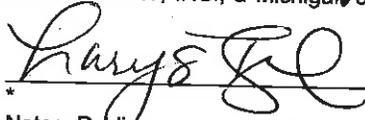
BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By  (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.

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


Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

EXHIBIT "A"

DESCRIPTION OF STORM SEWER AND SURFACE DRAINAGE EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF STORM SEWER AND SURFACE DRAINAGE EASEMENT:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING (1); THENCE CONTINUING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED); THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED); THENCE S.00°05'51"W 136.22 FEET; THENCE N88°49'02"E 5.10 FEET; THENCE 6.91 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,040.00 FEET AND A CHORD BEARING N88°54'51"E 6.91 FEET; THENCE N00°05'53"E 124.23 FEET; THENCE N88°49'02"E 269.93 FEET; THENCE S00°04'40"E 303.80 FEET; THENCE N89°23'03"E 12.00 FEET TO THE POINT OF BEGINNING (1).

ALSO COMMENCING AT THE POINT OF BEGINNING (1); THENCE S89°23'03"W 205.05 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUING S89°23'03"W 318.03 FEET; THENCE N00°36'57"W 12.00 FEET; THENCE N89°23'03"E 318.03 FEET; THENCE S00°36'57"E 12.00 FEET TO THE POINT OF BEGINNING (2).

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

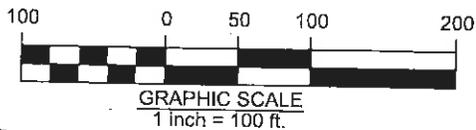
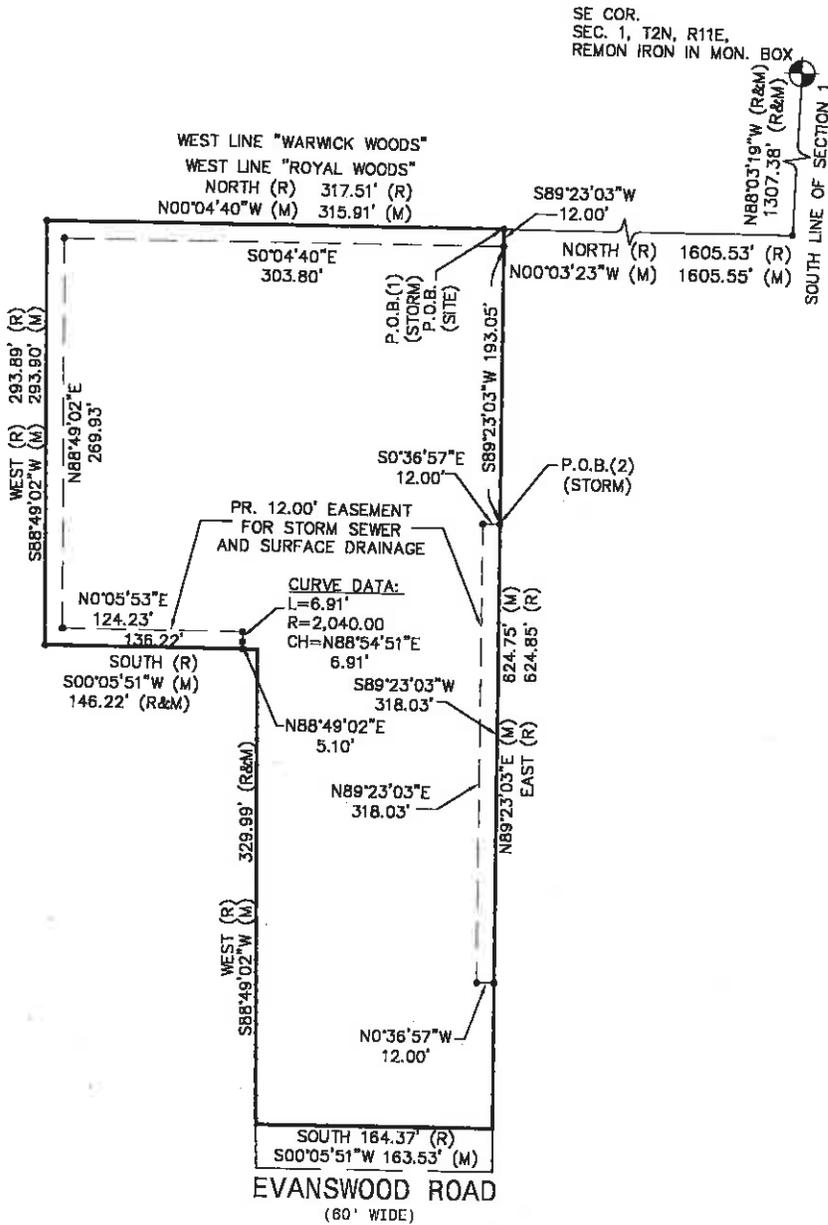


FAZAL KHAN & ASSOCIATES, INC.
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 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

EXHIBIT "A"

SKETCH OF STORM SEWER AND SURFACE DRAINAGE EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE 1" = 100'	DATE 04-04-14	SHEET 1 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

FAZAL KHAN & ASSOCIATES, INC.
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 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **landscaping & non-access greenbelt**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

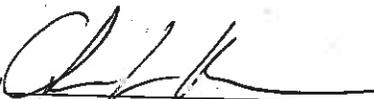
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed one signature(s) this 28TH day of JANUARY A.D. 2015.

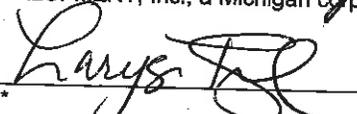
BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By  (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, Inc., a Michigan corporation on behalf of said corporation.

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


Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

EXHIBIT "A"

DESCRIPTION OF NON-ACCESSIBLE GREENBELT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF NON-ACCESSIBLE GREENBELT:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED); THENCE S89°23'03"W 604.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°23'03"W 20.00 FEET; THENCE N00°05'51"E 103.52 FEET; THENCE N88°49'02"E 20.00 FEET; THENCE S00°05'51"W 103.72 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DR. WVN BY M.J.B.	CHECKED BY T.D.

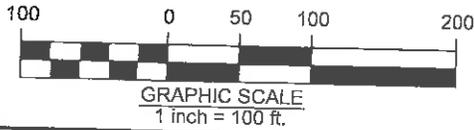
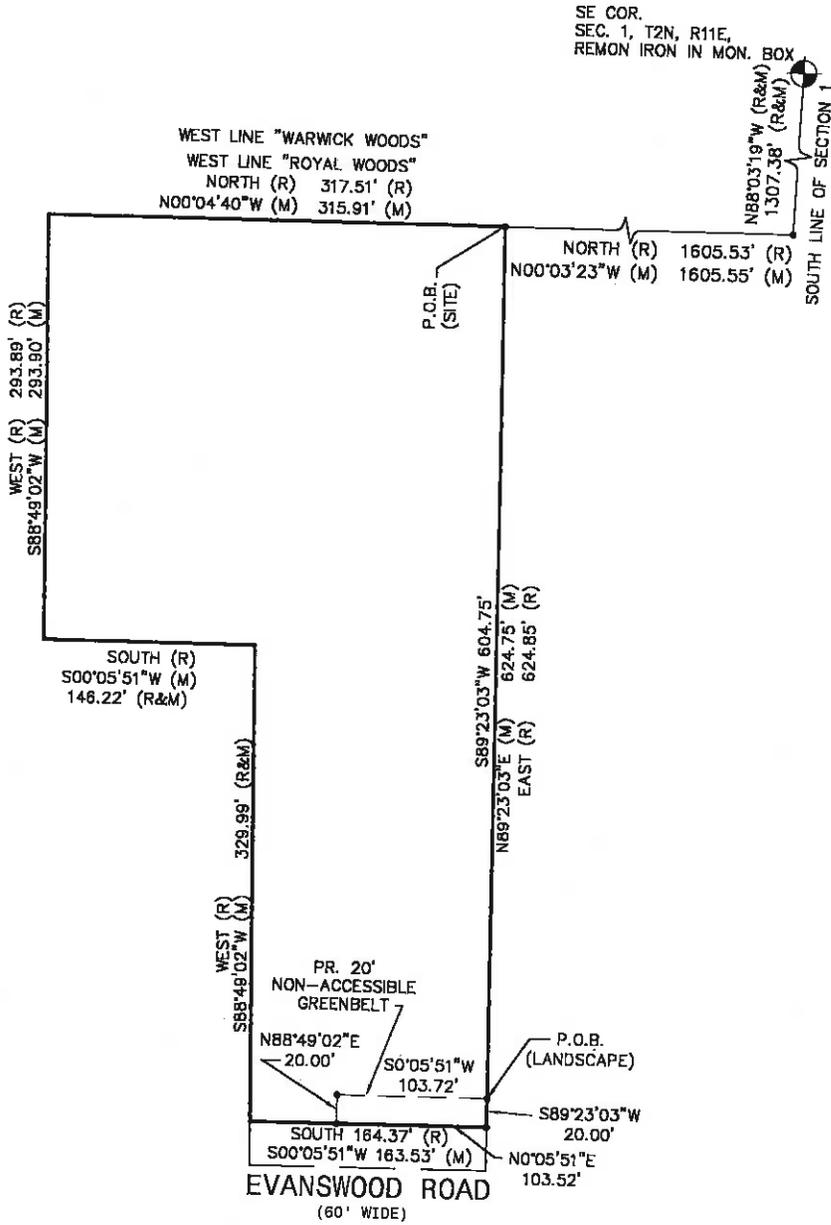


FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

EXHIBIT "A"

SKETCH OF NON-ACCESSIBLE GREENBELT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE 1" = 100'	DATE 04-04-14	SHEET 1 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.



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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace a **clear vision triangle**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed one signature(s) this 28TH day of JANUARY, A.D. 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature] (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.

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

[Signature]
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

EXHIBIT "A"

DESCRIPTION OF EASEMENT FOR 25' CLEAR VISION TRIANGLE

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

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SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

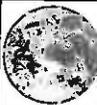
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ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

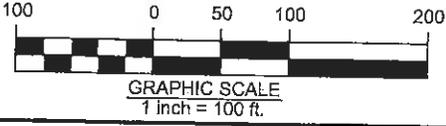
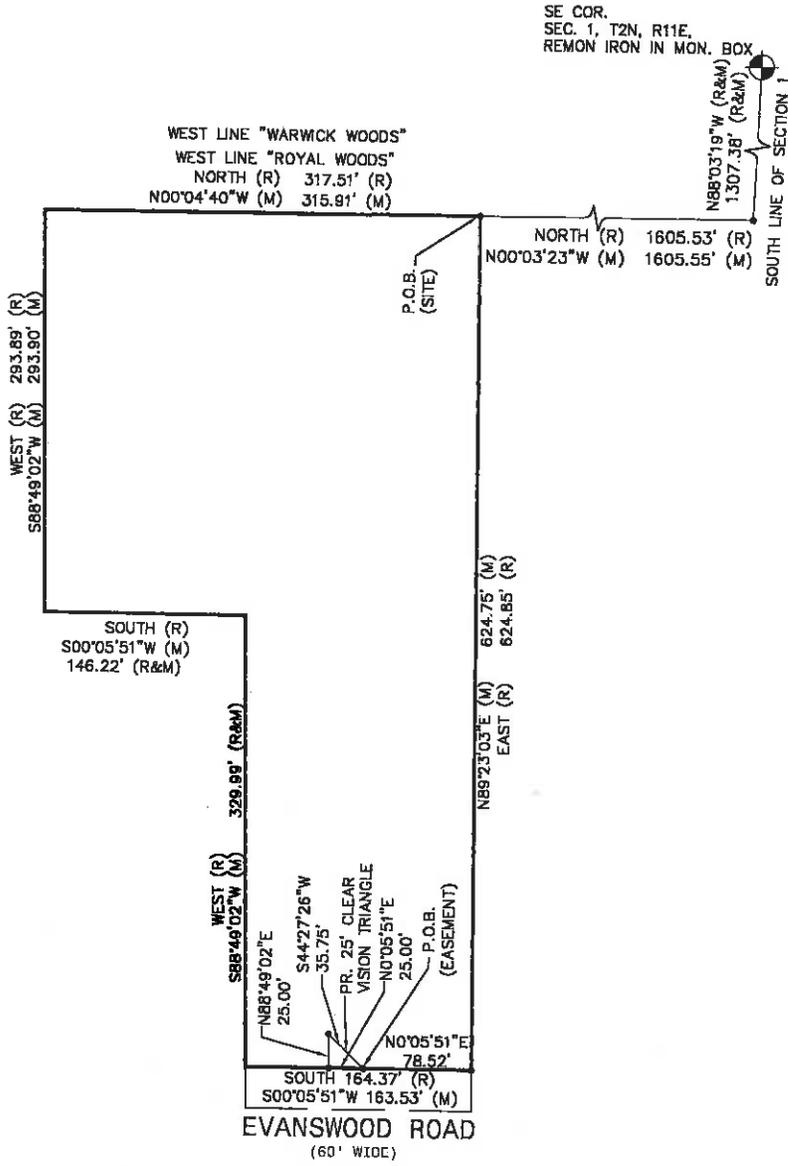
CLIENT	PROJECT NO.	FIELD BOOK
BROOK VIEW DEVELOPMENT, INC.	13-021C	000
SCALE	DATE	SHEET
NO SCALE	04-04-14	2 OF 2
	DRAWN BY	CHECKED BY
	M.J.B.	T.D.



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CIVIL ENGINEERS & LAND SURVEYORS
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EXHIBIT "A"

SKETCH OF EASEMENT FOR 25' CLEAR VISION TRIANGLE
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CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE: 1" = 100'	DATE 04-04-14	SHEET 1 OF 2
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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **public utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

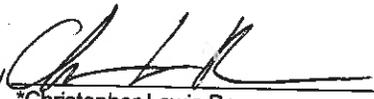
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

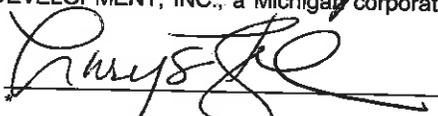
IN WITNESS WHEREOF, the undersigned hereunto affixed one signature(s) this 28TH day of JANUARY A.D. 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By  (L.S.)
Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.


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

Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

EXHIBIT "A"

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CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 2 OF 3
SCALE NO SCALE	DRAWN BY M.J.B.	CHECKED BY T.D.



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ALSO COMMENCING AT THE POINT OF BEGINNING (1) THENCE S89°23'03"W 70.00 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUING S89°23'03"W 20.00 FEET; THENCE N00°36'57"W 86.94 FEET; THENCE S89°23'03"W 62.28 FEET; THENCE 19.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,950.00 FEET AND A CHORD BEARING S89°06'03"W 19.30 FEET; THENCE S88°49'02"W 236.46 FEET; THENCE N00°36'57"W 20.00 FEET; THENCE N88°49'02"E 236.27 FEET; THENCE 19.49 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,970.00 FEET AND A CHORD BEARING N89°06'02"E 19.49 FEET; THENCE N89°23'03"E 73.28 FEET; THENCE 14.14 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 9.00 FEET AND A CHORD BEARING S45°36'57"E 12.73 FEET; THENCE S00°36'57"E 97.94 FEET TO THE POINT OF BEGINNING (2).

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 3 OF 3
	DRAWN BY M.J.B.	CHECKED BY T.D.

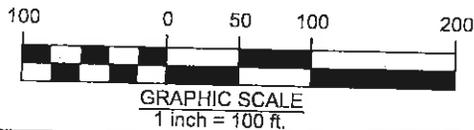
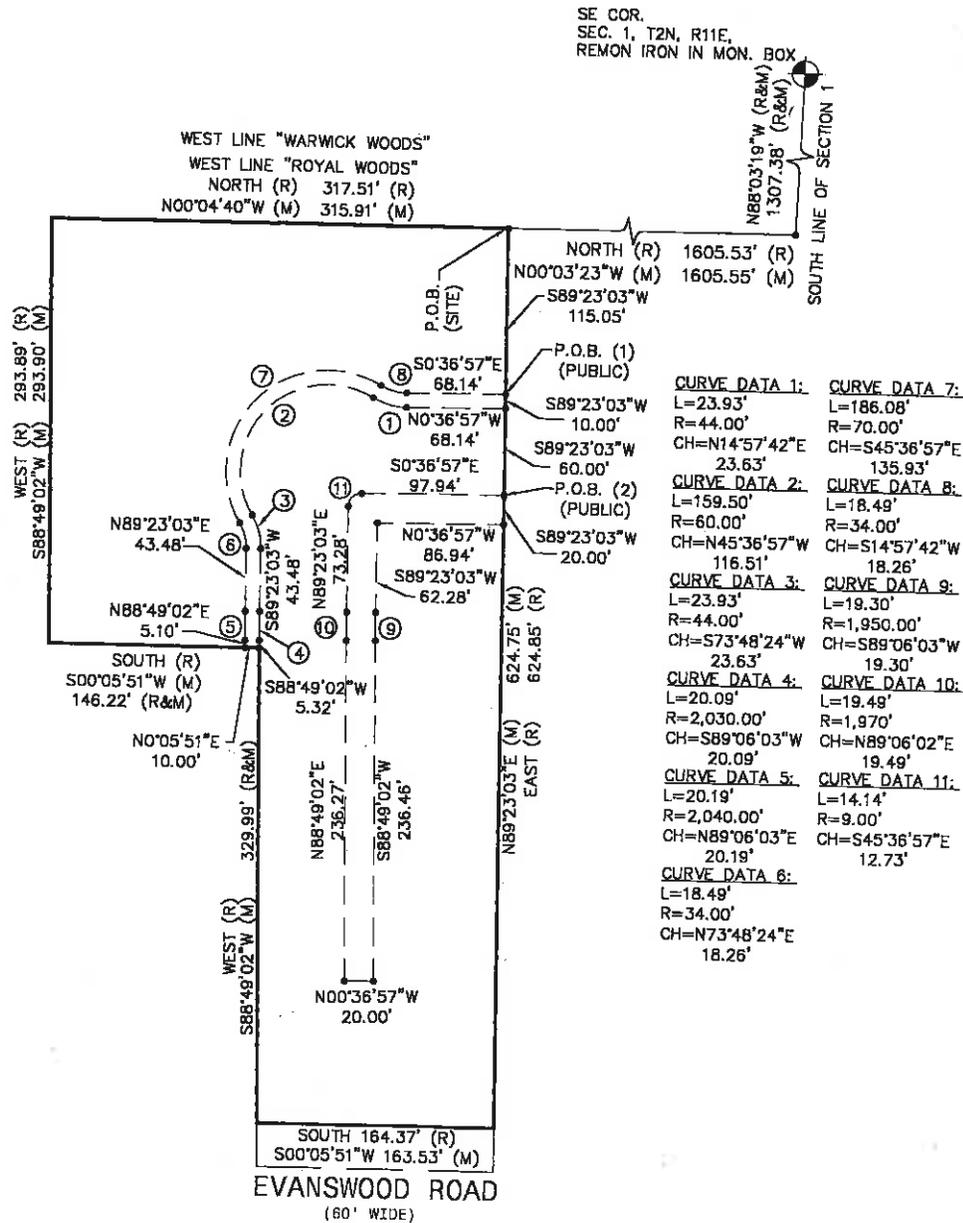


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EXHIBIT "A"

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WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
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CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
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CITY COUNCIL ANNOUNCEMENT PUBLIC HEARING

Date: February 9, 2015

To: Brian Kischnick, City Manager

From: Tom Darling, Director of Financial Services
Nino Licari, City Assessor

Subject: Announcement of Public Hearings for Industrial Development District (IDD) and Industrial Facilities Exemption Certificate (IFEC) for HTC Global Services, 100 E. Big Beaver

Background

HTC Global Services has purchased the building at 100 E. Big Beaver, under a holding company. They will lease back the building from this company. They are in the process of renovating the facility for a new development center for engineering and medical applications. The building has been mostly vacant for several years, and is need of extensive renovations.

They will invest over \$1.7 million in renovations and equipment. They also expect to add 200 new jobs at this facility in addition to the 110 people they currently employ.

In November of 2013 they submitted a Letter of Intent to apply for tax abatement at the site. In December of 2014 they clarified their initial letter.

They have applied to have an Industrial Development District established at the site so that they may apply for personal property tax abatement for an 8 year period (after completion). If granted, they will save approximately \$36,700 on their overall tax bill. Of that amount, \$12,256 would be City tax savings.

Recommendation

State law dictates that Public Hearings must be held for both the establishment of the District, and the granting of an abatement. The District must be established before any abatement can be given.

This memo serves as notification that these two Public Hearings will be held on February 23, 2015.

CITY OF TROY
PUBLIC HEARING

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, February 23, 2015, at 7:30 P.M. to consider the establishment of an Industrial Development District (IDD) and the granting of an Industrial Facilities Exemption Certificate (IFEC) for HTC Global Services., at the following location:

88-20-27-101-060 100 E. Big Beaver, Troy, MI. 48083-1204
T2N, R11E, Section 27, Frost Sunny Acres, Part of Lots 1 and 3, and Lots 4 through 9

You may express your comments regarding this matter by writing to this office, or by attending the Public Hearing.

M. Aileen Bittner, City Clerk

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@ci.troy.mi.us or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

TROY SCHOOL DISTRICT
Attn: BUSINESS ADMIN
4400 LIVERNOIS
TROY MI 48098-4799

OAKLAND COMMUNITY COLLEGE
CLARENCE E BRANTLEY
2480 OPDYKE
BLOOMFIELD HILLS MI 48304-2266

OAKLAND INTERMEDIATE SCHLS
2111 PONTIAC LAKE
WATERFORD MI 48328

OAKLAND COUNTY PTA
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

OAKLAND CO EQUALIZATION
Attn: DAVID HIEBER
250 ELIZABETH LAKE RD 1000 W
PONTIAC MI 48341

OAKLAND COUNTY ZOO AUTH'Y
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

HTC GLOBAL SERVICES
Attn: LAURIE MARIA
3270 W BIG BEAVER
TROY MI 48084

OAKLAND COUNTY ART AUTH'Y
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

Chair Saeger called the Animal Control Appeal Board meeting to order at 7:00 p.m. on November 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Present:

Patrick Carolan
Al Petrulis
Jayne Saeger
Gretchen Waters

Also Present:

Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney
Sergeant Michael Szuminski, Troy Police Department

2. APPROVAL OF AGENDA

All present agreed to agenda as proposed with the addition of discussion on Animal Control Appeal Board 2015 meeting date schedule.

3. APPROVAL OF MINUTES

Moved by Petrulis
Second by Carolan

RESOLVED, to approve the September 24, 2014 meeting minutes.

Yes: All

MOTION PASSED

4. HEARING OF CASE

- A. WAIVER REQUEST, VINCENT DEPAUW, 1641 E. WATTLES – In order to keep 10 chickens, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately .735 acres in size. Animal Ordinance Section 90.70.20 (f).

Mr. Evans summarized the case for the Board. Mr. DePauw advised the Board that chickens have been present on the property since 2011. His neighbors have told him that they have no issues with the chickens. He was not aware a permit to have the chickens was required, so when the City Inspector advised him of such, he immediately applied.

The public hearing was opened.

There was no one present. Mr. Evans advised the City received one letter recommending approval, from 1661 E. Wattles, the next door neighbor.

Chair Saeger closed the public hearing.

In response to Board member questions, Mr. DePauw confirmed there would be 10 chickens, no roosters, and advised the approximate ages of the chickens. Mr. DePauw requested the Board allow the chickens to be free range, as his yard has fences on several sides, and neighbors on either side do not object.

The Board confirmed that there were no other public comments and discussed the potential merits of allowing the chickens to be free range.

Motion by: Waters
Second by: Petruilis

RESOLVED to grant the request allowing the chickens to be free range when not in the shed/pen shown in the application, disallowing any roosters, with a maximum of 10 chickens.

Yes: All

MOTION PASSED

5. OTHER BUSINESS

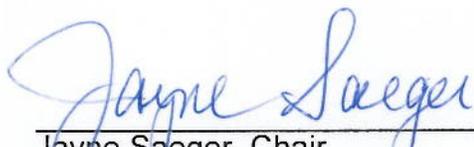
The Board agreed on proposed 2015 meeting dates.

Ms. Lancaster advised that the City Attorney extends an offer to speak to the Board regarding the Open Meetings Act, Freedom of Information Act, or on any questions or concerns the Board may have. Chair Saeger advised the Board to consider this request and to forward questions or concerns to City Staff.

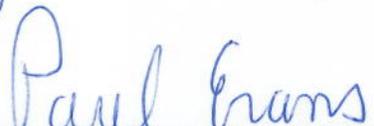
6. ADJOURNMENT

The Animal Control Appeals Board meeting ADJOURNED at 7:40 p. m.

Respectfully submitted,



Jayne Saeger, Chair



Paul Evans, Zoning and Compliance Specialist

A regular meeting of the Troy Traffic Committee was held Wednesday, November 19, 2014 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Ollie Apahidean
Tim Brandstetter
Ted Halsey
Al Petrulis
Pete Ziegenfelder

Absent: David Easterbrook
Richard Kilmer

Also present: Steve Brandimore, Safe-Ed
Remo Roncone, Troy High School
Cornecut Rus, 329 Cherry Creek, Sterling Heights, MI 48314
Suresh Gummadi, 5961 Niles
Geetharani Balakrishnan, 5977 Niles
Travis Schmidt, 4201 Beach
Robert Lindh, 8800 23 Mile
Dan and Susan Elsea, 2555 Amherst
Zoryana Lisnea, 5993 Niles
Lori Grigg Bluhm, City Attorney
Mitch Grusnick, Building Official/Code Officer
Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – September 17, 2014

RESOLUTION # 2014-11-30

Moved by Kilmer
Seconded by Petrulis

To approve the September 17, 2014 minutes as printed.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petrulis, Ziegenfelder)
NO: None
ABSENT: 1 (Easterbrook, Kilmer)

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 6097 Evanswood – Sidwell #88-20-01-451-011

Victoria Rus requests a sidewalk waiver for the sidewalk at 6097 Evanswood (Sidwell #88-20-01-451-011). Ms. Rus states that “the area along Evanswood is in a flood plain and part of the Plum Creek Drain. The road ditch would need to be enclosed and 203.5 c.y. of fill is required. Site does not have enough room to balance the fill.” Mr. Robert Lindh of Urban Land Consultants is acting on the property owner’s behalf relative to the request.

Mr. Lindh was in attendance at the meeting and discussed issues relative to the floodplain and the impact on the site. He stated that it will require 203 yards of fill to balance the work in the floodplain assuming the sidewalk were to be set at the typical 6” above the road. Mr. Lindh further stated that the installation of the driveway requires approximately 38 yards of material to be excavated. The sidewalk could be moved further to the west to reduce the impact to the floodplain and would be pursued by the applicant should the waiver be denied.

There were no other members of the public in attendance at the meeting that spoke on this item.

Traffic Engineering did receive three (3) emails from residents on Evanswood that want the sidewalk installed.

Mr. Ziegenfelder stated that there is existing sidewalk on Evanswood north and south of the property and that sidewalk at 6097 Evanswood would connect to the existing sidewalk to the south.

Mr. Apahidean disclosed that he had a loose family relation to the property owner that was discussed and the Committee determined that there was no conflict of interest.

Mr. Halsey stated that the Traffic Committee’s policy has been typically to deny a sidewalk waiver if a sidewalk connects to other sidewalk in the area.

Mr. Apahidean asked about the additional excavation required and the impact to the property to the north. Mr. Lindh explained that there would be no impact on the property to the north as any floodplain mitigation required would occur on the subject property.

Mr. Brandstetter asked about discussions between Mr. Lindh and the Engineering Department. The Engineering Department has reviewed the proposed grading plan and has met with Mr. Lindh to discussion options for minimizing floodplain impacts. Discussions revolved around maintaining existing elevations in floodplain areas.

Mr. Petruilis asked for clarification on the existing sidewalks on the site. There is an existing sidewalk directly to the south; there is existing sidewalk along Songbird (one lot to the north); and the existing lot to the north is currently in the process of being split by another owner and would be reviewed for sidewalk when a plan in submitted.

RESOLUTION # 2014-11-31

Moved by Halsey
Seconded by Brandstetter

WHEREAS, the Traffic Committee has determined, after a public hearing, that the Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee denies a waiver of the sidewalk requirement for 6097 Evanswood (Sidwell #88-20-01-451-011).

YES: 3 (Brandstetter, Halsey, Ziegenfelder)
NO: 2 (Apahidean, Petrusis)
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

Mr. Lindh asked after the waiver was denied if he could work with Engineering to determine a suitable location for the sidewalk that would minimize floodplain impacts. This was agreed to as the preferred solution.

4. Request for Sidewalk Waiver – 4201 Beach – Sidwell #88-20-18-376-039

Angela Cowlback requests a sidewalk waiver for the sidewalk at 4201 Beach (Sidwell #88-20-18-376-039). Ms. Cowlback states that “there are no other sidewalks on the west side of Beach Road.”

The sidewalk along the frontage of the property (i.e. along Amherst) has already been constructed.

Mr. Mark Calice of 4235 Beach stopped by the Engineering Department to express his opposition to sidewalk installation on Beach Road prior to the meeting. Mr. Calice lives two lots to the south of the subject property and points out that there is no sidewalk on the west side of Beach and he would like that to continue. He further discussed the unique character of Beach and the lack of sidewalks along the majority of its length. His opinion is that sidewalks do not fit a long Beach Road and that they should not be required. Mr. Calice supports a waiver of the sidewalk requirement for 4201 Beach Road.

Mr. Travis Schmidt of 4201 Beach was in attendance at the meeting and discussed the waiver request. Mr. Schmidt stated that there is no sidewalk on the west side of Beach Road between Big Beaver and Square Lake and that this section would be the only installation of sidewalk. The sidewalk would connect to no other sidewalk and would lead to nowhere. The sidewalk would end at the north end of his property and potentially lead users to access his neighbor’s property which could lead to damage to their property and/or be a hazard for users expecting the sidewalk to continue. There are two (2) large black

walnut trees that would have to be removed in order to install the sidewalk.

Ms. Susan Elsea of 2555 Amherst was in attendance at the meeting and spoke in support of the sidewalk waiver. Ms. Elsea stated that there is sidewalk along Amherst Court itself, but there is no existing sidewalk along Beach. The section of sidewalk on Beach would be 90' of sidewalk to nowhere. There is an existing sidewalk along the east side of Beach that can be used, but it does not lead to anywhere either.

Mr. Dan Elsea of 2555 Amherst reiterated comments already made plus he added that the sidewalk would just look out of place and silly as it would be the only section of sidewalk on the west side of Beach.

Mr. Petrulis, who lives on Beach, stated that there is no other sidewalk on the west side of Beach in this area.

Mr. Ziegenfelder asked about any future projects by the City to widen Beach Road and/or to construct sidewalk. There are no plans at this time, other than normal maintenance, for Beach Road.

RESOLUTION # 2014-11-32

Moved by Halsey

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Angela Cowback has requested a waiver of the requirement to construct sidewalk based on no other sidewalks on the west side of Beach Road; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee grants a waiver of the sidewalk requirement for 4201 Beach (Sidwell #88-20-18-376-039).

YES: All 5 (Apahidean, Brandstetter, Halsey, Petrulis, Ziegenfelder)

NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

5. Reconsideration – Request for Sidewalk Waiver – 5961 Niles – Sidwell #88-20-09-227-018
6. Reconsideration – Request for Sidewalk Waiver – 5977 Niles – Sidwell #88-20-09-227-017
7. Reconsideration – Request for Sidewalk Waiver – 5993 Niles – Sidwell #88-20-09-227-016

Victor DeFlorio requested reconsideration of the Committee's denial of his sidewalk waiver request for the sidewalk at 5961 Niles, 5977 Niles and 5993 Niles Street. The requested waivers were denied on a 3-2 vote, with 2 committee members absent.

Mr. DeFlorio states that there are no sidewalks on the street. Mr. DeFlorio also states that due in part to the narrow right of way on this street, the installation of sidewalks at this time would be at a significant financial cost to him, since it would require a removal and replacement of the already poured driveway approaches, re-grading of the property and relocation of water shut off valves.

RESOLUTION # 2014-11-33

Moved by Apahidean
Seconded by Petruslis

WHEREAS, the Traffic Committee passed a resolution at its September 17, 2014 meeting denying a requested sidewalk waiver for the property at 5961 Niles, 5977 Niles and 5993 Niles Street in the City of Troy; and

WHEREAS, this motion was denied on a 3-2 vote, with 2 Committee members being absent; and

WHEREAS, the applicant has subsequently requested the full Committee reconsider this matter, and allow the applicant to an opportunity to present additional information to support his requested reconsideration.

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee **GRANTS** the Applicant's request to reconsider its denial of a sidewalk variance for the property at 5961 Niles, 5977 Niles and 5993 Niles Street in the City of Troy.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petruslis, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

The purchasers of each of these residential properties asked the Traffic Committee to again consolidate the requests, due to the similarities of each request, and the Traffic Committee had no objection to the consolidation of the three separate requests,

RESOLUTION # 2014-11-34

Moved by Apahidean
Seconded by Petruilis

NOW THEREFORE BE IT RESOLVED, that the Traffic Committee **AGREES** to consolidate the requests for reconsideration and sidewalk waiver requests for 5961 Niles, 5977 Niles and 5993 Niles Street, in the City of Troy.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petruilis, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

Ms. Zoryana Lisnea of 5993 Niles was in attendance at the meeting and stated that there is no other sidewalk on Niles Street. A sidewalk would lead to nowhere. She believes that it is detrimental to the property as it has to be placed close to the house due to the narrow right-of-way width and size of the home.

Ms. Geetharani Balakrishnan of 5977 Niles stated that the proposed location for the sidewalk would make it impossible to park a car in the driveway near the garage without impacting sidewalk. She does not want to lose the ability to park her vehicles in the driveway.

Mr. Suresh Gummadi of 5961 Niles commented that there would be no connection to another sidewalk. The proposed location is too close to the house and that it would actually be closer to the house than the road.

Mr. Ziegenfelder said that the sidewalk at 5993 Niles would connect to existing sidewalk along Square Lake Road. He also asked about any plans by the City to widen or improve Niles Street. There are no plans at this time, other than normal maintenance, for Niles. Mr. Ziegenfelder asked about the existing right-of-way width [50'] and if the sidewalk would need to be constructed in an easement.

Mr. Brandstetter stated that the proposed sidewalk would indeed need to be very close to the house and would create a hardship based on the location as a vehicle would have issues parking in the driveway without encroaching on the sidewalk.

Mr. Apahidean also commented on the location of the sidewalk and the hardship it creates

along with the potential safety issue of having parked vehicles near and/or encroaching on the sidewalk which could create an issue for pedestrians or bikers.

Mr. Halsey explained that this is a situation where there was too big of a house built on too small of a lot.

Ms. Bluhm explained that Mr. DeFlorio has agreed to provide a cash deposit commensurate with the cost of installing the sidewalk and has discussed the need for an easement with the property owners.

The property owners agreed at the meeting to provide a recordable easement for each property for possible future sidewalk installation.

RESOLUTION # 2014-11-35

Moved by Apahidean
Seconded by Petrulis

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Victor DeFlorio has requested a waiver of the requirement to construct sidewalk based the lack of other existing sidewalk on Niles Street and also based on the narrowness of the right of way for the property, which makes it more difficult to locate all necessary utilities on the property and would also result in the sidewalk being located less than a car's length from the residence; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED, that contingent upon the City's receipt of recordable easements for each of the properties, granting an easement for possible future sidewalk installation, and also upon the developer's deposit of cash to the City in the amount of \$1,032.50 for 5961 Niles Street; \$1,032.50 for 5977 Niles Street, and \$1,732.050 for 5993 Niles Street, based on a square footage calculation, the Traffic Committee grants a waiver of the sidewalk requirement for 5961 Niles Street (Sidwell #88-20-09-227-018), 5977

Niles Street (Sidwell #88-20-09-227-017), 5993 Niles Street (Sidwell #88-20-09-227-016).

YES: All 5 (Apahidean, Brandstetter, Halsey, Petruilis, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

REGULAR BUSINESS

8. Request for No Left Turn Sign – Northfield Parkway, northbound at the Main Entrance to Troy High School

A temporary traffic control order was issued by the Traffic Engineer on October 24, 2014 based on review and a request from Troy High School Principal, Remo Roncone, in partnership with Steve Brandimore of Safe-Ed LLC and Sergeant Andy Breidenich of the Troy Police Department.

The temporary traffic control order prohibits left turns from northbound Northfield Parkway to the main entrance at Troy High School during the hours of 7:00 AM to 7:30 AM to coincide with the morning arrival, school days only with buses being exempt.

Mr. Remo Roncone, Principal of Troy High School, was in attendance at the meeting and discussed how traffic flow has improved since the signs were placed on November 3. The signs have had the intended impact by keeping bus traffic, student traffic and parents from intermingling, for the most part. By keeping traffic separated, traffic moves much more efficiently and is safer. Mr. Roncone will continue to use his weekly e-mail notice to inform and educate his students and parents on the restrictions.

Mr. Ziegenfelder asked about bus traffic and why they would still be allowed to turn left at the main entrance. Mr. Roncone explained that bus traffic is primarily before 7:00 AM and directed by on-site security. Allowing bus traffic to make left turns to the main entrance allows for them to drop off students and continue on with routes for other schools with minimal delay.

Mr. Apahidean had concerns about northbound Northfield Parkway traffic continuing north and then making a U-turn in the commercial sites to the north so that a right turn could be made at the main entrance. There are no U-turn signs posted north of the driveway and this has not been an issue observed by Troy Police.

Mr. Petruilis asked about the afternoon dismissal time. The afternoon dismissal time is much different due to after school activities. It is not as significant as the morning arrival and is managed by the school.

Mr. Apahidean asked about crash history in this area. There have been two students involved in car/pedestrians crashes. One student was struck last year by a vehicle crossing

Northfield Parkway. The other involved a student crossing Wattles on a bike. Vehicle crashes are not common as the area is so congested in the morning that vehicle speeds are very low.

RESOLUTION # 2014-11-36

Moved by Brandstetter
Seconded by Apahidean

RESOLVED, that the Traffic Committee recommends that a NO LEFT TURN sign be approved for northbound Northfield Parkway which would prohibit left turns to the main entrance at Troy High School during the hours of 7:00 AM to 7:30 AM, school days only, with school bus traffic exempt.

YES: All 5 (Apahidean, Brandstetter, Halsey, Petrulis, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

9. Legal Update by City Attorney Lori Bluhm

City Attorney Bluhm provided a presentation and discussion on Code of Ethics, Conflicts of Interest, Duties of the Traffic Committee, Open Meetings Act, Freedom of Information Act, Traffic Committee By-Laws and Variances.

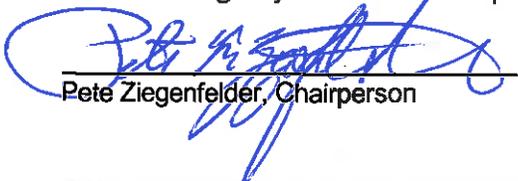
9. Other Business

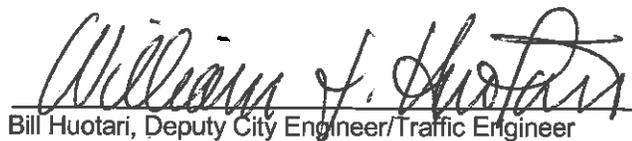
Mr. Ziegenfelder requested that future agenda items such as plot plans be provided as 11" x 17" handouts for better readability.

Mr. Brandstetter asked about an update on the radar speed boards. This will be provided at a meeting in the spring after a re-study has been completed to review before and after speeds.

10. Adjourn

The meeting adjourned at 9:52 p.m.


Pete Ziegenfelder, Chairperson


Bill Huotari, Deputy City Engineer/Traffic Engineer

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 13, 2015 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-01-001

Moved by: Schepke
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-01-002

Moved by: Strat
Seconded by: Krent

RESOLVED, To approve the minutes of the December 9, 2014 Regular meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

Mr. Savidant reviewed the Preliminary Site Plan application. He specifically addressed:

- Project’s relationship with the Master Plan.
- Cross access easement to the east.
- Parking in the rear; 6 bicycle spaces.
- Landscaping/hardscape along Big Beaver.
- Extension of sidewalk from building to connect to parking.
- Transparency requirements.
- Confirmation that all plans are sealed as required.

Mr. Savidant said it is recommended to grant Preliminary Site Plan approval with the conditions as identified in the Carlisle Wortman Associates report dated January 8, 2015.

Present were Tim Ponton of Stonefield Engineering and Design; and Mark Ehgotz and John Galwaa of Saroki Architecture.

Samples of exterior building materials and colors were circulated.

There was discussion on:

- Exterior planters, benches, etc.
- Exterior sign panels; rain screen product.
- Barrier-free building access.
- Stormwater management.
- Exterior dining dimensions.
- Tenancy; restaurant and retail.
- Transparency requirements; enforcement.

Resolution # PC-2015-01-003

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Multi-Tenant Development, located on the northeast corner of Big Beaver and Talbot (335 E. Big Beaver), Section 22, within the BB (Big Beaver Form Based) District, be granted, subject to the following:

1. Confirm that any vegetation within the corner clearance is less than thirty (30) inches in height.
2. Add two (2) street trees along Big Beaver Road.
3. Extend sidewalk from building to the north through easement.
4. Provide material samples, swatches, or manufacturer’s specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Yes: All present (8)

MOTION CARRIED

OTHER BUSINESS

6. **ELECTION OF OFFICERS FOR 2015**

Chair Edmunds opened the floor for nominations of Chair, Vice Chair and Zoning Board of Appeals Representative.

Mr. Krent nominated Donald Edmunds as Chair. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Strat nominated Philip Sanzica for Zoning Board of Appeals Representative. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Hutson nominated Philip Sanzica for Vice Chair. Mr. Strat supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Chair Edmunds announced that the Mayor nominated Padma Kuppa and Ollie Apahidean to serve on the Planning Commission to fill the term vacancy of Mr. Gottlieb and the term expiration of Gordon Schepke.

Chair Edmunds thanked Mr. Schepke for his dedicated service on the Board.

7. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

Mr. Savidant addressed the *Big Beaver Move Across Troy* project that was presented to City Council on January 12, 2015 and the Student Forum to be conducted for the Master Plan that is scheduled on January 19.

Members thanked Mr. Schepke for his service and wished him well in his future endeavors.

The Regular meeting of the Planning Commission adjourned at 7:39 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 13, 2015 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Michael W. Hutson
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2015-01-001

Moved by: Schepke
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-01-002

Moved by: Strat
Seconded by: Krent

RESOLVED, To approve the minutes of the December 9, 2014 Regular meeting as published.

Yes: All present (8)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 1001) – Proposed Multi-Tenant Development, Northeast corner of Big Beaver and Talbot (335 E Big Beaver), Section 22, Currently Zoned BB (Big Beaver) District

Mr. Savidant reviewed the Preliminary Site Plan application. He specifically addressed:

- Project’s relationship with the Master Plan.
- Cross access easement to the east.
- Parking in the rear; 6 bicycle spaces.
- Landscaping/hardscape along Big Beaver.
- Extension of sidewalk from building to connect to parking.
- Transparency requirements.
- Confirmation that all plans are sealed as required.

Mr. Savidant said it is recommended to grant Preliminary Site Plan approval with the conditions as identified in the Carlisle Wortman Associates report dated January 8, 2015.

Present were Tim Ponton of Stonefield Engineering and Design; and Mark Ehgotz and John Galwaa of Saroki Architecture.

Samples of exterior building materials and colors were circulated.

There was discussion on:

- Exterior planters, benches, etc.
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- Stormwater management.
- Exterior dining dimensions.
- Tenancy; restaurant and retail.
- Transparency requirements; enforcement.

Resolution # PC-2015-01-003

Moved by: Sanzica

Seconded by: Strat

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Multi-Tenant Development, located on the northeast corner of Big Beaver and Talbot (335 E. Big Beaver), Section 22, within the BB (Big Beaver Form Based) District, be granted, subject to the following:

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4. Provide material samples, swatches, or manufacturer’s specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

Yes: All present (8)

MOTION CARRIED

OTHER BUSINESS

6. **ELECTION OF OFFICERS FOR 2015**

Chair Edmunds opened the floor for nominations of Chair, Vice Chair and Zoning Board of Appeals Representative.

Mr. Krent nominated Donald Edmunds as Chair. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Strat nominated Philip Sanzica for Zoning Board of Appeals Representative. Mr. Hutson supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Mr. Hutson nominated Philip Sanzica for Vice Chair. Mr. Strat supported the nomination. There were no further nominations placed on the floor.

Roll Call vote on the nomination on the floor.

Yes: All present (8)

MOTION CARRIED

Chair Edmunds announced that the Mayor nominated Padma Kuppa and Ollie Apahidean to serve on the Planning Commission to fill the term vacancy of Mr. Gottlieb and the term expiration of Gordon Schepke.

Chair Edmunds thanked Mr. Schepke for his dedicated service on the Board.

7. PUBLIC COMMENT – Items on Current Agenda

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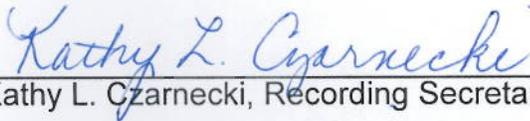
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Respectfully submitted,



Donald Edmunds, Chair

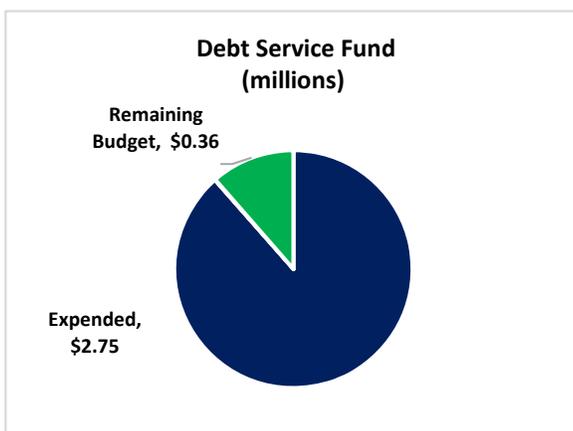
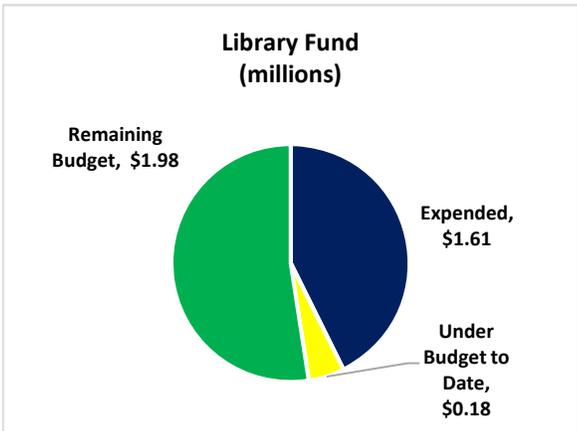
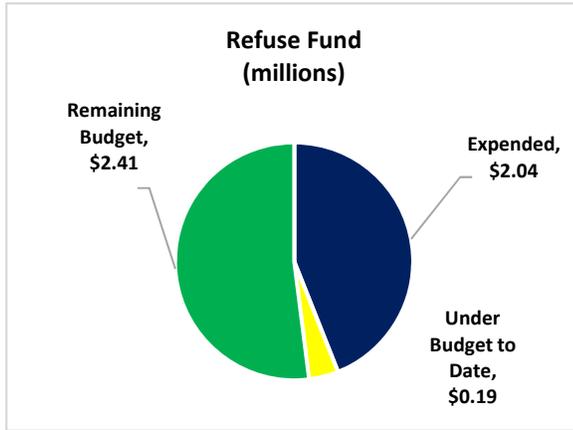
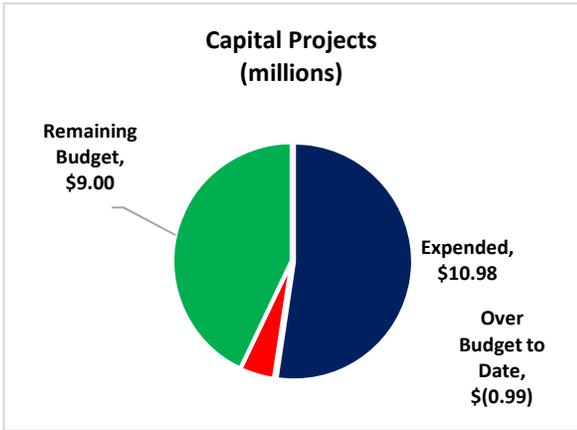
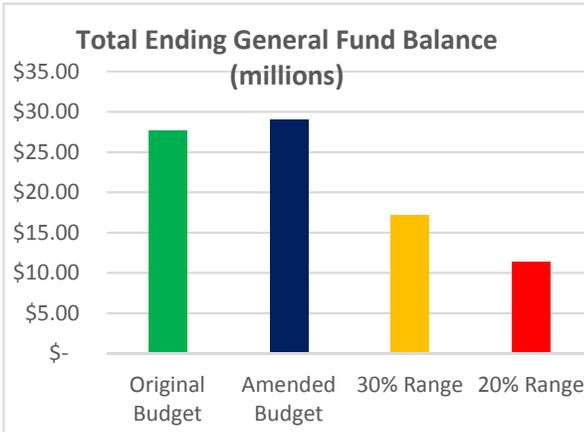
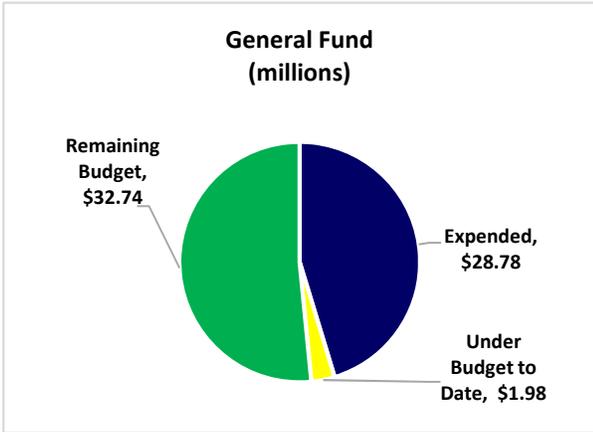


Kathy L. Czarnecki, Recording Secretary

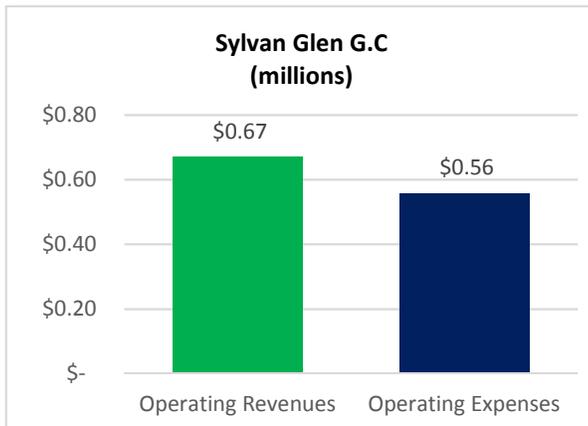
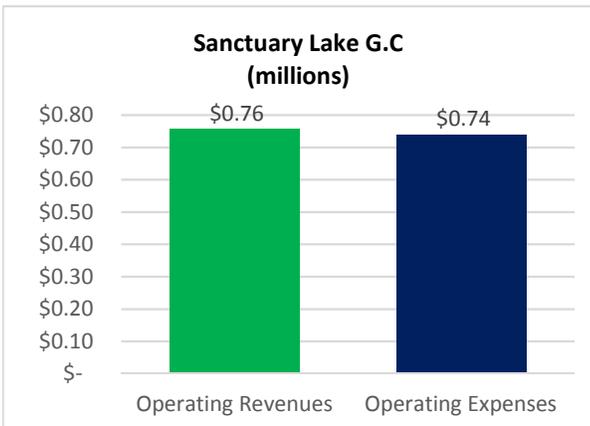
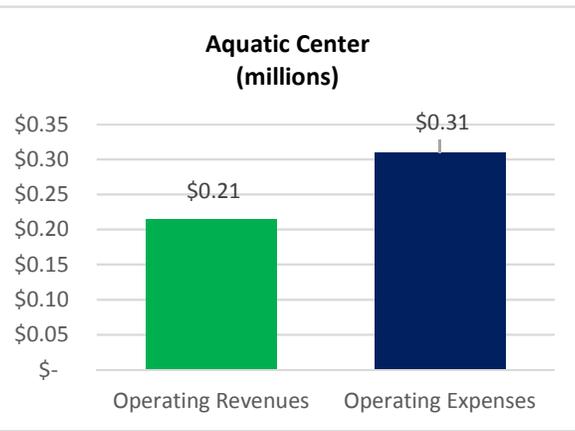
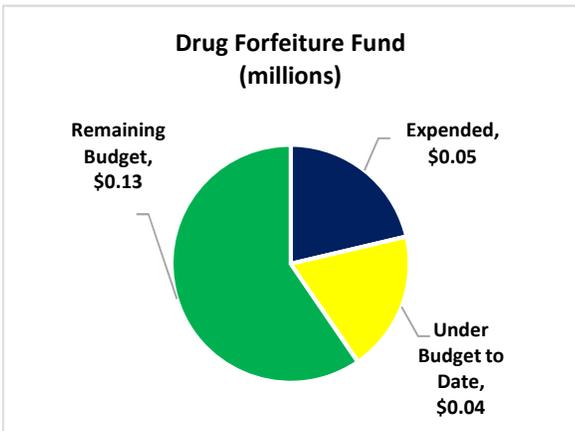
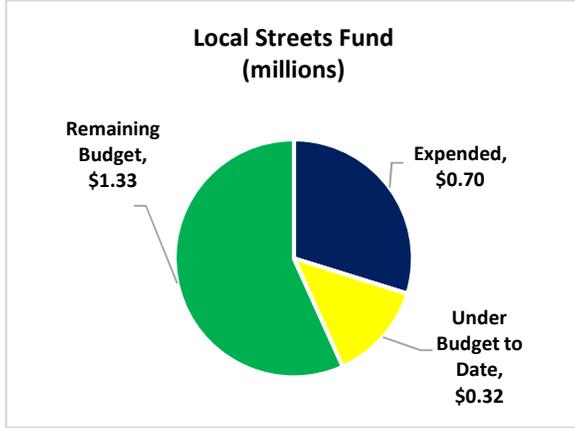
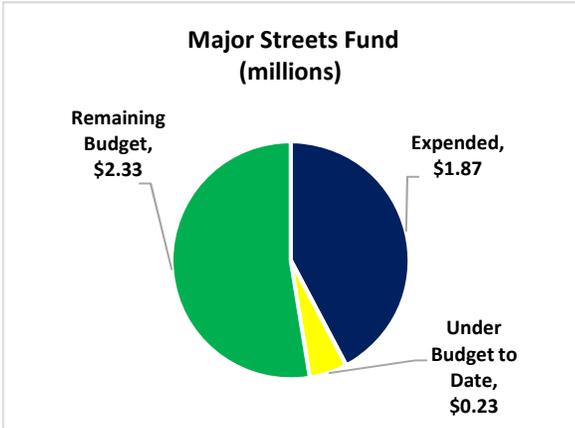
City of Troy
Michigan

2014/2015
Fiscal Year
Interim Financial
Statements
Six Months Ended
December 31, 2014

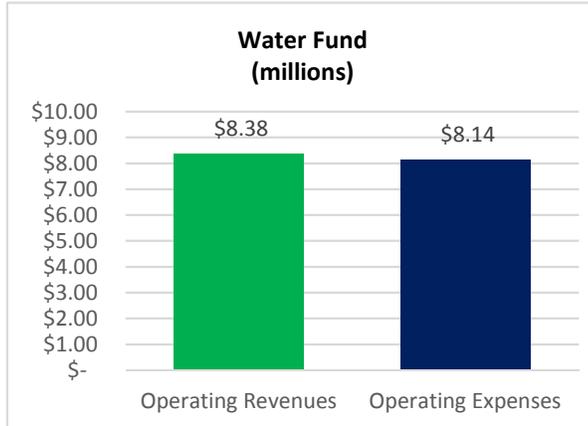
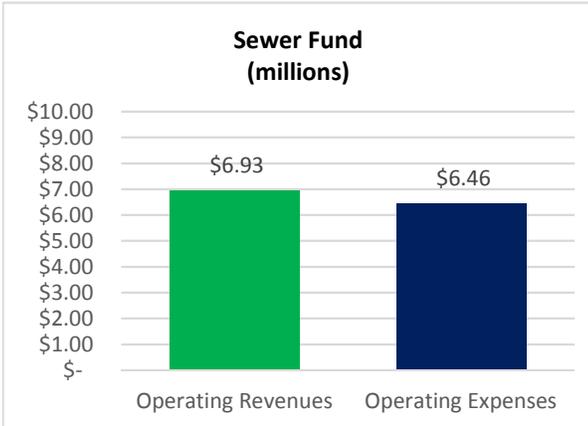
CITY OF TROY
SIX MONTHS ENDING DECEMBER 31, 2014
SNAP SHOT



**CITY OF TROY
SIX MONTHS ENDING DECEMBER 31, 2014
SNAP SHOT**



CITY OF TROY
SIX MONTHS ENDING DECEMBER 31, 2014
SNAP SHOT



CITY OF TROY
QUARTERLY REPORT
SIX MONTHS ENDED DECEMBER 31, 2014
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$40.8 million to date. This includes recognition of total annual tax revenues of \$29.5 million. Total revenues up \$211 thousand in total from prior year.

Expenditures

Total General Fund expenditures to date are \$28.8 million or 46.78% of the annual budget. All departments appear to be within budgetary parameters to date. The fire department may appear a little high at first glance due to the \$2 million Volunteer Firefighter Incentive Plan contribution at the beginning of the fiscal year. In the same manner the Historic Village and Nature center receive their annual payment at the beginning of the fiscal year.

Capital Fund

Expenditures

Expenditures for capital projects of \$10.9 million represent 54.96 percent of budgeted expenditures. Major initiative include street renovations of \$9.2 million including “Troy Roads Rock” and purchase of Transit Center property (federally funded) of \$1.050 million.

Aquatic Center

Revenues

Revenues of \$214.7 thousand represent 36.2% of the fund's annual budgeted financial resources. This is down \$70K or 25% compared to the prior year during the same time period. The reduction is attributable to a decline in both season and daily passes along with pool rental income.

Sanctuary Lake Golf Course

Revenues

Revenues of \$757.4 thousand are up \$22 thousand compared to the prior year for the same time period. This represents an increase of approximately 908 rounds.

Expenditures

Expenditures for operations ("Billy Casper") are down \$51 thousand or 6.5% primarily in the areas of personal service and supplies for resale. In total, expenses are down \$178 thousand due to operations as just explained and to capital outlay expenditures in the prior year of \$106 thousand.

As in prior years, it is not anticipated that income from operations will cover the entire debt service amount of \$701 thousand.

Sylvan Glen Golf Course

Revenues

Revenues of \$672 thousand are down \$53 thousand compared to the prior year for the same time period. This represents a decrease of approximately 606 rounds.

Expenditures

Expenditures for operations ("Billy Casper") of \$559 thousand are comparable to the prior year for the same time period. In total, expenses are down \$114 thousand due primarily to capital outlay expenditures in the prior year of \$103 thousand.

Sewer Fund

Revenues

Sewer fund revenues of \$6.9 million are down \$485 thousand or 6.5% from prior year due primarily from consumption (down 16,918 mcf(s) or 6.2%). This is currently an area of concern as the prior was down 15% in total volume compared to fiscal 2013. Actual consumption is down 58,888 mcf(s) or 18.8% compared to budget.

Expenditures

Sewer fund expenses of \$6.5 million are up \$485 thousand or 8.0% compared to the prior year period. Beginning with the 2015 fiscal year, Oakland County is charging a fixed rate for sewer services. Accordingly, increased and/or decreases in consumption will not have a direct effect on sewer costs.

Water Fund

Revenues

Water fund revenues of \$8.4 million are down \$609 or thousand 6.8% due primarily from a decrease in consumption levels as noted in the sewer revenue section.

Expenditures

Water fund expenses of \$8.9 million are up \$866 thousand due to capital purchases of \$731 thousand. The cost of sales amount does has a significant fixed cost aspect and accordingly, does not decrease (or increase) proportionately with sale volumes.

**Quarterly Financial Report
General Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	29,591,709	29,663,000	29,460,914	99.32	29,840,500	29,482,546	98.80
LICENSES AND PERMITS	2,429,459	2,534,900	1,236,049	48.76	2,230,350	1,446,164	64.84
GRANTS	6,557,589	6,434,500	4,418,942	68.68	6,769,000	3,532,520	52.19
CONTRIBUTIONS FROM LOCAL UNITS	26,209	20,000	13,844	69.22	28,000	34,657	123.78
CHARGES FOR SERVICES	7,764,638	6,992,300	2,714,732	38.82	7,950,000	3,065,361	38.56
FINES AND FORFEITURES	861,348	797,800	476,004	59.66	756,300	518,400	68.54
INTEREST & RENT	1,119,999	994,000	559,682	56.31	1,019,000	623,546	61.19
OTHER REVENUE	845,317	891,100	425,237	47.72	1,096,500	527,709	48.13
OTHER FINANCING SOURCES	4,389,542	4,390,900	1,299,582	29.60	4,203,300	1,585,430	37.72
	53,585,810	52,718,500	40,604,985	77.02	53,892,950	40,816,333	75.74
General Fund Expenditures							
General government	6,583,549	7,247,310	3,249,078	44.83	7,540,260	3,392,745	45.00
Council and Executive Administration	3,318,943	3,547,450	1,619,211	45.64	3,863,420	1,798,632	46.56
Finance	2,326,640	2,600,960	1,201,908	46.21	2,506,280	1,196,245	47.73
Other General Government	937,966	1,098,900	427,959	38.94	1,170,560	397,868	33.99
Public Safety	28,005,233	31,021,530	13,851,629	44.65	33,319,038	16,264,568	48.81
Police	21,248,637	24,307,110	10,075,812	41.45	24,573,943	10,590,819	43.10
Fire	4,601,105	4,770,160	2,745,762	57.56	6,901,685	4,840,102	70.13
Building Inspection	2,155,491	1,944,260	1,030,055	52.98	1,843,410	833,648	45.22
Public Works	5,675,839	5,978,350	2,000,214	33.46	6,273,600	2,290,916	36.52
Streets	5,675,839	5,978,350	2,000,214	33.46	6,273,600	2,290,916	36.52
Community Development	2,828,004	2,980,000	1,336,817	44.86	3,161,030	1,488,523	47.09
Engineering	2,054,912	2,168,070	976,356	45.03	2,307,060	1,085,071	47.03
Planning	773,092	811,930	360,461	44.40	853,970	403,453	47.24
Recreation and Culture	6,119,121	6,598,710	3,140,168	47.59	6,921,990	3,191,637	46.11
Parks	2,209,632	2,400,270	1,127,171	46.96	2,588,670	1,188,464	45.91
Recreation	3,669,418	3,957,940	1,844,431	46.60	4,078,030	1,794,860	44.01
Nature Center	90,772	91,200	65,609	71.94	105,290	86,345	82.01
Historic Village	149,298	149,300	102,957	68.96	150,000	121,968	81.31
Transfers Out & Other Uses	3,550,000	3,670,200	500,000	13.62	4,300,000	2,150,000	50.00
	52,761,746	57,496,100	24,077,906	41.88	61,515,918	28,778,389	46.78

**Quarterly Financial Report
Capital Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Fund Revenues							
TAXES	6,526,304	6,480,000	6,594,551	101.77	6,546,000	6,588,091	100.64
GRANTS	3,122,722	2,625,000	3,334,732	127.04	2,311,000	1,506,507	65.20
CONTRIBUTIONS FROM LOCAL UNITS	0	312,700	0	0.00	400,000	0	0.00
CHARGES FOR SERVICES	528,949	404,000	199,246	49.32	454,000	186,312	41.00
INTEREST & RENT	88,430	67,200	35,813	53.29	67,200	53,783	80.03
OTHER REVENUE	464,990	0	320,854	0.00	0	9,922	0.00
OTHER FINANCING SOURCES	5,996,751	6,002,500	1,737,552	28.95	6,947,000	3,306,925	47.60
	16,728,147	15,891,400	12,222,747	76.91	16,725,200	11,651,540	69.66
Capital Fund Expenditures							
Capital Outlay	14,275,893	17,544,900	7,003,088	39.92	19,972,900	10,976,249	54.96
Council/Executive Administration	0	0	0	0.00	35,000	0	0.00
Finance	37,754	129,000	29,814	23.11	17,000	9,429	55.47
City Buildings	1,886,922	1,840,000	1,608,677	87.43	340,000	1,121,665	329.90
Police	515,565	520,000	295,636	56.85	235,000	0	0.00
Fire	564,502	580,000	508,347	87.65	1,960,000	32,807	1.67
Streets	10,345,556	13,053,600	4,226,130	32.38	14,302,400	9,164,131	64.07
Public Works	226,236	486,800	5,600	1.15	963,000	45,537	4.73
Parks	0	0	0	0.00	410,000	0	0.00
Recreation	60,607	221,000	0	0.00	403,500	147,935	36.66
Nature Center	0	0	0	0.00	50,000	0	0.00
Library	638,751	622,000	328,883	52.88	788,000	320,425	40.66
Historic Village	0	46,500	0	0.00	248,000	134,320	54.16
Other	0	46,000	0	0.00	221,000	0	0.00
	14,275,893	17,544,900	7,003,088	39.92	19,972,900	10,976,249	54.96

**Quarterly Financial Report
Refuse Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	4,647,626	4,600,000	4,696,246	102.09	4,576,000	4,607,358	100.69
CHARGES FOR SERVICES	6,358	6,000	2,846	47.43	6,000	3,430	57.17
INTEREST & RENT	11,629	8,000	7,021	87.76	14,000	10,645	76.04
	4,665,613	4,614,000	4,706,112	102.00	4,596,000	4,621,433	100.55
Refuse Fund Expenditures							
Sanitation	4,267,897	4,491,240	1,959,650	43.63	4,446,000	2,037,198	45.82
	4,267,897	4,491,240	1,959,650	43.63	4,446,000	2,037,198	45.82

**Quarterly Financial Report
Library Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	2,982,973	2,956,000	3,014,584	101.98	2,992,000	3,014,363	100.75
GRANTS	47,728	15,000	20,232	134.88	20,000	24,081	120.40
CONTRIBUTIONS FROM LOCAL UNITS	122,181	100,000	107,546	107.55	109,000	121,681	111.63
CHARGES FOR SERVICES	24,030	24,250	12,072	49.78	22,000	26,252	119.33
FINES AND FORFEITURES	114,405	100,000	57,943	57.94	100,000	55,993	55.99
INTEREST & RENT	20,043	13,750	9,556	69.50	17,800	6,917	38.86
OTHER REVENUE	27,637	27,000	26,633	98.64	5,000	836	16.73
	3,338,998	3,236,000	3,248,566	100.39	3,265,800	3,250,122	99.52
Library Fund Expenditures							
Recreation and culture	3,075,723	3,261,990	1,488,478	45.63	3,582,200	1,606,573	44.85
	3,075,723	3,261,990	1,488,478	45.63	3,582,200	1,606,573	44.85

**Quarterly Financial Report
General Debt Service Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Debt Service Fund Revenues							
TAXES	2,990,552	2,965,000	3,020,478	101.87	2,995,700	3,018,789	100.77
INTEREST & RENT	9,029	14,000	4,283	30.59	8,000	6,272	78.41
	2,999,582	2,979,000	3,024,761	101.54	3,003,700	3,025,061	100.71
General Debt Service Fund Expenditures							
Debt Service	3,064,764	3,107,043	2,676,081	86.13	3,105,600	2,750,299	88.56
	3,064,764	3,107,043	2,676,081	86.13	3,105,600	2,750,299	88.56

**Quarterly Financial Report
Major Street Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	3,963,956	3,500,000	1,869,093	53.40	3,923,000	2,023,507	51.58
INTEREST & RENT	18,804	9,000	7,280	80.89	9,000	9,247	102.74
	3,982,760	3,509,000	1,876,373	53.47	3,932,000	2,032,754	51.70
Major Street Fund Expenditures							
Transfers Out & Other Uses	4,046,600	4,046,600	1,719,462	42.49	4,198,000	1,870,606	44.56
	4,046,600	4,046,600	1,719,462	42.49	4,198,000	1,870,606	44.56

**Quarterly Financial Report
Local Street Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	1,555,266	1,380,000	732,580	53.09	1,542,000	749,591	48.61
INTEREST & RENT	15,744	8,000	6,088	76.09	8,000	8,381	104.76
OTHER FINANCING SOURCES	97,196	300,000	150,000	50.00	500,000	250,000	50.00
	1,668,206	1,688,000	888,668	52.65	2,050,000	1,007,972	49.17
Local Street Fund Expenditures							
Transfers Out & Other Uses	1,761,276	1,905,900	626,370	32.86	2,032,000	699,779	34.44
	1,761,276	1,905,900	626,370	32.86	2,032,000	699,779	34.44

**Quarterly Financial Report
Forfeiture Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Forfeiture Fund Revenues							
FINES AND FORFEITURES	420,486	355,500	91,716	25.80	130,000	79,612	61.24
	420,486	355,500	91,716	25.80	130,000	79,612	61.24
Forfeiture Fund Expenditures							
Public Safety	84,976	87,000	42,444	48.79	182,000	47,994	26.37
Police	84,976	87,000	42,444	48.79	182,000	47,994	26.37
	84,976	87,000	42,444	48.79	182,000	47,994	26.37

**Quarterly Financial Report
Aquatic Center Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Aquatic Center Fund Revenues							
CHARGES FOR SERVICES	476,342	542,000	238,200	43.95	545,000	197,291	36.20
INTEREST & RENT	55,948	38,400	46,180	120.26	48,400	17,389	35.93
OTHER REVENUE	1	100	1	0.50	100	0	0.00
	532,291	580,500	284,381	48.99	593,500	214,680	36.17
Aquatic Center Fund Expenditures							
Aquatic Center	526,287	628,800	304,222	48.38	476,500	309,857	65.03
Operations	526,287	570,800	304,222	53.30	388,500	309,857	79.76
Capital	0	58,000	0	0.00	88,000	0	0.00
	526,287	628,800	304,222	48.38	476,500	309,857	65.03

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	1,335,432	1,478,300	735,347	49.74	1,500,500	757,430	50.48
OTHER REVENUE	3,900	0	0	0.00	0	0	0.00
	1,339,332	1,478,300	735,347	49.74	1,500,500	757,430	50.48
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	1,735,921	1,860,500	1,019,497	54.80	1,841,151	841,119	45.68
Billy Casper	1,429,827	1,172,700	792,290	67.56	1,125,676	740,769	65.81
City Expenses	306,093	687,800	121,084	17.60	715,475	100,350	14.03
Capital	0	0	106,122	0.00	0	0	0.00
	1,735,921	1,860,500	1,019,497	54.80	1,841,151	841,119	45.68

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	826,507	1,097,200	599,308	54.62	1,115,003	555,498	49.82
INTEREST & RENT	162,700	163,400	126,634	77.50	163,400	116,983	71.59
OTHER REVENUE	6,600	0	0	0.00	0	0	0.00
	995,807	1,260,600	725,943	57.59	1,278,403	672,482	52.60
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,096,973	1,288,000	672,370	52.20	1,106,219	558,726	50.51
Billy Casper	1,102,753	984,700	585,143	59.42	1,062,219	585,196	55.09
City Expenses	-5,781	78,900	-16,195	-20.53	44,000	-26,470	-60.16
Capital	0	224,400	103,422	46.09	0	0	0.00
	1,096,973	1,288,000	672,370	52.20	1,106,219	558,726	50.51

**Quarterly Financial Report
Sewer Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
GRANTS	0	0	0	0.00	333,000	0	0.00
CHARGES FOR SERVICES	12,451,888	14,424,000	7,339,776	50.89	14,394,000	6,830,833	47.46
INTEREST & RENT	183,814	115,000	70,779	61.55	115,000	94,639	82.30
OTHER REVENUE	86,425	0	0	0.00	0	0	0.00
	12,722,127	14,539,000	7,410,555	50.97	14,842,000	6,925,472	46.66
Sewer Fund Expenditures							
Sewer	12,875,621	14,253,020	6,062,096	42.53	14,745,131	6,547,088	44.40
Administration & Cost of Sales	12,265,375	10,829,720	5,561,253	51.35	11,411,001	5,998,473	52.57
Maintenance	610,246	1,623,300	310,189	19.11	1,097,130	461,580	42.07
Capital	0	1,800,000	190,655	10.59	2,237,000	87,035	3.89
	12,875,621	14,253,020	6,062,096	42.53	14,745,131	6,547,088	44.40

**Quarterly Financial Report
Water Fund
For the Period Ending December 31, 2014**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CHARGES FOR SERVICES	15,075,584	17,165,000	8,932,312	52.04	17,805,000	8,349,600	46.89
INTEREST & RENT	120,112	79,000	54,797	69.36	108,000	28,589	26.47
OTHER REVENUE	175,812	0	0	0.00	0	0	0.00
	15,371,508	17,244,000	8,987,109	52.12	17,913,000	8,378,189	46.77
Water Fund Expenditures							
Water	15,503,688	19,007,330	8,001,351	42.10	20,248,461	8,866,928	43.79
Administration & Cost of Sales	12,831,736	11,403,610	6,743,004	59.13	11,931,261	6,810,537	57.08
Transmission & Distribution	871,179	1,135,740	381,154	33.56	1,086,330	511,594	47.09
Maintenance	1,594,809	1,897,120	741,912	39.11	1,956,460	709,941	36.29
Reading & Accounting	205,964	270,860	89,947	33.21	274,410	104,250	37.99
Capital	0	4,300,000	45,334	1.05	5,000,000	730,606	14.61
	15,503,688	19,007,330	8,001,351	42.10	20,248,461	8,866,928	43.79

City of Troy
Schedule of Cash and Investments
12/31/2014

Fund	Financial Institution	Type of Investment	Rate	Maturity Date	Acct #	G/L Account	Balance per Bank (cost)	Outstanding Checks	Deposits in Transit	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Bank of Michigan	Certificate of Deposit	0.0060	10/7/15	110000654	751.1003	\$ 207,811.08					\$ 207,811.08
Pooled Investment Fund	Comerica	Money Market	0.0020		1852675154	751.1120	\$ 1,201,790.37					\$ 1,201,790.37
Pooled Investment Fund	Comerica	Checking Account	-		1852985181	751.1001.001	\$ 45,392,493.56	\$ (1,353,392.65)	\$ 6,070.00	\$ 3,442.00	\$ (84,958.26)	\$ 43,963,654.65
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	-		P1R-131229	751.1001.230	\$ 6,346.59					\$ 6,346.59
Pooled Investment Fund	Comerica	Government & Municipal Bonds	0.0144		P1R-131229	751.1120	\$ 10,190,278.90					\$ 10,190,278.90
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	0.0001		069-005851	751.1001.230	\$ 831,696.10					\$ 831,696.10
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	0.0197		069-005851	751.1120	\$ 37,512,093.62					\$ 37,512,093.62
Pooled Investment Fund	Flagstar	Certificate of Deposit	0.0036	2/19/15	1016345012	751.1003	\$ 3,733,149.03					\$ 3,733,149.03
Pooled Investment Fund	Huntington Bank	Money Market	0.0015		01381713471	751.1001.140	\$ 606,095.51					\$ 606,095.51
Pooled Investment Fund	Huntington Bank	Certificate of Deposit	0.0030	10/29/15	07382470908	751.1003	\$ 1,124,270.51					\$ 1,124,270.51
Pooled Investment Fund	Independent Bank	Certificate of Deposit	0.0050	12/24/15	1017384003	751.1003	\$ 5,536,491.05					\$ 5,536,491.05
Pooled Investment Fund	MBIA-Class	Money Market	0.0010		MI-01-0290-0001	751.1120	\$ 1,696,405.74					\$ 1,696,405.74
Pooled Investment Fund	Morgan Stanley Smith Barney	Cash & Cash Equivalents	-		089-128204-227-1-0	751.1001.230	\$ 527,824.47					\$ 527,824.47
Pooled Investment Fund	Morgan Stanley Smith Barney	Mutual Funds	0.0005		089-128204-227-1-0	751.1001.230	\$ 2,346,745.55					\$ 2,346,745.55
Pooled Investment Fund	Morgan Stanley Smith Barney	Government & Municipal Bonds	0.0137		089-128204-227-1-0	751.1120	\$ 5,956,340.57					\$ 5,956,340.57
Pooled Investment Fund	Morgan Stanley Smith Barney	Mutual Funds	0.0003		310-144417-526-1-0	751.1120	\$ 2,035,133.81					\$ 2,035,133.81
Pooled Investment Fund	PNC Bank	Money Market	0.0030		41-0577-7324	751.1120	\$ 5,000,575.34					\$ 5,000,575.34
Pooled Investment Fund	Private Bank, The	Certificate of Deposit	0.0060	8/19/15	501003	751.1003	\$ 1,093,220.65					\$ 1,093,220.65
Pooled Investment Fund	Private Bank, The	Certificate of Deposit	0.0060	8/6/15	503615	751.1003	\$ 1,761,080.23					\$ 1,761,080.23
Pooled Investment Fund	Private Bank, The	Certificate of Deposit	0.0060	9/10/15	568100	751.1003	\$ 2,166,103.15					\$ 2,166,103.15
Pooled Investment Fund	Talmer Bank	Money Market	0.0050		509022216	751.1120	\$ 5,000,958.90					\$ 5,000,958.90
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-		7913275272	583.1001.130	\$ 12,500.54	\$ -	\$ -			\$ 12,500.54
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-		7913275280	583.1001.100	\$ 609,084.78	\$ (1,773.45)	\$ 329.00		\$ (183.00)	\$ 607,457.33
Sewer Fund	Huntington Bank	Certificate of Deposit	0.0025	8/20/15	07382468923	590.1003	\$ 712,447.31					\$ 712,447.31
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-		7913275264	584.1001.130	\$ 491.40					\$ 491.40
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-		7913275306	584.1001.100	\$ 33,648.77	\$ (2,932.72)	\$ 40.00			\$ 30,756.05
Trust & Agency Fund	Comerica	Checking Account	-		1852985173	701.1001.001	\$ 11,197,330.68	\$ (42,158.69)	\$ 13,670.37	\$ (3,442.00)	\$ (369,478.41)	\$ 10,795,921.95
Water Fund	Comerica	Money Market	0.0001		1852675147	591.1017.110	\$ 485.36					\$ 485.36
Water Fund	Fifth Third Bank	Cash & Cash Equivalents	0.0001		069-038407	591.1001.100	\$ 127,455.86					\$ 127,455.86
Water Fund	Fifth Third Bank	Government & Municipal Bonds	0.0264		069-038407	591.1120	\$ 4,037,181.19					\$ 4,037,181.19
Water Fund	Huntington Bank	Certificate of Deposit	0.0013	1/15/15	07382468758	591.1003	\$ 183,768.07					\$ 183,768.07
Total							\$ 150,841,298.69	\$ (1,400,257.51)	\$ 20,109.37	\$ -	\$ (454,619.67)	\$ 149,006,530.88



CITY COUNCIL AGENDA ITEM

Date: February 2, 2015

To: Brian Kischnick, City Manager

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

Subject: Building Department Activity Report – January, 2015

The following attachment contains a summary of permit activity and project valuation for the Building Inspection Department comparing January 2014 to January 2015. Valuations have increased to above the levels from last year.

We have issued 528 building, plumbing, electrical and mechanical related permits for the year so far compared to 584 in January of 2014. Just about at the levels from last year.

Year to date project valuations thru January 2015 are at \$13,789,620. Compared to January 2014 building related permits had a valuation of \$13,726,432. A large increase in valuation for this time of the year.

Our inspectors performed 1312 trade inspections for the month of January 2015 compared to 1136 for the month of January, 2014.

Attachments:

1. Building Department Activity Report

Preparer of memo\File name\File location

BUILDING PERMITS ISSUED

	BUILDING PERMITS 2014	PERMIT VALUATION 2014	BUILDING PERMIT REVENUE 2014	BUILDING PERMITS 2015	PERMIT VALUATION 2015	BUILDING PERMIT REVENUE 2015
JANUARY	85	\$ 13,726,432.00	\$ 215,511.91	172	\$ 13,789,620.00	\$ 352,653.99
FEBRUARY	99	\$ 12,432,557.00	\$ 253,007.65	0	-	-
MARCH	109	\$ 9,404,255.00	\$ 181,670.90	0	-	-
APRIL	180	\$ 9,270,743.00	\$ 236,353.06	0	-	-
MAY	239	\$ 18,313,926.00	\$ 355,839.39	0	-	-
JUNE	239	\$ 18,102,797.00	\$ 365,425.18	0	-	-
JULY	247	\$ 11,935,427.00	\$ 299,613.83	0	-	-
AUGUST	234	\$ 31,534,428.00	\$ 471,547.41	0	-	-
SEPTEMBER	224	\$ 15,976,077.00	\$ 255,081.96	0	-	-
OCTOBER	242	\$ 14,947,478.00	\$ 340,307.04	0	-	-
NOVEMBER	173	\$ 32,648,255.00	\$ 450,235.69	0	-	-
DECEMBER	155	\$ 6,816,141.00	\$ 206,579.46	0	-	-
TOTAL	2226	\$195,108,526.00	\$3,631,173.48	172	\$13,789,620.00	\$352,653.99

Troy Historic Village

Presents

Niles Barnard House Business Plan

***Supporting the Use of Community Development Block Grant
Funds***

Submitted by:

Loraine M. Campbell, Executive Director

and the

Governing Board of the Troy Historical Society

Mission Statement of the Troy Historical Society

The Troy Historical Society stimulates discovery and cultivates life-long appreciation of history by sharing and preserving heritage through creative, meaningful experiences that engage our stakeholders.

Executive Summary

The historic action that created the City of Troy (City) in 1955 began with the township forefathers conducting clandestine meetings around the family table in the home of Township Supervisor, Norman Barnard. This sentinel of Troy history, built in 1837, known as the Niles-Barnard House (NBH), now resides on the site of the Troy Historic Village (Village) following its donation to the City and its relocation in 2010. The cost related to this move, along with urgently-needed repairs to the exterior and interior to allow for conditional occupancy, amounted to \$355,600. This money was raised solely through the solicitation efforts of the Troy Historical Society (THS). While THS acts as the caretaker and manager of the Village, the NBH and the other ten historic structures that comprise the Village are the property of the City of Troy.

In anticipation of the NBH move, the City and THS commissioned Hopkins Burns Design Studio to complete an expanded Master Site Plan for the Village. This plan included the house as an integral contributor to the operation of the Village. The cost of this expanded master plan that also includes the Village's other structures and the parcel's utilization was \$123,400.

Following the expenditure of close to \$500,000 for site planning, relocation and necessary repairs, the NBH remains unavailable to Troy residents and does not contribute to the visitors' experience at the THV. Equally important, because of its current state it cannot generate any revenue to enhance the financial viability of the Village. Additional funds are needed to rehabilitate the house to a level that will allow for the operational use of the building, creatively capture some of the significant historical events that led to the creation of the City of Troy, and offer visitors a unique, comfortable, and modern meeting place.

There are several purposes for this business plan:

- Utilize Allocated Federal Funds (CDBG)
 - The federal Community Development Block Grant program (CDBG) has provided funds to the City of Troy to be used for increasing barrier-free access to historic buildings. Troy must use these funds (**\$107,000**) for the purposes prescribed by CDBG or lose them.
 - Funds are specific in scope and can only be used for projects that improve access to historic structures that follow ADA guidelines.
 - Due to the limited scope binding the use of these funds, Troy is in danger of losing their committed allocation for the 2014 fiscal year unless the funds are spent on capital projects that benefits a historic structure.

➤ **Demonstrate Financial Feasibility**

- Provide a financial plan showing that the Niles-Barnard house can return the City's investment over time if the allocated CDBG funds are used to help bring the house into a useable capacity.

Allocating CDBG funds for ADA-required upgrades to the NBH entries and exits provides two benefits:

- It allows the city to free up funds for other projects that do not qualify for the CDBG grant;
- It allows the Village to construct ADA-qualifying entry and egress improvements as a first stage of building rehabilitation and leverage these funds for raising private corporate and foundation contributions.

Business Analysis

Turning the NBH into a financially contributing asset will require money and effort applied in two phases - physical rehabilitation and financial program development.

Phase I (Physical Rehabilitation) - In order to move beyond the building's current state that currently allows only conditional occupancy (limited to staff, volunteers, contractors & potential donors), modifications and improvements to the structure require financial investment. *Exterior entryways need to be updated to comply with ADA standards.* Necessary interior renovations include atmospheric control, weather-tight sealing, interior structural alterations for better space utilization, insulation, electrical and plumbing upgrades, period décor and furnishings, and ancillary space for storage and kitchen operations. The Hopkins Burns Design Studio has provided an initial space allocation plan for the NBH and estimated costs for the baseline improvements to bring the building into a condition that will create a remarkable experience for our visitors and enhance the Village's financial viability.

Phase II (Financial Program Development) - A future revenue stream generated from the utilization of the NBH is necessary to justify the expenditures incurred in Phase I. Therefore, THS along with Village staff will prepare a plan for the use of the NBH that creates an ongoing revenue stream.

The building lends itself to enhancing the Village experience and revenue generation in two ways. First, it will become another living exhibit that visitors can enter to explore the City's history. Adult, and school programs can be developed to use the building as part of the overall Village experience. NBH can be another destination within the Village during community events such as the Halloween Scarecrow Glow, Christmas celebration, or the Troy Garden Walk. Second, it can be rented out as a facility for targeted functions, including corporate meetings, club meetings, wedding receptions, and other similar rental opportunities.

Financial Plan

Facility Renovation Costs - Based upon the renovation study performed by Hopkins Burns, the NBH requires approximately \$278,800 for construction to make the house usable, safe, and compliant with State and City codes. The study outlines a phased approach to the tasks needed for complete renovation. The phases are not mutually exclusive; some rehabilitation costs projected for Phase II can be initiated sooner if sufficient funds are available.

CDBG funds targeted for the NBH restoration can be used to address the exterior accessibility needs the house must meet before it can be opened to the public. Below is a summary of the restoration costs that qualify for the CDBG award.

Estimated Facility Renovation Costs

Room Areas of Work¹ Total:

CDBG Related Costs:

Interior & Exterior Door Repair:	\$16,500	
Exterior Landing & Steps:	\$ 3,000	\$ 19,500
20% Contingency Costs	<u>\$ 3,900</u>	<u>\$ 3,900</u>

Comprehensive Work Areas¹ Total:

CDBG Related Costs:

200 sf Deck and Entry Addition:	\$14,000	
Handicap Ramping:	<u>\$ 6,000</u>	\$ 20,000
20% Miscellaneous & Support Sys:	\$ 7,900	
20% Contingency Costs	<u>\$ 7,900</u>	<u>\$ 15,800</u>

Total CDBG Related Costs: \$ 59,200

Total Cost of Renovations Remaining Following Year 1 Funding: \$219,600

Note 1. As labeled on the attached Hopkins Burns Restoration plan,

Sources of Projected Rental Revenue -

Upon completion of the NBH renovations, the structure will generate additional revenue for the Village by renting the first floor of the house for a variety of functions. THV currently leases space in the Village for school group programming, weddings held in the Village church and gazebo, and regularly-scheduled meetings for community groups such as the Troy Garden Club.

THS's history of earning revenue from facilities rentals in the Village is well documented and the number of facility rentals is steadily increasing.

The Village will prepare a marketing plan promoting the use of the NBH to public and private organizations that seek unique offsite venues. The NBH is expected to provide substantial revenue over time to THS. This revenue will continue to grow as the marketing plan is fully implemented. As a result, the NBH will provide a long term return on investment that will reward the decision to invest in the structure's rehabilitation.

The NBH revenue stream has been estimated based on our facilities rental experience and current rental arrangements, as well as market research information Village staff has collected. Our projection is extended over a 10-year period. The following tables are attached to illustrate the financial impact of our projections: *Summary of Annual Revenue Projections; Ten Year Revenue Projections; Ten Year Expense Projections; and Annual Net Profit Projections.*

The following describes some of the targeted groups for NBH rental revenues:

School Groups: Anticipated revenue from using the space for day and after hours school groups is based upon the Village's current rental rate of \$350 per group. We estimate renting to these groups between 25 times per year in our most conservative projection, and 90 times per school year at our high range. The base fee is projected to remain unchanged over the 10 year period due to tight school district budgets.

Wedding Receptions: Typically the church rental for weddings has a base price of \$600 for five hours of usage. There are additional charges for other space usage that add to the base price. Our NBH projections will use the \$600 base charge similar to the church fees. This base price has also been compared to other competitive organizations that rent similar reception space, including Beacon Unitarian Universalist Church, Dossin Great Lakes Museum, and the Rochester Hills Museum at Van Hoosen Farm. Privately-operated competitors have also been surveyed, but they are not directly comparable due to their larger, more flexible spaces and a greater number of add-on services that are imbedded in their fees.

In FYE 2014, THV rented the church 21 times to couples desiring to hold their wedding at the Village. The wedding rental program has grown each year since THS assumed operational management for the Village. THV staff anticipates that the number of weddings booked for the church will grow to 30 to 35 per year. Our revenue projections assume that the church will be rented 20 to 30 times per year and that a percentage of those weddings will also wish to rent the house for receptions. Our estimates anticipate that in years 1 through 3, thirty percent (30%) of the estimated 20 to 25 weddings will also rent the house for receptions. In years 4 through 8, it is estimated that approximately thirty-five percent (35%) of 20 to 25 weddings will include the house for receptions. In years 9 and 10, we project that 25 to 30 weddings will be held in the church and forty to forty five percent (40% to 45%) of those weddings will include the NBH rental.

Small Groups & Clubs: NBH revenues generated from renting the rooms to small groups for regular meetings used a \$500 per year base fee. THV currently has groups that rent space at the Village. Because the new spaces in the NBH will be more appealing than our current offerings, we anticipate revenue to grow from this sector. Because these groups tend to have limited budgets, we have held our projections constant throughout the ten year projection period. We used a base fee of \$500 per year and we anticipate booking three to five groups per year.

Corporate and Public Organizations – Offsite Meetings: Because of the limits of our current rental spaces, projecting facilities rental revenue for groups of 20 to 75 individuals is not based on actual experience at THV. Based upon our research, as well as unsolicited inquiries we have received about renting space in the Village, we believe that this type of meeting space can be rented for a base rate ranging from \$500 to \$600 per event. THV staff have conservatively estimated that the NBH could host 3 to 5 of these event per year. In years 1 through 3 we project that we can book this space three to five times per year. For years 4 through 10 we have projected a base rate increase to \$600 per event, while retaining our range of three to five rentals a year.

Expenses - Expenses related to the operation of the NBH will be deducted from revenue that are associated with the rental of an income producing property. These expenses include the following items:

Rental Management	Marketing	Electrical
Plumbing	HVAC	Maintenance & Repairs
Cleaning	Technology Usage	FF&E Maintenance & Repairs

It is not possible to establish precise expense costs for each of these items since the NBH is not operational and there is no expense history. It is also important to point out that expenses for the upkeep of the building and furniture, fixtures and equipment (FF&E) will be integrated into the overall expense of the entire Village.

We have received Maintenance & Repairs budget estimates for the entire Village from the City of Troy Building Department for FY 2015/2016, FY 2016/2017 and FY 2017/2018. The base budget for the entire village is \$32,087 in year 1 (FY '15/'16) and each successive year increases by a nominal 2%.

This business plan will use 10% of the total Village repairs and maintenance expense to represent the NBH's contribution to the Village's increased building expense. Year 1 of our expense projections will be \$3,200 as the low base line. Our expense projections will then create a 10 year expense budget based upon the City's 2% per year cost increase for years two and three. In years four through eight we have increased the annual adjustment to 3% of the prior year's expense. For years nine and ten we have utilized a 4% annual increase. As indicated in the table labeled *Ten Year Expense Projections*, we have also developed a higher expense estimate that anticipates increased building usage over the ten years and additional costs related to historical preservation requirements.

Ten Year Profit Projections- Our plan embraces the belief that utilizing the NBH as a destination exhibit and integrating it into the complete Village experience will encourage more people to visit the THV. We have built our business case utilizing what we already know and what we have already experienced through the rental of our facilities. Our plan includes scenarios that provide a conservative viewpoint and a best case viewpoint. The result of our plan is summarized below:

<i>10 Year Net Profit Projection (Conservative Approach)</i>	<i>\$190,700</i>
<i>10 Year Net Profit Projection (Best Case Approach)</i>	<i>\$357,000</i>

Marketing Strategy

Competitors & Similar Event Space in Market

Competition among nonprofit organizations that rent their facilities for weddings, receptions, and non-traditional meetings has increased as the interest in creative event sites has grown. Each year THS reviews the facilities rental options and associated fee schedules of other cultural institutions and commercial wedding church/chapels that are located within 25 miles of THV and that are suitable for events of 100 people or less. THS calculates its fees in the mid-to-upper range of the rental fees charged by facilities with similar capacity and services. THS also includes additional values in its package that make the Village a more attractive location option, but that do not incur additional costs to THS.

Currently THS advertises its rental opportunities through its website; social media sites; other online sources like Wedding Wire; and print media including annual bridal supplements in local and regional newspapers, brochures, THV's quarterly newsletter, and *Troy Today*.

Potential for Increased Programming and Marketing

The first floor of the NBH will provide the largest flexible indoor gathering space in the Village and significantly increase the kinds of events that THV can accommodate. The NBH floor plan options will include seating at round banquet tables; "classroom seating" at oblong tables; lecture seating in rows of chairs; or receptions with buffet and high-top tables. A warming kitchen will be available to caterers. Space behind the home is perfectly suited for banquet tents for larger indoor-outdoor events.

The restoration plan calls for all three of the NBH's front entries to be functional; and the Troy Garden Club has established a fund to purchase shrubs and establish flower beds in front of the house. Therefore, the restored NBH will increase the Village's curb appeal and the interest of passersby on Wattles Road. This interest will grow as activity in the building increases.

The NBH will be featured in all THV publications as one of the significant historic buildings in the Village; as a site for education and enrichment programs; and as a location for wedding and other receptions, private parties, business and organization meetings, workshops, and discussion groups. The THV Marketing Director and the Marketing Committee will incorporate these new

program opportunities and facilities rental options into existing and expanded traditional and web-based advertising.

Management Plan

Management of all the City's buildings within the THV is designed to provide engaging, educational, and appropriate environments for all programs, activities, and services. We do this while preserving the historical buildings, exhibits, and artifacts under the supervision of the THS, according to applicable best practices, and within the standards and guidelines established by federal and state historic preservation organizations. Management of the NBH will be conducted in accordance with this management strategy.

Niles Barnard House - Projected Revenue Streams

	Annual Usage				
	Cost per Group	Groups/Year (Low Range)	Groups/Year (High Range)	Annual Revenue Low	Annual Revenue High
School Groups:	\$350	75	90	\$26,250	\$31,500
Wedding Receptions:	\$600	6	18	\$3,600	\$10,800
Small Clubs & Groups:	\$500	5	20	\$2,500	\$10,000
Private/Public Functions:	\$600	3	5	\$1,800	\$3,000
				\$34,150	\$55,300

Annual Revenue Projections from NBH Operations:

Notes:

- 1.) School Group Usage is based upon using the NBH 3 times per week for 25 to 30 weeks per year.
- 2.) Wedding Revenue projections are based upon the THV's current number of weddings and anticipating that 30% to 60% would also contract for a reception area following the wedding in the church. In FY14/15 the church was booked 21 times for weddings.
- 3.) Small Clubs & Community Group rentals are based upon the Village's current space rentals history and increases over time as this more desirable space comes on-line.
- 4.) Revenue projections for the rental of meeting space to private and public organizations

Ten Year Revenue Projections

	School Groups ¹		Wedding Receptions ²		Small Clubs ³		Corporate Retreats ⁴	
	25 Weeks	30 Weeks	6-7 per Yr	25-30 per Yr	Yr. Fee - Low	Yr. Fee - High	Low Usage	High Usage
Year 1	\$8,750	\$21,000	\$3,600	\$4,500	\$1,500	\$2,500	\$1,500	\$2,500
Year 2	\$8,750	\$21,000	\$3,600	\$4,500	\$1,500	\$2,500	\$1,500	\$2,500
Year 3	\$8,750	\$21,000	\$3,600	\$4,500	\$1,500	\$2,500	\$1,500	\$2,500
Year 4	\$17,500	\$31,500	\$4,200	\$5,250	\$1,500	\$2,500	\$1,800	\$3,000
Year 5	\$17,500	\$31,500	\$4,200	\$5,250	\$1,500	\$2,500	\$1,800	\$3,000
Year 6	\$17,500	\$31,500	\$4,200	\$5,250	\$1,500	\$2,500	\$1,800	\$3,000
Year 7	\$17,500	\$31,500	\$4,200	\$5,250	\$1,500	\$2,500	\$1,800	\$3,000
Year 8	\$17,500	\$31,500	\$4,200	\$5,250	\$1,500	\$2,500	\$1,800	\$3,000
Year 9	\$17,500	\$31,500	\$6,750	\$8,100	\$1,500	\$2,500	\$1,800	\$3,000
Year 10	\$17,500	\$31,500	\$6,750	\$8,100	\$1,500	\$2,500	\$1,800	\$3,000
	\$148,750	\$283,500	\$45,300	\$55,950	\$15,000	\$25,000	\$17,100	\$28,500
					Total 10 Year Projections:		Low	High
							\$226,150	\$392,950

Notes:

- 1.) School Group growth is static over the ten year period.
- 2.) Wedding Reception growth will come from increased wedding events. Base fee will remain static until updated from competitor fees.
- 3.) Small Club revenue will grow based upon increased bookings. Our range of increase is from a low of 5 per year to a high of 15 per year.
- 4.) THB estimates that it can book between 3 and 5 events a year at a base fee of \$600 per event.

Ten Year Expense Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Low Estimate:	\$3,209	\$3,273	\$3,338	\$3,438	\$3,542	\$3,648	\$3,757	\$3,870	\$4,025	\$4,186
High Estimate:	\$3,240	\$3,337	\$3,437	\$3,575	\$3,718	\$3,867	\$4,021	\$4,182	\$4,391	\$4,611
Total 10 Year Projections:										
									Low	\$36,286
									High	\$38,381

Notes:

- 1.) Low estimate increase prior year's expense budget by 102%
- 2.) High estimate increases prior year's expense budget by 103%

Annual Net Profit Projections

	10 Year Net Profit - Conservative Estimates										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Revenue:	\$15,350	\$15,350	\$15,350	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$27,550	\$27,550	\$27,550
Expense:	\$3,100	\$3,162	\$3,225	\$3,290	\$3,356	\$3,423	\$3,491	\$3,561	\$3,632	\$3,705	\$3,705

Net Operating Profit: \$12,250 \$12,188 \$12,125 \$21,710 \$21,644 \$21,577 \$21,509 \$21,439 \$23,918 \$23,845

\$192,206

	10 Year Net Profit - Best Case Estimates										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Revenue:	\$30,500	\$30,500	\$30,500	\$42,250	\$42,250	\$42,250	\$42,250	\$42,250	\$45,100	\$45,100	\$45,100
Expense:	\$3,130	\$3,224	\$3,321	\$3,420	\$3,523	\$3,629	\$3,737	\$3,850	\$3,965	\$4,084	\$4,084

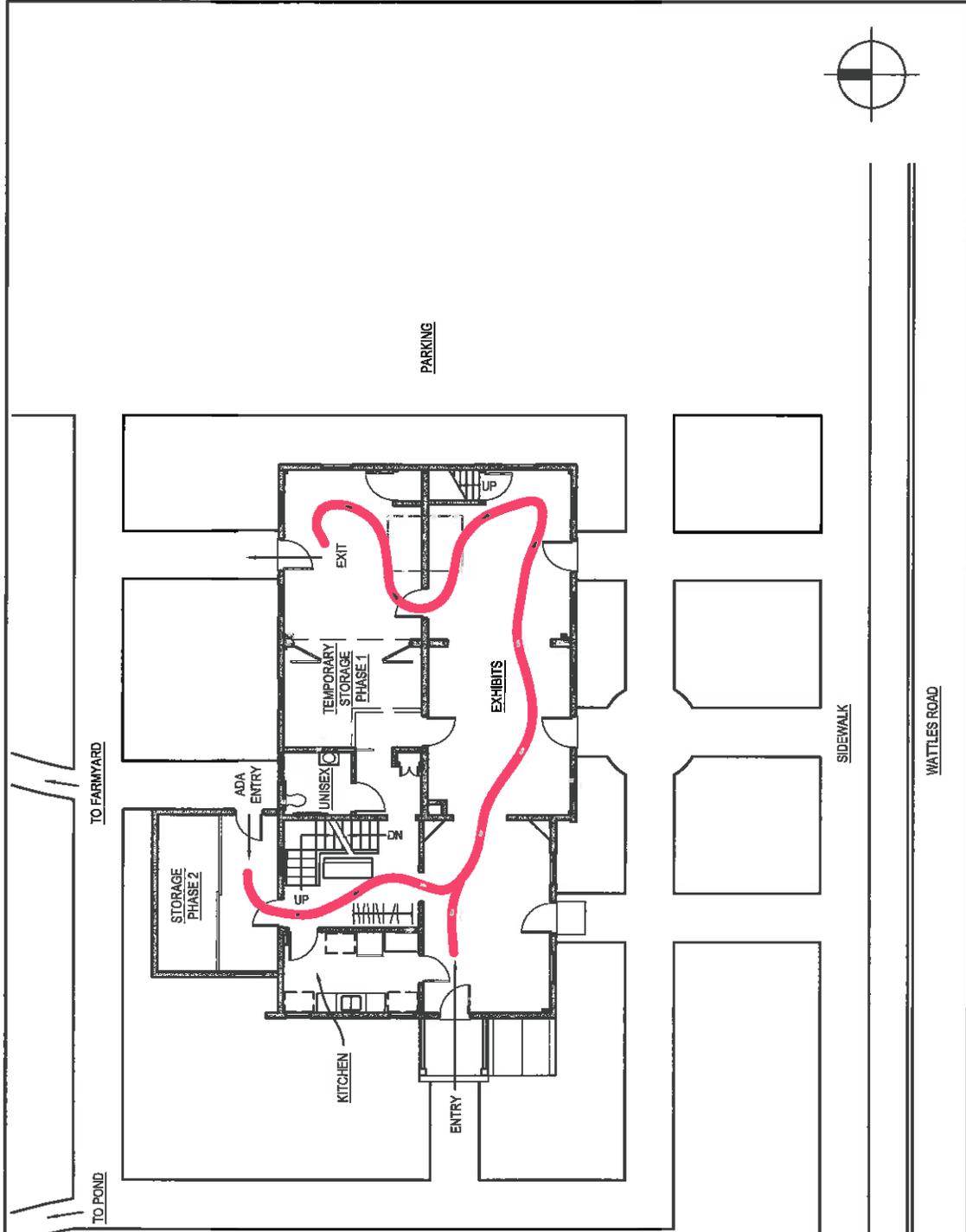
Net Operating Profit: \$27,370 \$27,276 \$27,179 \$38,830 \$38,727 \$38,621 \$38,513 \$38,400 \$41,135 \$41,016

\$357,068

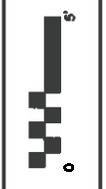
Annual Net Profit Projections

Niles-Barnard 1st Floor Renovations

Existing Room #	A	B	West Entry C	D	Existing Kitchen	Hallway	E	F	Room Total	Phase 1	Phase 2	Future Phases	Notes
Clg Hgt	9	9	9	9	9	9	9	9					
Lineal ft of wall	66	66	66	46	48	24	50	66					
SF Room Size	230	250	250	125	140	110	145	235					
# of Windows	3	2	2	2	1	0	1	3					
# of Interior Doors	2	1	1	1	2	2	2 (1 flng)	1					
# of Exterior Doors	1	1	2	0	1	0	0	1					
Room Area of Work	Unit Cost	Unit											
Window repair	\$ 3,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ 3,000	\$ 14,000				Major refurbish
Interior door repair	\$ 700	Each Leaf	\$ 1,400	\$ 700	\$ 1,400	\$ 2,100	\$ 2,800	\$ 700	\$ 10,500	\$ 5,250	\$ 5,250	\$ 3,000	Minor Refurbish, Pocket door at Hallway
Exterior door repair	\$ 1,000	Each	\$ 1,000	\$ 2,000	\$ 1,000			\$ 1,000	\$ 6,000	\$ 3,000	\$ 3,000	\$ 3,000	Major refurbish
Remove false ceiling	\$ 480	\$ 480	\$ 480	\$ 240	\$ 480	\$ 240			\$ 2,400	\$ 2,400			
Remove Flooring	\$ 1.25	SF	\$ 313	\$ 313	\$ 156	\$ 175			\$ 1,244	\$ 1,244			
Infill & Refinish floors	\$ 920	\$ 1,000	\$ 1,000	\$ 500	\$ 560	\$ 440	\$ 580	\$ 940	\$ 5,940	\$ 940			Includes minor infill
Drywall Ceiling	\$ 1,495	\$ 1,625	\$ 1,625	\$ 813	\$ 910	\$ 715	\$ 943	\$ 1,528	\$ 9,653				\$ 9,653
Remove wallpaper	\$ 446	\$ 446	\$ 446	\$ 311	\$ 374	\$ 162	\$ 338	\$ 446	\$ 2,916				\$ 2,916
Patch Plaster	\$ 238	\$ 238	\$ 238	\$ 166	\$ 173	\$ 86	\$ 180	\$ 238	\$ 1,955				\$ 1,955
Paint Ceiling	\$ 242	\$ 263	\$ 263	\$ 131	\$ 147	\$ 116	\$ 152	\$ 247	\$ 1,859				\$ 1,859
Paint Doors & Windows	\$ 300	Each	\$ 1,200	\$ 1,500	\$ 900	\$ 600	\$ 900	\$ 1,500	\$ 9,000				\$ 9,000
Paint walls	\$ 0.65	SF	\$ 386	\$ 386	\$ 269	\$ 140	\$ 293	\$ 386	\$ 2,527				\$ 2,527
Paint trim	\$ 198	\$ 198	\$ 198	\$ 138	\$ 144	\$ 72	\$ 150	\$ 198	\$ 1,296				\$ 1,296
Urkleum	\$ 8.00	SF	\$ 1,000						\$ 1,000				\$ 1,000
Electrical Power	\$ 2,500	\$ 500	\$ 500	\$ 4,500	\$ 500	\$ -	\$ 500	\$ 500	\$ 9,500	\$ 9,500			\$ 9,500
Lighting & Egress Lighting	\$ 500	\$ -	\$ 1,000	\$ 2,000					\$ 3,500	\$ 3,500			\$ 3,500
HVAC distribution only	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 8,500	\$ 8,500			\$ 8,500
cut passage way opening/ add trim	\$ 5,000					\$ 700			\$ 5,700	\$ 5,700			\$ 5,700
Remove closet, cabinets, etc	\$ 250		\$ 150			\$ 250			\$ 650	\$ 650			\$ 650
exterior landing and steps									\$ 3,000				\$ 3,000
Subtotal	\$ 21,141	\$ 11,347	\$ 13,797	\$ 16,323	\$ 9,294	\$ 5,622	\$ 8,235	\$ 14,681	\$ 100,440	\$ 9,984	\$ 30,680	\$ 99,756	
Comprehensive Work Areas													
New Basement Stairs (complete)									\$ 25,000		\$ 25,000		No structural changes
New 2nd floor stairs (west only)									\$ 18,500	\$ 1,500	\$ 2,000	\$ 15,000	
ADA toilet Room (Demo & complete)									\$ 20,000		\$ 20,000		Not historical
12 x 15' Deck (future Addition)	\$75	SF	\$ 75						\$ 14,400				stone bases, joists, waterproof deck
Handicap Ramp to deck, 5 ft wide	\$150	LF	\$ 150						\$ 6,000		\$ 6,000		40 L-pristone sides, concrete stiewalk
Kitchen Equipment & Furnishings									\$ 8,500		\$ 8,500		stove, fridge, sink, cabinets
Self-adhering Tape									\$ 750		\$ 750		
Contingency	20%		\$ 4,228	\$ 2,269	\$ 3,265	\$ 1,124	\$ 1,647	\$ 2,936	\$ 38,718	\$ 2,298.75	\$ 16,888	\$ 19,531	
SubTOTAL			\$ 25,369	\$ 13,617	\$ 19,588	\$ 6,746	\$ 9,882	\$ 17,618	\$ 232,308	\$ 13,793	\$ 101,328	\$ 137,187	
Misc & Support services	20%		\$ 5,074	\$ 2,723	\$ 3,918	\$ 1,349	\$ 1,976	\$ 3,524	\$ 46,462	\$ 2,758.50	\$ 20,265.60	\$ 23,437	
TOTAL			\$ 30,443	\$ 16,340	\$ 19,868	\$ 8,095	\$ 11,858	\$ 21,141	\$ 278,769	\$ 16,551	\$ 121,594	\$ 140,625	



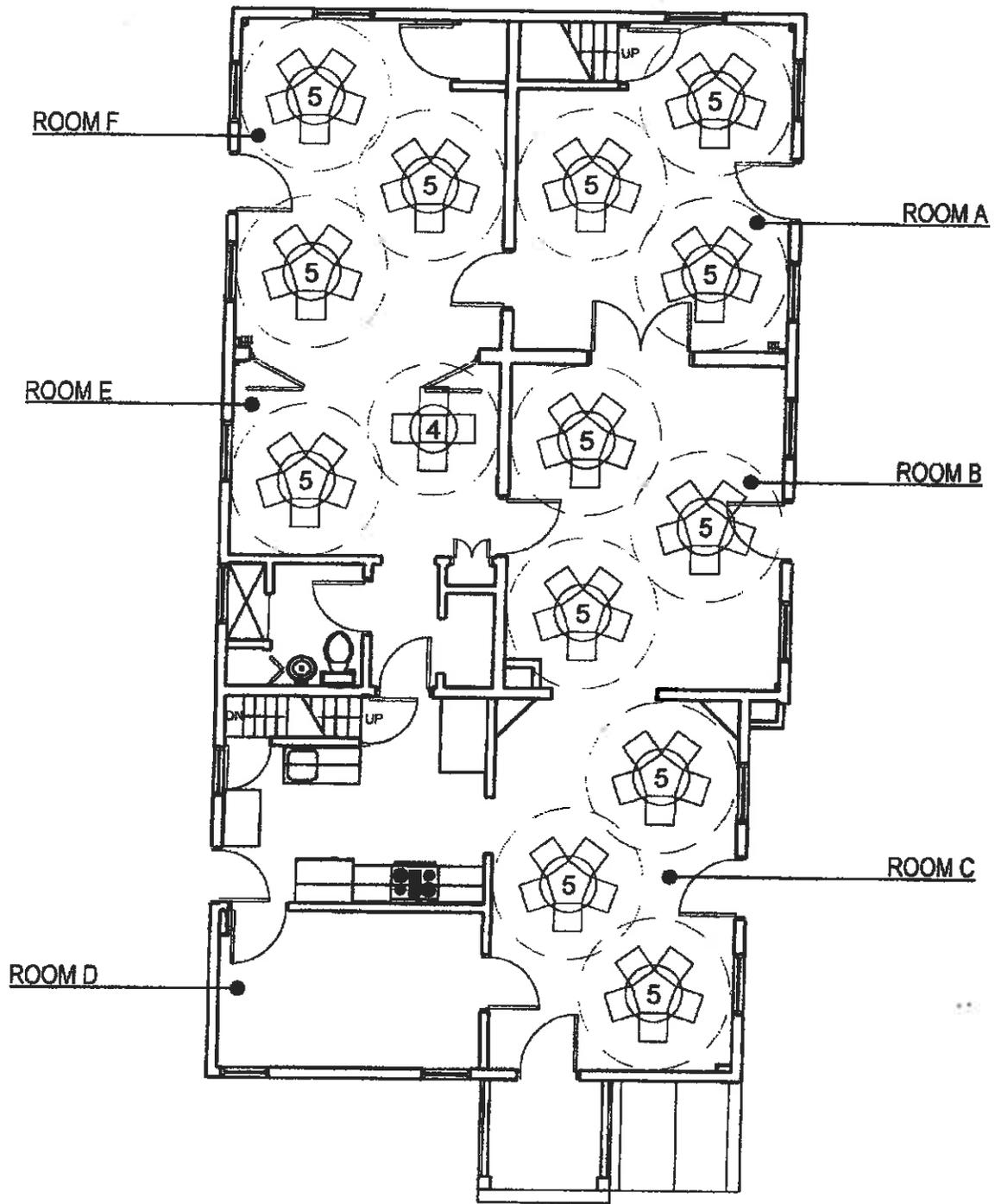
NILES BARNARD HOUSE
MARCH 19, 2014



SITE & CIRCULATION PLAN

SK0

HopkinsBurns DESIGN STUDIO
 Architecture • Interiors • Exhibition Design • Urban Planning





Annual Report
Fiscal Year Ending June 30, 2014

Troy Historical Society

Annual Report for Fiscal Year Ending June 30, 2014

The Board of Trustees of the Troy Historical Society (THS) and the staff of the Troy Historic Village (THV) are pleased to present this Annual Report for our Fiscal Year Ending (FYE) June 30, 2014.

The accomplishments presented in this report for the past fiscal year reflect ongoing efforts by trustees, staff, and volunteers to implement our Strategic Plan that was adopted in 2013. We are gaining momentum in our operation of the Village, even though that may not be immediately apparent from the financial numbers for FYE 2014.

We appreciate the generous support from our donors and sponsors that is needed to sustain our operations and supplement program fees and limited operational support from the City of Troy. We embrace our mission to stimulate discovery and cultivate life-long appreciation of history through meaningful experiences that engage the public. We continually work to *preserve* our valuable collections, *educate* our youth and adult visitors, reinforce our community's *identity* through heritage, and contribute to our community's *economic development*.

This report is organized by the goals identified in the Strategic Plan that include enhancing our financial viability, visitor experience, greater awareness, adequate resources, and organizational culture. A brief description of the progress made in FYE 2014 to achieve these goals follows.

- I. **Financial Viability** – *Serve as responsible financial stewards and achieve an appropriate level of philanthropic contributions, revenue growth, grant funding, and visitor volumes to sustain and grow Village operations on a long-term basis.*
 - After achieving a modest operating surplus for FYE 2013, THS budgeted increased expenditures for the purpose of sustaining and growing THV's long-term future, resulting in an operating deficit for its operation of THV in FYE 2014. This deficit operating budget was for the first year of the 3-year balanced budget adopted by THS in its Strategic Plan.
 - In FYE 2014 THS completed its transition from modified cash basis accounting to accrual accounting. This change should help THS with its future grant applications, but for FYE 2014 it added to the operating deficit.
 - In FYE 2014 THS hired new part-time staff in Marketing and Fund Development for future enhancement of THV revenues, and in field trip instruction and archives management for future expansion of THV programming. THS also purchased a new computer and telephone system for THV that in the next three years should save about 40% from its previous IT/telephone arrangements.

Troy Historical Society

Annual Report for Fiscal Year Ending June 30, 2014

- THS revenues for FYE 2014 were \$300,288 compared with \$302,819 for FYE 2013. Apart from changes required by the shift to accrual accounting, no major year to year revenue changes occurred – notably, school group/field trip fees increased, while grant income declined. Expenses increased to \$335,811 in FYE 2014 from under \$300,000 in FYE 2013.
 - THS secured a grant of \$15,000 from the Kresge Foundation and several applications were submitted to other foundations. Allegra Printing and Marketing in Troy awarded a \$750 grant from their FootPRINT Fund for the production of brochures in the Village.
 - Fundraising efforts resulted in over \$20,000 in sponsorships (Genisys Credit Union and Troy Traffic Jam major sponsors: Kirco, Suburban Collection, Kelly Services).
 - Donations from individuals totaled over \$41,000.
 - Several fund development special events were held including the Troy Traffic Jam car show, Celebrating Excellence at Ruth's Chris Steak House, Celebrating Michigan with Thomas Richards Charity, and a Dine-to-Donate program at Granite City Food & Brewery.
 - Program revenue from school field trips and education talks totaled over \$100,000.
 - A Fund Development Plan for THS was created identifying various ways to meet our aggressive financial goals for FYE 2015 and beyond.
 - The financial audit for THS in FYE 2013 was completed in January 2014, and the audit for FYE 2014 was completed in December 2014. All compliance reports required of THS were timely filed with the Internal Revenue Service and the State of Michigan.
- II. Visitor Experience** – *Establish the Troy Historic Village as a unique cultural destination that is convenient, accessible, meaningful, relevant, affordable, and dynamic. The Village will become a popular gathering and happening place for Troy residents and Southeast Michigan.*
- Public hours were extended to Monday – Friday from 10:00 am to 3:00 pm. During summer, the Village was also open Saturdays from 10:00 am to 2:00 pm.
 - A diverse array of programs was offered at the Village including elementary school field trips, Civil War Days, Artisan Arts (blacksmithing, watercolor), a Behind the Scenes Tour in June 2014, Thursday Teas at Two, Cheddar pre-school story hour, evening speaker series, and numerous youth summer programs. There were over 2,100 participants in these programs.

Troy Historical Society

Annual Report for Fiscal Year Ending June 30, 2014

- Troy Historic Village continued its collaboration with the Troy Nature Center to jointly present Maple Syrup Time and Traveling Through Trails and Time in Troy. It is estimated that over 1,000 individuals attended and participated in these joint programs.
- A total of over 20,000 people visited the Village during FYE 2014 including walk-in visitors, program attendees, and event participants.
- Several different interpretive sign prototypes were created for each of the buildings in the Village and visitors were asked to provide feedback. Based on this visitor research a design was selected. Several sign manufacturers were contacted. Targeted fundraising appeals in May 2014 generated \$7,000 to support the creation and installation of the signs.
- Traditional holiday events (Trick or Treat and Christmas) were held in the Village resulting in almost 1,000 visitors.
- The Troy Garden Club has been a long-time partner with the Troy Historical Society and maintains the beautiful flower beds in the Village. The Village is one of the stops on their annual summer Garden Walk Tour and we experienced over 1,000 visitors. A raffle held during the Garden Walk generated approximately \$1,000 for THS.

III. Public Awareness – *Establish region-wide awareness of the Troy Historic Village programs and services.*

- Momentum, LLC, a digital marketing firm, began work to create new website for THV valued at over \$20,000. Momentum has a strong commitment to support deserving community non-profit organizations. Their generous donation was a direct result of attending the Celebrating Excellence event at Ruth's Chris Steak House in March and follow up discussions with leadership at THV.
- A new brochure was created featuring the educational programs at THV, particularly the unique field trips offered to elementary schools in the area. Over 12,000 students, teachers, and chaperones visited the Village during the year, with over 60% of these visitors coming from outside of Troy.
- Kim Hutchison, THV Marketing Director, created a marketing plan for the organization designed to build a stronger brand image, graphic standards, and awareness of the Village.
- The Village hosted a retreat for City of Troy leadership and staff in March 2014.

Troy Historical Society

Annual Report for Fiscal Year Ending June 30, 2014

IV. Adequate Resources – *Maintain sufficient financial, technical, and human resources to support the operations and capital projects of the Village.*

- New part-time professionals were hired at the Troy Historic Village including directors for Marketing and Fund Development, a Historic Interpreter, and an Archivist.
- Through the generous support from the City of Troy, numerous capital repairs were undertaken in the Village including a new Poppleton School cupola, painting of the Caswell House, renovations to create temporary access for the Niles-Barnard House, preparations for a new boiler and heating system in main building, a new furnace in Print Shop, and engineering plans for a new drainage system and paver pathways.
- Architectural floor plans for the renovation of the Niles-Barnard House were prepared by Hopkins-Burns architects and renovation cost estimates were developed by Frank Rewold and Son, Inc.
- Village events and operations were greatly supported by over 120 volunteers that contributed over 5,400 hours of their time, representing over 2.5 full-time equivalent employees.
- A new computer and phone system was installed at the Village resulting in lower operating costs, new equipment, and enhanced communication functions.
- Collections report summary (see Appendix).

V. Organizational Culture – *Continue the transformation of the Troy Historical Society and Board of Trustees to a governance organization dedicated to the preservation and growth of the Troy Historic Village. Improve the level of expertise and performance of the staff and Board members through training, customer service, and community involvement.*

- Significant progress was made on standardizing the structure of board committees and clarifying their purpose and performance measures.
- Efforts were undertaken to revise the accounting procedures and ensure separation of duties as suggested in a previous audit report.

Troy Historical Society

Annual Report for Fiscal Year Ending June 30, 2014

- Formal staff evaluations were conducted with each THV member with a review of past performance and identification of areas and skills to improve.
- Several surveys were undertaken of Village members and visitors to improve our membership program and improve the visitor experience at the Village. The organization continues to seek ways to be more responsive to our visitors and stakeholders.

Troy Historical Society
Annual Report for Fiscal Year Ending June 30, 2014

Appendix

- Troy Historical Society Board of Trustees
- FYE 2014 Audited Financial Statements
- Sponsors and Donors in 2014
- Collections Report

Troy Historical Society Board of Trustees, 2013-2014

<u>Last Name</u>	<u>First Name</u>	<u>Served Partial Year</u>	<u>Officers</u>	<u>Affiliations</u>
Chambers	Barbara			Code Enforcement Officer, City of Clawson; member, Troy Historic District Commission
Crandall	Jim			Retired corporate and real estate tax consultant
Iceman	Alison			Environmental Services Specialist, HealthCure
Iceman	Judy		President	Administration and Sales, SunTel Services; troop leader, Girl Scouts of America, five years
Jackson	Sherrill	*	Secretary	Instructor, Troy Nature Society; Retired Project Manager, EDS; Docent, Detroit Zoological Society
Kerwin	Mary			Owner of Kerwin Consulting, LLC
Kornacki	Rosemary	*		Retired sales executive at Broner Safety, Former chair of Troy Historical Commission, Professional musician
Lavender	John		Treasurer	Retired Networking Consultant, IBM; volunteer instructor, Troy Senior Computer Center; President, St. Augustine Lutheran Church & School Foundation
Lavender	Sue			Retired bookkeeper; Recording Secretary, State Board Lutheran Child and Family Service Auxiliary; member and Past Treasurer, Oakland County Quilt Guild
Nowosatko	Michael			Small business owner; graphic designer; Committee Chairman, Troop 1701, Boy Scouts of America
Randol	Ward		Vice President Asst. Treasurer	Attorney, Dickinson Wright LLC; member, Troy Downtown Development Authority
Rounds	Fred			Retired engineer, General Motors
Siess	Judy			Retired, Michigan Family Independence Agency; past Board member, YWCA of Metro Detroit
Stewart	Cynthia			Community Affairs Director, City of Troy
Strong	Jonathan	*		Account Vice President, Financial Advisor, UBS; active leader, Boy Scouts of America
Toth	Ann			Middle School teacher, Holy Name Catholic School

TROY HISTORICAL SOCIETY
(a non-profit corporation)

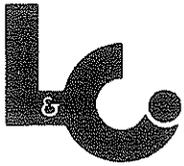
FINANCIAL STATEMENTS

For the year ended June 30, 2014

TROY HISTORICAL SOCIETY

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Lazzara & Company, P.C.

Certified Public Accountants
Certified Valuation Analysts
Business Advisors & Consultants

"We're in the business of caring"

Michael J. Lazzara, CPA, MBA, CVA
Mary Ellen Taylor, CPA
David A. Lazzara, CPA

David H. Martin, CPA
Randall C. DiFalco, CPA

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Troy Historical Society
Troy, Michigan

We have audited the accompanying financial statements of Troy Historical Society, a Michigan non-profit corporation, which comprise the statement of financial position as of June 30, 2014, and the related statements of activities, changes in net assets, cash flows, and functional expenses for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

16010 Nineteen Mile Road, Suite 102, Clinton Township, MI 48038

Phone 586.263.1000 Fax 586.263.1005

www.lazzaracpa.com

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Troy Historical Society as of June 30, 2014, and the changes in net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses on page 13 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Lazzara & Company, P.C.

LAZZARA & COMPANY, P.C.
November 18, 2014

TROY HISTORICAL SOCIETY
STATEMENT OF FINANCIAL POSITION

JUNE 30, 2014

ASSETS

CURRENT ASSETS

Cash	\$ 68,287
Cash - restricted	1,780
Reimbursement receivable	413
Inventory	11,504
Prepaid expenses	<u>4,262</u>

TOTAL CURRENT ASSETS 86,246

PROPERTY AND EQUIPMENT

Office equipment and signs	34,282
Less: accumulated depreciation	<u>(2,535)</u>

PROPERTY AND EQUIPMENT, NET 31,747

TOTAL ASSETS \$ 117,993

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accrued expenses	\$ 6,888
Rental deposits payable	2,325
Capital lease payable, current	7,609
Deferred revenue	<u>17,640</u>

TOTAL CURRENT LIABILITIES 34,462

LONG TERM LIABILITIES

Capital lease payable, non-current	<u>14,030</u>
------------------------------------	---------------

NET ASSETS

Unrestricted	63,312
Temporarily restricted	<u>6,189</u>

TOTAL NET ASSETS 69,501

TOTAL LIABILITIES AND NET ASSETS \$ 117,993

The accompanying notes to financial statements are an integral part of these financial statements

TROY HISTORICAL SOCIETY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2014

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Support and Revenue			
Donations	\$ 38,820	\$ 4,350	\$ 43,170
Program revenue	103,579	-	103,579
Admissions	5,626	-	5,626
Merchandise sales	13,400	-	13,400
Memberships	5,860	-	5,860
Rental income	11,590	-	11,590
Sponsorships	20,635	-	20,635
Grants	90,500	-	90,500
Fundraising	5,613	-	5,613
Interest	12	-	12
Other	302	-	302
Net assets released from restrictions	<u>5,149</u>	<u>(5,149)</u>	<u>-</u>
Total public support and revenue	<u>301,086</u>	<u>(799)</u>	<u>300,287</u>
Expenses			
Program services	207,913	-	207,913
Fundraising	35,224	-	35,224
Management and general	<u>92,674</u>	<u>-</u>	<u>92,674</u>
Total expenses	<u>335,811</u>	<u>-</u>	<u>335,811</u>
Change in Net Assets	<u>\$ (34,725)</u>	<u>\$ (799)</u>	<u>\$ (35,524)</u>

The accompanying notes to financial statements are an integral part of these financial statements

TROY HISTORICAL SOCIETY
STATEMENT OF CHANGES IN NET ASSETS
JUNE 30, 2014

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Net Assets, July 1, 2013	\$ 98,037	\$ 6,988	\$ 105,025
Change in net assets for the year ended June 30, 2014	<u>(34,725)</u>	<u>(799)</u>	<u>(35,524)</u>
Net Assets, June 30, 2014	<u>\$ 63,312</u>	<u>\$ 6,189</u>	<u>\$ 69,501</u>

The accompanying notes to financial statements are an integral part of these financial statements

TROY HISTORICAL SOCIETY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2014

CASH FLOWS FROM OPERATING ACTIVITIES	
Decrease in net assets	\$ (35,524)
Adjustments to reconcile decrease in net assets to net cash used by operating activities	
Depreciation expense	1,971
(Increase) decrease in operating assets	
Pledges receivable	15,000
Reimbursement receivable	(413)
Inventory	1,772
Prepaid expenses	(1,487)
Increase (decrease) in operating liabilities	
Accrued expenses	(2,140)
Rental deposits payable	(775)
Deferred revenue	<u>(12,030)</u>
NET CASH USED BY OPERATING ACTIVITIES	<u>(33,626)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Acquisition of equipment	<u>(6,526)</u>
CASH FLOWS FROM FINANCING ACTIVITIES	
Capital lease installment payments	<u>(3,393)</u>
NET DECREASE IN CASH	(43,545)
CASH, JULY 1, 2013	<u>113,612</u>
CASH, JUNE 30, 2014	<u>\$ 70,067</u>

SUPPLEMENTAL DISCLOSURES

Interest paid	<u><u>\$ 797</u></u>
Purchase of equipment under capital lease	<u><u>\$ 25,032</u></u>

The accompanying notes to financial statements are an integral part of these financial statements

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

Note 1 - Nature of Organization

Troy Historical Society (the Organization) is a non-profit corporation located in Troy, Michigan that promotes the knowledge and appreciation of local, state and national heritage among its citizens and school children. The Organization was formed in order to foster and encourage the collection and preservation of historical artifacts and to study and conduct historical research. The Organization's source of revenue is principally donations and program revenue.

The Troy Historic Village

Effective July 1, 2011 the City of Troy entered into a 5 year non-exclusive agreement with the Troy Historical Society that allows the Organization to occupy and use the Troy Historic Village and its buildings for the sole purpose of promoting the mission and vision of the City of Troy and the Troy Historical Society through mission and vision focused historical programs. Under this agreement the Organization is authorized to manage and operate the Village and will retain all revenues earned from the Village operation (see note 3).

The Heritage Campaign

From 2006 to 2014 the Troy Historical Society has embarked on a major capital campaign to expand and improve the Troy Historic Village. The Campaign encompasses 5 projects: relocation and rehabilitation of the Niles Barnard House; reconstruction and rehabilitation of a Historic Barn; the 1927 Township Hall Adaptive Reuse; creation of a Gateway to the Village Green; and creation of an Endowment Maintenance Fund for the buildings and the Village Green (see note 3).

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Cash and Cash Equivalents

The Organization places its temporary cash investments with high credit quality financial institutions. At June 30, 2014, the Organization maintained cash balances in regular checking accounts and money market accounts. One of the money market accounts and the cash accumulated by the certain book sales from the Troy Historic Village Store (Village Store) is restricted for use by the Heritage Campaign.

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

Note 2 - Summary of Significant Accounting Policies (continued)

Receivables

Contributions and grants are recognized when there is a promise to give to the Organization that is, in substance, unconditional. Conditional promises to give are not included as revenue until such time as the conditions have been substantially met. The Organization uses the allowance method to determine uncollectible receivables. The allowance is based on past experience and management's analysis of specific promises made. At June 30, 2014, there was no allowance for uncollectible receivables.

Inventory

The Village Store retail inventory is valued at the lower of cost or market. Certain books included in the inventory totaling \$2,609 and the future sales of these books are restricted to the Heritage Campaign.

Property and Equipment

Property and equipment are recorded at cost when purchased and at fair market value when contributed. Maintenance and repairs are charged to current operations as incurred, whereas major improvements are capitalized. Office equipment is depreciated on a straight line basis over a useful life of 7 years.

Functional Expenses

The costs of providing program and supporting services have been reported on a functional basis in the statement of activities and changes in net assets. Direct and indirect costs have been allocated between programs and general and administrative based on estimates from management. Although the methods of allocation used are considered appropriate, other methods could be used that would produce different amounts.

Income Taxes

The Organization is a private, non-profit organization operating in accordance with Section 501(c)(3) of the Internal Revenue Code. The Organization has no uncertain tax positions that qualify for either recognition or disclosure in these financial statements.

Deferred Revenue

Deferred revenue consists of advances for future programs, events, rents and grants. The Organization recognizes revenue once the program, event or rental has concluded. Grants are recognized once the funds are allowed to be utilized as called for under the grant conditions.

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

Note 2 - Summary of Significant Accounting Policies (continued)

Classification of Net Assets

Net assets and revenues and expenses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets are classified as temporarily restricted, permanently restricted or unrestricted. Donor-imposed restrictions that expire with the passage of time, or that can be removed by meeting certain requirements, are classified as temporarily restricted net assets.

Unrestricted Net Assets - This portion of the Organization's net assets is available for general obligations and is not subject to any donor-imposed restrictions. Revenues earned, program services provided, unrestricted contributions and all operating expenses are reported in this category. The Organization records donor-restricted contributions, whose restrictions have been satisfied in the same reporting period, as unrestricted support in such year.

Temporarily Restricted Net Assets - This portion of the Organization's net assets is limited to use specified by donor-imposed restrictions. When donor restrictions expire, or the nature and purpose of the restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the accompanying statement of activities and changes in net assets - modified cash basis as net assets released from restrictions.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Contributed Services

The Organization generally pays for services requiring specific expertise and employs a combination of part-time and full time employees. Many individuals volunteer their time and perform a variety of tasks that assist in the administration and operations of the Organization, consequently, no amounts have been reflected in the financial statements for donated services.

Subsequent Events

Subsequent events have been evaluated through November 18, 2014 which is the date the financial statements were available to be issued.

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

Note 3 – Contracts

Heritage Campaign - The Troy Historical Society has entered into an agreement with the City of Troy that requires both parties to work together in order to achieve the goal of completing the five projects as described as the Heritage Campaign (see note 1). The total cost estimate to complete the Heritage Campaign is approximately \$7,700,000. The Troy Historical Society's main commitment, called for in the contract, is to seek donations from corporations, foundations, governmental agencies and individuals in order to raise the required funds. The Society will also assist the City of Troy in other various administration duties related to the Heritage Campaign Projects.

The Troy Historic Village – Effective July 1, 2011 the City of Troy entered into a five year non-exclusive agreement with the Troy Historical Society that allows the Organization to occupy and use the Troy Historic Village and its buildings for the sole purpose of promoting the mission and vision of the City of Troy and the Troy Historical Society through mission and vision focused historical programs. Under this agreement the Organization is authorized to manage and operate the Troy Village and will retain all revenues earned from the Village operation. The City of Troy will provide an annual operations appropriation to the Organization to cover the utilities, insurance, building maintenance, ground maintenance, and trash removal at least at the same level as incurred in the fiscal 2010-2011 period.

The City of Troy will maintain a separate \$50,000 capital fund for repairs and improvements which will be renewed to a balance of \$50,000 each year.

The Organization agreed to pay \$3,481 each quarter to the City of Troy for the use of their telephone and internet service. This service agreement ended in February 2014.

Note 4 – Troy Historical Village Store

On April 1, 2009, the Troy Museum Guild (Gift Shop) became a standing committee of the Troy Historical Society and in July 2011 was renamed "The Village Store." The Troy Historical Society plans to continue to operate the store and any net proceeds will help contribute to the Organization's causes as described in its Operation Guidelines. The standing committee of the Village Store, at its discretion, decides how its excess cash will be allocated between funding general operations and the Heritage Campaign.

Note 5 - Fair Value of Financial Instruments

The financial position of the Organization at June 30, 2014 includes certain financial instruments that may have a fair value that is different from the value currently reflected in the financial statements. The carrying amounts of financial instruments, including cash and cash equivalents, receivables, accrued expenses, payables and deferred revenue approximated fair value at June 30, 2014 because of the relatively short maturity of these instruments.

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

Note 6 – Concentration of Revenue

Two grants accounted for approximately 30% of the total revenue received by the Organization during the year.

Note 7 – Operating Leases and Other Obligations

The Organization has entered into various obligations as described below:

The Organization had entered into an agreement with the City of Troy that provides phones, computers and the internet to the Organization for \$3,481 per quarter. This contract was canceled in February 2014. Lease expense for the fiscal year totaled \$8,123.

The Organization entered into a new 3 year service agreement for telephone services which began on January 28, 2014. Early termination of this agreement will result in a recurring monthly charge of \$332 for the remaining term of the agreement. Telephone expense under this agreement totaled \$1,800 for the fiscal year.

The Organization has entered into a one year, automatic renewing, service agreement for network monitoring and backup services for \$330 per month. The agreement can be canceled prior to the renewal by providing 30 days notice. Total expense under this agreement totaled \$2,025 for the fiscal year.

The Organization has entered into a 3 year lease agreement for office equipment with monthly payments of \$74. This agreement ends in November, 2014. Lease expense for the fiscal year totaled \$903.

Future payments under the above agreements are as follows:

For the fiscal year ending:	
June 30, 2015	\$8,314
June 30, 2016	7,944
June 30, 2017	6,284
June 30, 2017 and forward until canceled	3,960

Note 8 – Capital Lease

The Organization's property under capital leases, which is included in property and equipment, is summarized as follows:

Office equipment	\$25,032
Less: accumulated amortization	<u>(1,192)</u>
	<u>\$23,840</u>

TROY HISTORICAL SOCIETY
Notes to Financial Statements
June 30, 2014

The following is a schedule of future minimum future lease payments under the capital lease together with the present value of the net minimum lease payments as of June 30, 2014:

For the fiscal year ending:	
June 30, 2015	\$9,756
June 30, 2016	9,756
June 30, 2017	<u>5,692</u>
Total future minimum lease payments	25,204
Less: amount representing interest	<u>3,565</u>
Present value of future minimum lease payments	21,639
Less: current maturities	<u>7,609</u>
Long-term obligation under capital lease	<u>\$14,030</u>

Total interest expense of the capital lease obligation amounted to \$770 for the fiscal year ended June 30, 2014.

Note 9 – Subsequent Events

Subsequent events have been evaluated through November 18, 2014, which is the date the financial statements were available to be issued.

On August 5, 2014, the City of Troy made a \$75,000 grant to the Organization that is to be used for operations.

On October 31, 2014 the Kresge Foundation made a grant to the organization of \$15,000 to be used for the Museum operations.

TROY HISTORICAL SOCIETY
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2014

	<u>Program Services</u>	<u>Supporting Services</u>		<u>Total</u>
		<u>Fundraising</u>	<u>Management and General</u>	
Contracted Services				
Contract services	\$ 10,345	\$ 3,796	\$ -	\$ 14,141
Food and beverage	<u>649</u>	<u>266</u>	<u>365</u>	<u>1,280</u>
Total contracted services and expenses	<u>10,994</u>	<u>4,062</u>	<u>365</u>	<u>15,421</u>
Direct Expenses				
Payroll and related expenses	49,585	15,500		65,085
Lectures and exhibit fees	1,531	593	-	2,124
Supplies	12,747	-	-	12,747
Merchandise and awards	<u>13,374</u>	<u>-</u>	<u>-</u>	<u>13,374</u>
Total direct program expenses	<u>77,237</u>	<u>16,093</u>	<u>-</u>	<u>93,330</u>
Occupancy Expenses				
General liability insurance	<u>-</u>	<u>-</u>	<u>1,665</u>	<u>1,665</u>
Administrative Expenses				
Advertising	2,096	750	140	2,986
Payroll and related expenses	77,609	13,805	58,854	150,268
Rental expenses	3,174	-	10,480	13,654
Office, printing and postage	5,043	309	7,330	12,682
Insurance	-	-	59	59
Professional fees	12,817	-	7,976	20,793
Supplies	4,469	-	-	4,469
Repairs and maintenance	13,501	-	-	13,501
Telephone	-	-	1,800	1,800
Depreciation	-	-	1,971	1,971
Bank service charges	<u>806</u>	<u>42</u>	<u>318</u>	<u>1,166</u>
Total administrative expenses	<u>119,515</u>	<u>14,906</u>	<u>88,928</u>	<u>223,349</u>
Other Expenses				
Travel	-	163	-	163
Interest	-	-	797	797
Miscellaneous expense	<u>167</u>	<u>-</u>	<u>919</u>	<u>1,086</u>
Total other expenses	<u>167</u>	<u>163</u>	<u>1,716</u>	<u>2,046</u>
Total functional expenses	<u>\$ 207,913</u>	<u>\$ 35,224</u>	<u>\$ 92,674</u>	<u>\$ 335,811</u>

Troy Historical Society Sponsors and Donors in 2014

Troy Traffic Jam Car Show Business Sponsors

- **Kirco (Columbia Center)**
- **Kelly Services**
- **Suburban Collection**
- Ajax Paving
- J & M Collision
- M-1 Uniprop Ventures LLC
- Master Auto Service
- Pennington Collision
- Sun Shade Window Tinting
- SunTel Services

Troy Garden Club Walk Raffle Sponsors

- Achatz Handmade Pies
- Auburn Oaks Garden Center
- Backyard Birds, Birmingham
- Bordine Nursery
- English Gardens Marketing Dept
- Granite City Food & Brewery
- Home Depot
- Home Depot
- Iceman Family
- Jo Grindem
- JoAnn Preston
- Judy Cornelli
- Kim's Restaurant
- Kona Grill
- Kroger
- Kroger
- LaVida Salon
- Lowes
- Maggiano's Little Italy
- Meadow Brook Theatre
- MeadowBrook Estate
- Meijer
- Nino Salvaggio

Troy Garden Club Walk Raffle Sponsors (continued)

- Ridleys Bakery Café
- Sherwin Williams
- SOCCRA
- Starbucks
- SunTel Services
- Telly's Greenhouse & Garden Center
- Toma's Salad Shop
- Trevarrow Ace Hardware
- Troy Nature Society
- Uncle Luke's Feed Store
- Ye Olde Flower Barn

Scarecrow Row Business Sponsors

- Allegra Printing and Marketing
- Billy Sims BBQ
- Century 21 Real Estate
- Dairy Queen
- Elizabeth Kaniarz, Thrivent
- Friends of Troy Public Library
- JDC Tek
- Kim's Restaurant
- LJPR
- Main Street Bank
- Ridley's Bakery Café
- Signs and More
- Stevens Worldwide Moving
- Tim Horton's
- Trevarrow Hardware
- Troy Public Library
- Troy Rotary
- Troy Sports Center
- WCI Contractors

Troy Historical Society

Sponsors and Donors in 2014

Scarecrow Row Individual/Family Sponsors

- Aileen, Amelia, and Nora Bittner
- Ann O'Brien
- Brittany St. Pierre
- Carol Mazurek
- Debbie Knauss
- Gail Lucas
- Hallie Armstrong
- Heather Siekierski
- Jeanine Kaczmarek
- Jennifer Ray
- Joe Lorenze Family
- Judy Davy
- Judy Iceman
- Karen Dunn
- Katie Workman
- Kim Vanatta
- Linda Shears (Image and Arts Council of Troy)
- Marc Schriber
- Mariane Harris
- Matt Sabaugh
- Perla Andrade
- Phoebe Crandall (Monday Night Craft Ladies)
- Renee Marone
- Robin Tyrrell
- Rosemary Kornacki
- Tanya Johnston
- Tasnium Levine (Room #2, 3, 4)
- Theresa Gebara

Scarecrow Row Building Volunteers

- Bill Williams
- Debbie Hancock
- JoAnn Preston
- Karen Brandt
- Karol Carter

- Linda Buchanan
- Pat Geilbord
- Ron Buchanan
- Rosemary Kornacki
- Sharon Greenlees
- Yolanda Tenorio-Thomas

Scarecrow Glow Business and Individual Sponsors

- Achatz Pies
- Allegra Printing and Marketing
- Fieldstone Winery
- Granite City Food & Brewery
- Kona Grill
- Local Business Solutions
- Mad Hatter Bistro
- Northern Lakes Seafood
- Ruth's Chris Steak House
- Zoyogurt

Trick or Treat Sponsors

- Allegra Printing and Marketing
- Genisys Credit Union
- Meijer
- Tim Hortons
- Toshiba

Grants and Foundations

- Allegra Printing and Marketing – FootPRINT Fund
- City of Troy
- Kresge Foundation

Troy Historical Society

Sponsors and Donors in 2014

Individual and Organizational Donors (Memorials)

Memorial for Thelma Holdburg: Ward Randol, Mary Kerwin, Robert and Elizabeth Taskir, Judy Siess, Mary and Walter Cornelius, Jim and Marilyn Jarrait, John and Sue Lavender, Judy Iceman, Fred and Muriel Rounds, Karen and Tom Brault, Jess and Dan Brault, Vera Milz, Leland McLean, Bob Knowles, Ray Lucas, Nina and Jeff Becker, Laurel Heyniger

Memorial for Ollie Schroeder: Mary Kerwin, Jeanne Stine

Memorial for Susan Miller Smilnak: Troy Education Association

Memorial for Bernie Czerwinski: Ward Randol, Mary Kerwin, Loraine Campbell

Memorial for Paul Willuweit: Loraine Campbell

Memorial for Mary Lois Burgess and Sherrill Jackson: Mary Kerwin

Memorial for Sue Werpetsinski: Jim Werpetsinski

Memorial for Lois Jamieson Lance: Avis Landmesser

Memorial for Ralph and Alice Jarrait: Jim and Marilyn Jarrait

Memorial for Ron Castorri: Steve Lama

Memorial for Harlan Hether family: Bonnie (Hether) Kalef

Memorial for Bill Price: Susan Price

- Joyce and Charles Simmons Memorial Fund
- Albert Hatala
- Andrew and Catherine O’Gawa
- Anne and Brian Partlan
- Automation Alley (Ken Rogers)
- Bob Heyniger
- Bob Knowles
- Bob Olree
- Carol Zager
- Charlie and Lisa Langton

- Dale and Janet Schairer
- Dave Trott
- Diane Gurzick
- Diane Marecki
- Dick Beaubien
- Don Edmunds
- Doris Schuchter
- Doug Thornburg
- Doug Tietz
- Edward Losiewicz
- Frank Gerstenecker
- Hanson Lee
- Helen Gach
- Henry Allemon
- Hope Dixon
- Hopkins Burns Design Studio
- Jeaneatte Wareham
- Jeanne Stine
- Jim and Lois Cyrulewski
- Jim Cameron
- JoAnn Mouch
- John and Peggy Sieffert
- John Lamerato
- Joseph and Daine Marecki
- Joy Wong
- Judy Davy
- Karen Karavias
- Kay McFarland
- Kenneth Noble
- Kimberly Coalson
- Kuniko Ganguly
- Leland McLean
- Lorna Gray
- Marion Turowski
- Mike Arnold
- Patricia Gates
- Phoebe and Jim Crandall
- Robert Taskis

Troy Historical Society Sponsors and Donors in 2014

Individual and Organizational Donors (Memorials) (cont.)

- Russell Lewis
- Sally M. Flicker
- Sandra Clark
- Stephen Fox
- Tim McGee
- Troy Kiwanis
- Vera Milz
- Ward Randol

Troy Historic Village Collections Report for FYE 2014

Deaccessioned/never accessioned and re-homed:

Textiles:

- Spools of thread
- 2 Pincushions
- 5 Blankets
- 6 Pillows
- 1 Bedspread
- 1 Carpet
- 10 Rugs
- 1 Mattress
- 3 Jackets
- 12 Hats
- 8 Pairs of Shoes
- 8 Other Clothing (shirts, pants, socks)

Paper Goods

- 40 Magazines
- 30 Books
- 15 Newspapers
- 2 Scrapbooks
- 4 Maps
- 8 Letters
- 1 Grouping of blank Stationery
- 4 Calendars

Metal Goods

- 18 Shoe Lasts
- 21 Pieces of Cutlery
- 1 Poker
- 25 Tools
- 30 Keys
- 8 Locks
- 1 Anvil

Misc. Other Goods:

Troy Historic Village Collections Report for FYE 2014

- 1 Large Bench
- 2 Oil Lamps
- 3 Adding Machines
- 15 Decorative Prints
- 30 Prints of Past Presidents
- 2 Baskets
- Militaria*
- LP Records and 45s
- 22 Badges
- 4 scythes
- 2 school benches
- 2 school seats

* Military goods were reconveyed to appropriate museum in the vicinity. These include:

- 2 bayonets
- 12 issues of Yank Magazine
- 11 Stars and Stripes newspapers loose leaf
- 1 Book of Stars and Stripes Newspapers
- 3 hats
- 5 caps
- 10 Misc. badges and military publications / leaflets/ books
- 1 pair of goggles
- 1 flight suit
- 1 pr flight gloves
- 2 pair spats

Items accessioned in the year 2013:

- Serving for four bone china
- 1 silver serving set
- 1 rope bed frame
- 1 wood cradle
- 1 scrapbook
- 1 family bible

Troy Historic Village Collections Report for FYE 2014

Collections process:

If the item had never been accessioned, this was the process:

1. Is it within the scope of collection? (y/n)
 - a. If yes, go to step 2
 - b. If no, go to step 3
2. If it is within scope, do we have duplicates of this item? (y/n)
 - a. If there are duplicates, go to step 3
 - b. If no, accession artifact into collection through Past Perfect.
3. If not in scope of collection, or duplicate, is item valuable teaching tool? (y/n)
 - a. If yes, divert to teaching collection. Do not accession.
 - b. If no, go to step 4
4. If not a useful teaching tool, is there another museum that could benefit from this item? (y/n)
 - a. If yes, contact institution, make note on donation record or accession record (both) that item has been deaccessioned and where. Keep donation form from other museum with donation forms and file for safekeeping.
 - b. If no, go to step 5.
5. If no other museum is available, is there a charitable institution that can use this item? (y/n)
 - a. If yes, arrange pickup or drop off of item/ items and keep donation receipt or acknowledgement letter for collections paperwork.
 - b. If no, go to step 6.
6. If too far damaged for donation, recycle or throw away.

Note: Non Accessioned items within scope of education collection conveyed to education collection for use until end of useful life.

Most of the items removed from the archives in the FYE 2014 were never accessioned, were donated but never processed into the collection. Donors were contacted when appropriate. The collections team is more conservative than in times past about taking in donations and accessioning items into the permanent collection. Time and resources are focused on mission-specific items and not on general merchandise and non-relevant items. Fiscal and physical resources are more carefully managed.



CITY COUNCIL AGENDA ITEM

Date: February 6, 2015

To: Brian Kischnick, City Manager

From: Gary Mayer, Police Chief
William Nelson, Fire Chief

Subject: Troy Police and Fire Training Center 2014 Report

The Police and Fire Training Center hosted training for 299 days in 2014. There was a total of 2,416 hours of usage. Total free tuition received from outside vendors, in exchange for use of the facility, was \$22,505.

POLICE

- 40 law enforcement "outside agency" training courses were hosted.
- 634 total officers trained (Troy and other agencies).
- Also utilized by K9, TST, CNT, ET, Honor Guard, SOCCIT.
- 1,464 hours of Police related training.
- \$9,305 of FREE tuition for hosting training groups.

FIRE

- Hosted three "outside agency" training groups including two Regional Firefighter academies, in which Troy FD received 7 FREE seats.
- 93 Troy FD and Local collaborative fire related trainings.
- 326 Firefighters attended training.
- All 6 Troy Fire stations utilized the facility several times.
- \$13,200 of FREE tuition for hosting the fire academy and other courses.

In addition to the public safety training, the facility was used for the following: Troy Youth Assistance meetings, Kids Police Academy, Citizens Police Academy, promotional exams, Alliance Mobile Health in-service training, two church group meetings, a woman's self-defense seminar, crossing guard training, city staff meetings, training for the Water Department, and the American Red Cross for a blood drive.

Department of Public Safety
VILLAGE OF BEVERLY HILLS

18600 WEST THIRTEEN MILE ROAD
 BEVERLY HILLS, MICHIGAN 48025

Richard C. Torongeau
 Director of
 Public Safety

PHONE: (248) 540-3400
 FAX: (248) 540-3437



January 8, 2015

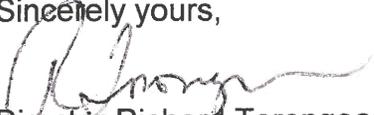
Police Chief Gary Mayer
 500 W. Big Beaver
 Troy, Mi. 48084

P.O. ADAM SINUTKO -
 THANKS TO YOU AND "KILO" FOR THIS TRACK THAT
 LED TO ARRESTS FOR HOME INVASION AND THE
 RECOVERY OF STOLEN PROPERTY.
 THIS GROUP COMMITTED MORE THAN 40 HOME INVASIONS
 IN OUR AREA. Gary

Dear Chief Mayer:

I wanted to take this opportunity to thank Officer Adam Sinutko and his K-9 dog "Kilo" for the fine job they did on December 12, 2014 (BHPD case 14-6254). Officer Adam Sinutko and Kilo were instrumental in the investigation and capture of three dangerous suspects involved in several home invasions, and a crime spree in our communities. For without the help of Officer Adam Sinutko and Kilo who are under your command we would have not been able to accomplish our goal to arrest all three without incident. The Officer and his K-9 tracked the dangerous fleeing suspect to a storage shed and at that time he was captured. Further Officer Adam Sinutko and Kilo tracked the evidence and stolen property so that we could recover both and enhance this important case. As you may already know the dangerous felons who we believed had a stolen handgun at one time during the other home invasions were certainly at serious risk to the Officers and our communities. It was also learned that these three suspects were probably responsible for over 40 home invasions in Southeast Michigan. The Village of Beverly Hills Public Safety Department is always appreciative of community policing together with other professional police departments and their gifted employees. Your Officer should be commended for his efforts in this important serious criminal case and without their efforts the parolee/drug addicted suspects would have never been captured. Your Officer is a true professional and we hold him in high regards. Thanks for a job well done.

Sincerely yours,


 Director Richard Torongeau
 Beverly Hills Public Safety



City of Clawson

O-03b

425 North Main Street / Clawson, Michigan 48017
(248) 435-4500 FAX (248) 435-0515

From the Office of the Mayor

January 15, 2015

Troy Police Department
Chief Gary Mayer
500 West Big Beaver Road
Troy, MI 48084

Dear Chief Mayer,

I would like to take this opportunity to let you know what a great experience two (teen-age) boy scouts had when touring the jail. The boys were in need of a jail tour to satisfy a requirement of the Crime Prevention Boy Scout Merit Badge.

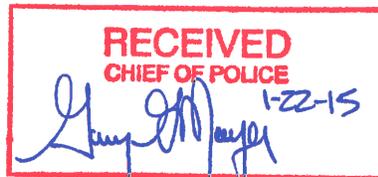
Clawson Police Chief Anderson and Sargeant Bauss were instrumental in arranging the tour with Sargeant Haddad and Officer Dan Modrich. Officer Modrich explained in detail the process of booking and dispatch and was able to answer all their questions.

Thank you again for the great work and cooperation between Clawson and Troy.

Sincerely,

Penny Luebs

Penny Luebs
Mayor



*Sgt. JOSEPH HADDAD
PSA DAN MODRICH*

*JOE + DAN - THANK YOU BOTH FOR HELPING THESE
BOY SCOUTS. YOU MAKE ALL OF TROY P.D.
LOOK GOOD.*

Gary

Beth L Tashnick

Subject: FW: Thank you

From: Van Fossen, Madonna

Sent: Friday, January 30, 2015 1:23 PM

To: Brian M Kischnick

Subject: Thank you

Dear Brian,

First of all, thank you so very much for the “testimonial” about SMART services and the positive impact they have with regard to the residents of Troy. I appreciate your sentiments.

After I picked up your letter, I took a few moments to look at the boards on display outside your office and wanted to say “Nice job”!

I actually have a degree in Art and I must say kudos to whoever designed these boards. Artistically they are visually appealing – layout, color, overall, etc., really draws people in. Content wise they are excellent as they are easy to understand and comprehensive with information. Collectively they offer a realistic and very hopeful picture of Troy....what a great community!

Also, I know Alan Kiriluck from the Oakland County Business Roundtable Transportation committee and Mark Nikita as I had the pleasure of meeting Mark and working with him when I served as the DDA Director in Oxford for 5 ½ years. I continue to follow him today as I think he’s first class in his efforts and opinions. When I saw their names listed on the boards, I thought “this is good!”

Finally, my daughter and her husband have lived in Troy for a couple years. I have 3 sons who live in Lansing, Chicago and Lake Orion. I currently live in Oxford however since I began my position at SMART and with my office located in the Oakland Terminal, I have been thinking about relocating and tossed around looking in Troy. After viewing these boards, I think I might get a little more serious about checking out Troy. With all that being said, let me reiterate – Nice Job!

Have a great weekend!

Regards,

Madonna Van Fossen

Oakland County Ombudsperson

*Suburban **M**obility **A**uthority for **R**egional **T**ransportation*

SMART

2021 Barrett Drive

Troy, MI 48084

Beth L Tashnick

Subject: FW: snow removal

From: William Schmidt

Sent: Monday, February 02, 2015 3:10 PM

To: Brian M Kischnick

Subject: snow removal

Mr. Kischnick,

Please thank your staff for their quick response to our snow covered roads. I am looking out my window and there is this wonderful man clearing my street. (Ruby Drive)

Please tell him thank you from me and my husband.

Shirley and William Schmidt
5757 Ruby Drive

Beth L Tashnick

Subject: FW: Snow Removal Kudos

-----Original Message-----

From: Lynn Naoum

Sent: Monday, February 02, 2015 11:37 PM

To: Brian M Kischnick

Cc: Ellen C Hodorek

Subject: Snow Removal Kudos

Dear Mr. Kischnick: I would like to commend the gentlemen operating the plows in my subdivision (Merrihill/Section 17) this evening, especially the operator of the smallest plow. Due to the location of our driveway in relation to the end of our cul-de-sac, we often end up with a large wall of snow at the end of our driveway after the roads are plowed. When there is a significant amount of snow, like we had yesterday, that wall can be 2 to 3 feet high. I happened to be outside tonight (walking my dogs) when the plows came by. The snow pile at the end of my driveway was high enough that I might have been able to clear it in my Jeep (maybe), but it would have been impossible to get my husband's sedan over it, so I grabbed a shovel and started clearing it right away. It was a struggle because the sunshine today and the cold temperatures tonight caused the snow to ice up-- it was heavy. The operator of the smallest plow must have noticed me because he came back and pushed the wall of snow off my driveway for me. Please thank him for that act of kindness. It made my day!

Lynn Stevens Naoum
4696 Bentley
Troy, Mi. 48098

1-29-15

Dear Mr. Kischnick,

I would like to compliment you on your Police staff & emergency response team.

at a very distressful time on 1-22-15, they were here, 6211 Walker Dr, in minutes. They were all very professional, respectful & extremely sympathetic. The kindness they showed was appreciated.

Please pass on my thanks & gratitude to them. I did not get names due to my stress. The female officer had M. PINK on her jacket.

Sincerely,
Betty Gross

From: Patrice Butkiewicz
Sent: Friday, January 23, 2015 6:13 PM
To: Gary G Mayer
Subject: My thanks

Dear Chief Mayer:

I wanted to take a moment and commend the Troy Police Department, especially the accident triage unit (PSA Buckbee) and Officer Barrows (101) for their response to my daughter's vehicle accident on 1/20/2015. (Case number 15-2228)

Both officers who responded were not only wholly professional, but kind, to a young 21-year-old who has never even had a ticket let alone an accident. She was truly traumatized, but that trauma was made less by their kind and professional response.

I am truly grateful for their response and I hope you will recognize them accordingly and thank them on my behalf.

Sincerely,

Pat Butkiewicz

--

Patrice Butkiewicz

Copywriter/Instructional Designer



POLICE OFFICER RUSS BARROWS
PSA DON BUCKBEE-

THANK YOU BOTH FOR REPRESENTING TROY PD
SO WELL AND HANDLING THIS ACCIDENT SO PROFESSIONALLY.

A handwritten signature in blue ink, appearing to be "Lay".

NOTICE OF PUBLIC HEARING
PROPOSED WATER AND SEWERAGE RATES
DETROIT WATER AND SEWERAGE DEPARTMENT

Notice is hereby given that the Board of Water Commissioners will hold a Public Hearing on Water and Sewerage rates proposed by the Detroit Water and Sewerage Department for Fiscal Year 2015/16.

DATE: February 25, 2015
TIME: 2:00 p.m.
PLACE: 5th Floor Board Room
735 Randolph
Detroit, Michigan 48226

The proposed rates are scheduled to take effect on July 1, 2015.

During the Public Hearing, the Detroit Water and Sewerage Department will comment on the budget, estimated sales volume, capital improvement program and other factors upon which the proposed rates are based. Thereafter, the Board of Water Commissioners will receive public comments and questions on any matters pertaining to the proposed rates.

Individuals or groups wishing to make oral presentations or submit prepared statements pertaining to the proposed rates may do so at the Public Hearing. Individuals or groups giving oral presentations are encouraged to have their presentations in writing, with a copy to be submitted for the record to the Board of Water Commissioners. Oral presentations should be brief to allow all parties the opportunity to participate. A time limit may have to be imposed based upon registration at the hearing.

Interested parties who are unable to attend the Public Hearing may submit their comments in writing to:

Sue F. McCormick, Director
Detroit Water and Sewerage Department
735 Randolph
Detroit, Michigan, 48226