

Council Member Henderson 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 25, 2016, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 7:31 PM.

B. ROLL CALL:

- a) Mayor Dane Slater
Edna Abraham – Absent
Ethan Baker
Jim Campbell
Dave Henderson
Ellen Hodorek
Ed Pennington

- b) Excuse Absent Council Members:

Resolution #2016-01-005
Moved by Slater
Seconded by Pennington

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hodorek at the Special Joint City Council and Downtown Development Authority and the Regular City Council Meetings of January 25, 2016, due to being out of the county.

Yes: Slater, Abraham, Baker, Campbell, Henderson, Pennington
No: None
Absent: Hodorek

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

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- C-1** MMC Recognition to City Clerk Aileen Dickson *(Presented by: Mayor Dane Slater)*
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- C-2** Coyote Update *(Presented by: Captain Robert Redmond, PSA Steven Vaillancourt, DNR Representative)*
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- C-3** Residential Property Update *(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, and Paul Trosper, Superintendent of Water & Sewer)*
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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:**

David Giroux	Spoke about C-02 and encouraged the city to educate especially dog owners regarding coyotes
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G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:**H. POSTPONED ITEMS:****H-1** No Postponed Items**I. REGULAR BUSINESS:****I-1** Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Charter Revision Committee, Election Commission, Liquor Advisory Commission, Personnel Boarda) Mayoral Appointments: Noneb) City Council Appointments:

Resolution #2016-01-006

Moved by Pennington

Seconded by Henderson

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

Appointed by Council

7 Regular Members

3 Year Term

Term Expires: 4/30/2018**Mark Bartnik**

Term currently held by:

Maryann Bernardi

Election Commission

Appointed by Council
2 Regular Members and 1 Charter Member
1 Year Term

Term Expires: 1/31/2017

David Anderson

Term currently held by: David Anderson

Term Expires: 1/31/2017

Harry Philo

Term currently held by: Harry Philo

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Term Expires: 1/31/2019

Andrew Kaltsounis

Term currently held by: Andrew Kaltsounis

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Unexpired Term Expires: 4/30/2018

Jane Parpart

Term currently held by: Edna Abraham (Resigned)

Unexpired Term Expires: 4/30/2018

Pamela Gordon

Term currently held by: P. Terry Knight (Deceased)

Yes: Abraham, Baker, Campbell, Henderson, Pennington, Slater

No: None

Absent: Hodorek

MOTION CARRIED

I-2 Board and Committee Nominations: a) Mayoral Nominations – Board of Review, Local Development Finance Authority (LDFA); b) City Council Nominations – None

a) Mayoral Nominations:

Resolution #2016-01-007

Moved by Slater

Seconded by Pennington

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:

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

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 3
Adams	John	12/19/2016	1/31/2017	
Hatch	James E.	12/15/2017	1/31/2016	Requests Reappointment
Strahl	Frank	11/5/2016	1/31/2018	

Nominations to the Board of Review:

Term Expires: 1/31/2019

James Hatch

Term currently held by: James Hatch

Yes: Baker, Campbell, Henderson, Pennington, Slater, Abraham
 No: None
 Absent: Hodorek

MOTION CARRIED

Resolution #2016-01-008
 Moved by Slater
 Seconded by Baker

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:

Local Development Finance Authority (LDFA)
 Appointed by Mayor
 5 Regular Members
 Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Beltramini	Robin	4/4/2016	6/30/2018	Resident Member	
Hodorek	Ellen		11/13/2017		

Hoef	Paul	5/1/2017	6/30/2019	Resident Member	EDC exp. 4/30/2015
Sharp	John	7/15/2013	6/30/2016	Resident Member	EDC exp 4/30/2015
Shields	David	6/14/2014	6/30/2016	Member	
Slater	Dane		11/9/2015	Alternate	DDA; LDFA
Spanos	Irene			Oakland County	
Vitale	Nickolas	4/27/2017	6/30/2019	Resident Member	

Nominations to the Local Development Finance Authority:

Term Expires: 11/11/2019

Dane Slater

Term currently held by: Dane Slater

Yes: Campbell, Henderson, Pennington, Slater, Abraham, Baker
 No: None
 Absent: Hodorek

MOTION CARRIED

b) City Council Nominations:

City Council took no action on this item.

I-3 No Closed Session Requested

I-4 Property Assessed Clean Energy (PACE) Program (*Introduced by: Glenn Lapin, Economic Development Specialist*) (*Presented by: Cory Connolly, Levin Energy Partners, Representatives of ABM Building Solutions and Heller Machine Tools*)

Resolution #2016-01-009
 Moved by Slater
 Seconded by Henderson

WHEREAS, The City of Troy City Council intends to authorize the establishment of a Property Assessed Clean Energy Program (“PACE Program”) and create a PACE district pursuant to Act No. 270, Public Acts of Michigan, 2010 (“Act 270”), MCL 460.935 et. seq., for the purpose of promoting the use of renewable energy systems and energy efficiency improvements by owners of certain real property; and,

WHEREAS, The City Council intends to find that financing energy projects is a valid public purpose because it reduces energy costs, reduces greenhouse gas emissions, stimulates economic development, improves property values and increases employment in the City; and,

WHEREAS, The types of energy projects, either energy efficiency improvements or renewable energy systems, that may be financed under the PACE Program include, but are not limited to: insulation in walls, roofs, floors, foundations, or heating and cooling distribution systems; storm

windows and doors; multi-glazed windows and doors; heat-absorbing or heat-reflective glazed and coated window and door systems; and additional glazing, reductions in glass area, and other window and door system modifications that reduce energy consumption; automated energy control systems; heating, ventilating, or air-conditioning and distribution system modifications or replacements; caulking, weather-stripping, and air sealing; replacement or modification of lighting fixtures to reduce the energy use of the lighting system; energy recovery systems; day lighting systems; installation or upgrade of electrical wiring or outlets to charge a motor vehicle that is fully or partially powered by electricity; measures to reduce the usage of water or increase the efficiency of water usage; any other installation or modification of equipment, devices, or materials approved as a utility cost-savings measure by the City Council; a fixture, product, device, or interacting group of fixtures, products, or devices on the customer's side of the meter that use one or more renewable energy resources to generate electricity. Renewable energy resources include, but are not limited to: biomass (includes a biomass stove but does not include an incinerator or digester); solar and solar thermal energy; wind energy; geothermal energy and methane gas captured from a landfill; and,

WHEREAS, The City Council intends to create a PACE district having the same boundaries as the City's jurisdictional boundaries; and,

WHEREAS, The City Council intends to join Lean & Green Michigan™, and intends to utilize Levin Energy Partners, LLC as PACE administrator (the "PACE Administrator") to administer its PACE Program; and,

WHEREAS, The proposed report referenced in Section 9(1) of Act 270 (the "PACE Report") will be available on the City's website at <https://troymi.gov/>, and will also be available at the office of the City Clerk located at: 500 W. Big Beaver, Troy, MI 48084;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Troy City Council, being fully apprised of the PACE Program, finds that financing energy projects is a valid public purpose because it reduces energy costs, reduces greenhouse gas emissions, stimulates economic development, improves property values and increases employment in the City.
2. The Troy City Council, by adoption of this Resolution, formally states its intention to establish a PACE district having the same boundaries as the City's jurisdictional boundaries and a PACE Program as described in and for the reasons set forth in this Resolution.
3. The Troy City Council formally states its intention to provide a property owner based method of financing and funds for energy projects, from owner-arranged financing from a commercial lender, which funds and financing shall be secured and repaid by assessments on the property benefited, with the agreement of the record owners, such that no City money, general City taxes or City credit of any kind whatsoever shall be pledged, committed or used in connection with any project as required by and subject to Act 270.
4. The City Council, by adoption of this Resolution, formally states its intention to join Lean & Green Michigan™, and to utilize Levin Energy Partners, LLC as PACE Administrator.

5. The City Council hereby sets a public hearing on the Regular City Council Agenda for Monday, February 8, 2016, which starts at 7:30 pm, in the City Council Chambers, 500 W. Big Beaver, Troy, MI 48084, to receive comments on the proposed PACE Program, including the Proposed PACE Report.
6. The City Clerk is authorized and directed to publish a notice of intent for the City of Troy to establish a PACE district and a PACE Program, and a notice of the public hearing set by this Resolution in a newspaper of general circulation in the City. The City Clerk shall maintain on file for public review a copy of the PACE Proposed Report and shall cause the PACE Proposed Report to be available on the City’s website in accordance with the requirements of Act 270.

NOTICE OF PUBLIC HEARING

CITY OF TROY, STATE OF MICHIGAN

**ON THE ESTABLISHMENT OF A PACE
PROGRAM AND A PACE DISTRICT**

TO ALL INTERESTED PERSONS IN THE CITY OF TROY:

PLEASE TAKE NOTICE that the City Council, City of Troy, State of Michigan, (the “City”) will hold a public hearing at the Regular City Council Meeting on Monday, February 8, 2016, which starts at 7:30 pm, in the Troy City Council Chambers,, 500 W. Big Beaver, Troy, MI 48084, to receive comments on the proposed Property Assessed Clean Energy (“PACE”) Program and the proposed PACE Report.

TAKE FURTHER NOTICE that the City Council intends to establish a PACE Program and to establish a PACE district, having the same boundaries as the City’s jurisdictional boundaries, pursuant to Act No. 270, Public Acts of Michigan, 2010 (“Act 270”), MCL 460.935 et. seq., for the purposes of encouraging economic development, improving property valuation, increasing employment, reducing energy costs, reducing greenhouse gas emissions, and promoting the use of renewable energy systems and energy efficiency improvements.

TAKE FURTHER NOTICE that the Proposed PACE Report, required by Section 9(1) of Act 270, is available on the City’s website at <https://troymi.gov/>, and is available at the office of the City Clerk located at 500 W. Big Beaver, Troy, MI 48084.

THIS NOTICE is given by order of the City Council of City of Troy, Michigan.

Yes: Henderson, Pennington, Slater, Abraham, Baker, Campbell
No: None
Absent: Hodorek

MOTION CARRIED

I-5 Spring 2016 Local Road Concrete Segment Replacement (Introduced by: Brian Kischnick, City Manager) (Presented by: Kurt Bovensiepe, Public Works Manager, and Bill Huotari, Deputy City Engineer)

Resolution #2016-01-010

Moved by Pennington

Seconded by Baker

BE IT RESOLVED, That the Troy City Council hereby **AUTHORIZES** City Management to appropriate a transfer that includes supplementary and carryover funds of \$2.5 million from the General Fund to the Capital Projects Fund and the related appropriation from the Capital Fund, which will allow the city to take advantage of 2015 pricing and continue focusing on neighborhood concrete segment replacement.

Yes: Pennington, Slater, Abraham, Baker, Campbell, Henderson

No: None

Absent: Hodorek

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2016-01-011-J-1a

Moved by Henderson

Seconded by Abraham

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

Yes: Slater, Abraham, Baker, Campbell, Henderson, Pennington

No: None

Absent: Hodorek

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2016-01-011-J-2

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

- a) City Council Special Study Session Minutes-Draft – January 11, 2016
- b) City Council Minutes-Draft – January 11, 2016

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:**a) Standard Purchasing Resolution 4: Cooperative Contract Award – IT Data Center Air Conditioner**

Resolution #2016-01-011-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** the purchase, installation and maintenance of one (1) 3-Ton Liebert Datamate 10KW precision cooling system from Hendrick Associates of Grand Rapids, MI through the MiDeal State of Michigan Purchasing Cooperative Contract #071B0200175 for an estimated total cost of \$39,966.00 as per proposal number 2159802R3; which includes a five (5) year warranty on the AC compressor parts, a one (1) year warranty on all project parts and labor and annual maintenance after the first year of approximately \$2,739.00; a copy of which shall be **ATTACHED** to the original Minutes of this meeting;

BE IT FURTHER RESOLVED, That the purchase is **CONTINGENT** upon the company's submission of required insurance certificates and permits.

J-5 2016 Poverty Exemption Guidelines

Resolution #2016-01-011-J-5

RESOLVED, That, pursuant to MCL 211.7u, the City Council of the City of Troy hereby **APPROVES** the proposed "Poverty Exemption Guidelines" for 2016, as presented by the City Assessor in a memorandum dated December 23, 2015, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Revocation of Plant Rehabilitation Exemption Certificate (PREC) for Meritor Heavy Vehicles, LLC (Meritor) at 1235 W. Maple

Resolution #2016-01-011-J-6

WHEREAS, After due notice and proper hearing, the Troy City Council on January 24, 2011, established an Industrial Development District (IDD) for property known as 2135 W. Maple, Troy, MI. 48084, Parcel 88-20-32-126-035 in the name of Meritor Heavy Vehicles, LLC; and,

WHEREAS, On January 24, 2011, the Troy City Council granted a Plant Rehabilitation Exemption Certificate (PREC), Certificate # 2011-059 for proposed renovations to real property at the site to be completed by December 31, 2014; and,

WHEREAS, Meritor Heavy Vehicles, LLC has informed the City that they will no longer be proceeding with the proposed renovations to the real property at the site; and,

WHEREAS, Meritor Heavy Vehicles, LLC has requested that the Plant Rehabilitation Exemption Certificate (PREC) established at 2135 W. Maple, Troy, MI. 48084 be revoked;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **REVOKES** the Plant Rehabilitation Exemption Certificate (PREC), certificate # 2011-059, previously granted to Meritor Heavy Vehicles, LLC, at 2135 W. Maple, Troy, MI. 48084, Parcel # 88-IR-11-100-059, effective December 30, 2015.

BE IT FINALLY RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to forward, by certified mail, a copy of this Resolution to the State Tax Commission (STC), Treasury Building, P.O. Box 30471, Lansing, MI. 48909-7971, and to Meritor Heavy Vehicles, LLC, 2135 W. Maple, Troy, MI. 48084.

J-7 Consideration of Part-time Employment Under City Charter Anti-Nepotism Provision

Resolution #2016-01-011-J-7

RESOLVED, That approval is **GRANTED** to hire Valerie Gale as a part-time Library Aide, should she successfully complete the remaining steps in the hiring process.

J-8 Private Agreement – Contract for Installation of Municipal Improvements – Evangel Baptist Church Building Addition – Project No. 15.910.3

Resolution #2016-01-011-J-8

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Evangel Baptist Church of Troy, is hereby **APPROVED** for the installation of Water Main and Storm Sewer Connections, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 City of Troy Investment Policy and Establishment of Investment Accounts

Resolution #2016-01-011-J-9

RESOLVED, That Troy City Council hereby **APPROVES** the *Investment Policy and Establishment of Investment Accounts* as outlined in the memorandum and revised from Director of Financial Services, Thomas Darling, dated January 21, 2016; a copy 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 8, 2016 – Zoning Ordinance Text Amendment (File Number ZOTA 248) – Woodland Protection
 - b) February 8, 2016 – Street Vacation Request (SV 191) – Alley East of John R Between Gabriel and Vermont, Abutting Parcel 2020 Gabriel on the East and Vacant Parcel 88-20-25-309-002 on the West, Section 25, Currently Zoned R-1E (One Family Residential) District (Abutting Properties)
 - c) February 8, 2016 – Property Assessed Clean Energy (PACE) Program
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K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

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

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

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals

O. COUNCIL COMMENTS:

O-1 Council Comments

P. REPORTS:

P-1 Minutes – Boards and Committees:

- a) Employee Retirement System Board of Trustees-Final – December 9, 2015
 - b) Planning Commission-Final – December 22, 2015
-

P-2 Department Reports:

- a) Troy Historic Village Annual Report – Fiscal Year Ending June 30, 2015
-

P-3 Letters of Appreciation: None Submitted

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

Q. 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):

R. CLOSED SESSION:

R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:10 PM.

Mayor Dane Slater

M. Aileen Dickson, MMC
City Clerk