



## FROM THE OFFICE OF THE CITY MANAGER

January 25, 2016

To: Mayor and City Council Members  
From: Brian Kischnick, City Manager  
Subject: City Council Member Questions and Responses

---

I have discussed questions advanced by Mayor and Council with Staff, and responses are attached. Thank you for asking questions in advance of the meeting.

**C-2 Coyote Update** (~~Presented by: Chief Gary Mayer~~) (**Presented by: Captain Robert Redmond, PSA Steven Vaillancourt, , DNR Representative Holly Vaughn**)

**C-3 Residential Property Update** — ~~Jerry Amber~~ (**Introduced by: Brian Kischnick, City Manager**) (**Presented by: Jerry Amber and Dennis Cowan**)

**C-4 Water Quality Update** (~~Presented by: Tim Richnak, Public Works Director~~) (**Introduced by: Brian Kischnick, City Manager**) (**Presented by: Paul Trosper, Superintendent of Water & Sewer**)

**Subject: JK-01B ANNOUNCEMENT OF PUBLIC HEARING - FEBRUARY 8, 2016 - STREET VACATION REQUEST (SV 191)**

Curious, is there some reason we can't vacate the entire alley, or is that by request of each land owner? Is there a compelling reason to not vacate the alley across the board? Sort of an every Realtor would ask type of question.

Dave Henderson  
Councilman, City of Troy

### **Response:**

The quick answer is, we process alley vacation applications as they are submitted. Most alley vacations we see are only one in a long line of vacations along the same alleyway. This application is no exception, as most of the alleyway has already been vacated in a piece meal fashion.

Dave raises an excellent suggestion, as it certainly makes sense to look at entire sections of alley when we vacate a section of one. In this particular case, all of the lots abutting the alley have homes built on them except one, which is the vacant lot owned by the applicant. The benefit to the applicant in this case is the ability to construct a larger building footprint. There really is not much of a benefit to other property

owners in this case, since there are underground utilities and nothing can be constructed over the easement.

For this application, the Planning Commission advertised and considered only the 10' by 40' section of alley. If we were to vacate the entire remaining section, we would need to send it back to Planning Commission and re-notify for the public hearing.

**Subject: I-04 PROPERTY ASSESSED CLEAN ENERGY (PACE) ENERGY FINANCING PROGRAM**

Will there be someone there to explain this at the meeting Monday night? Quick questions... where does the money come from, should a business owner wish to get involved with the program? Who does the business pay the funding back to? Does the city involve themselves in any way for the collection of the debt? If it doesn't cost the city anything, why does the city need to approve this or become involved?

Dave Henderson  
Councilman, City of Troy

**Response:**

Corey Connelly of Levin Energy Partners will be making a presentation and will be available for questions. Representatives from Heller and ABM Building Solutions will also be present.

Private lender coordinated by Levin Energy Partners.

The business pays funding back to the private lender

If the borrower defaults on a loan payment, the City places a lien against the property through a special assessment, guaranteeing eventual payment to the lender. Two companies responded to the bid.

The simple answer is that ACT 270 requires the City's approval.

**Subject: J-04A SPR4 COOPERATIVE CONTRACT AWARD - IT DATA CENTER AIR CONDITIONER**

Just a couple quick questions about this. The residential system lasted 8 years. I'm a little familiar with residential AC units, and on the high end I'm guessing you could replace that for about \$ 7,000.00 (probably less with Steve's expertise in that field). What is the life expectancy we should experience with this new device for an additional \$ 32,000.00? It seems to me, simply adding a dehumidifier to that room could address the high humidity. I'm sure I'm missing something on this upgrade, but \$ 32,000 isn't small potatoes.

Dave Henderson  
Councilman, City of Troy

**Response:**

In discussions with both Steve Pallotta and the vendor, Karl Huffman of Hedrick Associates, the average life expectancy of this type of unit is about 20 years. There are many factors that contribute to the life expectancy, but the main one is proper maintenance of the unit. We intend to purchase annual maintenance for each year it is in service to extend the life as long as possible.

The current system cannot control humidification. We would need the ability to not only dehumidify, but to also humidify when needed to keep the level fairly constant. Server rooms should have between 40% and 60% relative humidity.

The price of the system can be broken down into two pieces:

1. A/C unit – this include the 3 ton Datamate 10 KW A/C unit itself, the additional humidity control unit, as well as some monitoring devices, shipping, warranties and first year maintenance. Cost: \$11,800
2. Parts and labor for installation – this includes installation of refrigerant piping, installation of pump condensate line to service sink 70 feet away, reconfiguring the power from the data room to the existing 25KW 120/240 generator which feed both existing UPSs so that the Datamate can be fed from the 500KW 120/208 volt generator in the Police department, and install one new 15amp 120/208 volt 3 phase circuit from the panel feed from the 500KW to pick up the new outside compressor. Cost: \$28,166

In the end leaving the old system in place gives us some redundancy should there be any maintenance issues or need for downtime to service/repair the system.

**Subject: K-01A ANNOUNCEMENT OF PUBLIC HEARING - FEBRUARY 8, 2016 - ZONING ORDINANCE TEXT AMENDMENT (FILE NUMBER ZOTA 248) - WOODLAND PROTECTION**

Before we get to the public hearing on this, on a 3 acre parcel with 50 trees, do we have some idea of the cost of hiring an arborist to inventory and report on these trees for a contractor? I'd like to know what financial impact we are having on someone as they develop their property the way they wish.

Also, on page one, the report indicates "Tree mitigation is required. Tree preservation is incentivized but not required." What does that mean exactly? I read through the document and I don't see any incentivizing language, or voluntary compliance in this process.

Dave Henderson  
Councilman, City of Troy

## Response:

It is important to remember that we require a tree inventory today, under the Landscape Design and Tree Preservation Standards, and we have had this requirement for decades. We require that an inventory be completed but once that is submitted, the property can be clear cut. So developers today are already submitting tree inventories, and already factor this cost into the application process in Troy.

I will now try to explain the statement “Tree mitigation is required. Tree preservation is incentivized but not required”: A Woodland Tree 6 inches or larger shall be mitigated by replacement trees equal to 50% of the original total inches removed. A Landmark Tree shall be mitigated by replacement trees to a minimum of 100% what is removed. But any Woodland Tree or Landmark Tree that is preserved counts towards two times the inch for inch replacement requirements. So the more trees that are preserved, the fewer trees that have to be replaced.

Using Dave’s example, let’s assume the 50 trees on the parcel totaled were all exactly 10 inches in size, totaling 500 inches in caliper. To keep this simple let’s assume they were all Woodland oak trees and none were big enough to be considered Landmark trees. If the developer decided to clear cut every tree, the developer would have to mitigate by replacing half of the total 500 inches on site, or 250 inches. If the developer preserved 20 of those trees, he would actually be credited with double the replacement requirement, or 200 inches (double the 50% replacement requirement). Therefore he would then only have to mitigate 50 inches of trees, because of the replacement incentive to preserve trees. Remember that for a Landmark Tree, the incentive is 2 inches for every 1 inch preserved, which is significant.

The following is a response to the question related to cost to prepare a tree inventory for a 3-acre site with 50 trees. It was provided by a local Civil Engineer who does work in the City of Troy:

There are generally two parts to this:

1. Tree Survey with locations and tag numbers of the trees on the property.
2. Tree Inventory which of course is the tabular list of trees identified, according to tag #, with species, size, condition, etc.

The Arborist we use would probably charge somewhere around \$550 to prepare the inventory if provided with a drawing that shows the tree locations and tag numbers. If the trees are not tagged, he could tag them for an additional \$100.

The tree survey however would be included as a part of the boundary survey and topography. Total cost for boundary/topographical/tree survey on 3 acres would be about \$2000-\$3000 range. But if a tree survey by itself was requested you’d still be looking at \$1250-\$2500 range to at least show property lines, structures on site, driveway, and trees.

Something like that... For comparative purposes, we do this work all the time in Bloomfield Township. 1 acre site would run about \$2000 for full survey/topo/trees + \$500 for inventory with about 50 trees. So \$2500 total. A 3-acre site would cost more on the survey end.

c: Mark Miller, Director of Economic and Community Development  
Tom Darling, Financial Services Director  
Lori Grigg Bluhm, City Attorney  
Table

BK/bt\Agenda\2016\01.25.16 – Council Questions and Responses