

CITY COUNCIL

AGENDA

May 5, 2003 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

CALL TO ORDER **1**

Invocation & Pledge Of Allegiance - Pastor Scott Morgan-Zion Christian Church 1

ROLL CALL **1**

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

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CALL TO ORDER

Invocation & Pledge Of Allegiance - Pastor Scott Morgan-Zion Christian Church

ROLL CALL

Mayor Matt Pryor
Robin Beltramini
Cristina Broomfield
David Eisenbacher
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

A-1 Presentation: (a) National Association of Letter Carriers Food Drive Day – May 10, 2003

PUBLIC HEARINGS

C-1 Appeal of Outdoor Special Event Time Frame – Dean Sellers Ford – 2600 W. Maple

City Management requests a 5-minute presentation regarding this item.

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That the request of Mr. Dean Sellers of Dean Sellers Ford to hold an outdoor special event at property 2600 W. Maple Road from June 1, 2003 until June 16, 2003, for a period of sixteen consecutive days where Paragraph C of Section 41.16.00 of the Troy Zoning Ordinance limits the time frame to not more than seven consecutive days be **APPROVED**.

Yes:

No:

POSTPONED ITEMS**D-1 Request for Commercial Vehicle Appeal – 5361 Livernois**

City Management requests a 5-minute presentation regarding this item.

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

(a) Resolution A for Approval

WHEREAS, Section 44.02.02 of Chapter 39, Zoning, of the Code of the City of Troy provides that actions to grant appeals to the restrictions on outdoor parking of commercial vehicles in residential districts pursuant to Section 40.66.00 of Chapter 39 of the Code of the City of Troy "shall be based upon at least one of the following findings by the City Council:

- A. The occurrence of the subject commercial vehicle on the residential site involved is compelled by parties other than the owner or occupant of the subject residential site (e.g. employer).
- B. Efforts by the applicant have determined that there are no reasonable or feasible alternative locations for the parking of the subject commercial vehicle.
- C. A garage or accessory building on the subject residential site cannot accommodate, or cannot reasonably be constructed or modified to accommodate, the subject commercial vehicle.
- D. The location available on the residential site for the outdoor parking of the subject commercial vehicle is adequate to provide for such parking in a manner which will not negatively impact adjacent residential properties, and will not negatively impact pedestrian and vehicular movement along the frontage street(s)."; and

WHEREAS, The City Council of the City of Troy has found that the petitioner has demonstrated the presence of the following condition(s), justifying the granting of a variance:

NOW, THEREFORE, BE IT RESOLVED, That the request from Brian Van Tongeren, 5361 Livernois, for waiver of Chapter 39, Section 40.66.00, of the Code of the City of Troy, to permit outdoor parking of a Chevrolet cube van in a residential district is hereby **APPROVED** for _____ (not to exceed two years).

OR

(b) Resolution B for Denial

WHEREAS, Section 44.02.02 of Chapter 39, Zoning, of the Code of the City of Troy provides that actions to grant appeals to the restrictions on outdoor parking of commercial vehicles in

residential districts pursuant to Section 40.66.00 of Chapter 39 of the Code of the City of Troy "shall be based upon at least one of the following findings by the City Council:

- A. The occurrence of the subject commercial vehicle on the residential site involved is compelled by parties other than the owner or occupant of the subject residential site (e.g. employer).
- B. Efforts by the applicant have determined that there are no reasonable or feasible alternative locations for the parking of the subject commercial vehicle.
- C. A garage or accessory building on the subject residential site cannot accommodate, or cannot reasonably be constructed or modified to accommodate, the subject commercial vehicle.
- D. The location available on the residential site for the outdoor parking of the subject commercial vehicle is adequate to provide for such parking in a manner which will not negatively impact adjacent residential properties, and will not negatively impact pedestrian and vehicular movement along the frontage street(s)."; and

WHEREAS, The City Council of the City of Troy has not found that the petitioner has demonstrated the presence of condition(s), justifying the granting of a variance:

NOW, THEREFORE, BE IT RESOLVED, That the request from Brian Van Tongeren, 5361 Livernois for waiver of Chapter 39, Section 40.66.00, of the Code of the City of Troy, to permit outdoor parking of a Chevrolet cube van in a residential district is hereby **DENIED**.

Yes:

No:

D-2 Possible Dates for Study Session to Discuss Civic Center Financing (Letters of Intent from Developers Regarding Civic Center Site Plan Elements)

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That a study session is **SCHEDULED** with financial advisor Robert Bendzinski and bond counsel Joel Piell for the purpose of discussing financing for the Civic Center project and other issues in the Council Board Room at Troy City Hall – 500 W. Big Beaver, Troy, Michigan 48084:

Tuesday, May 13, 2003 at 7:30 PM

OR

Monday, June 16, 2003 at 6:00 PM

Yes:

No:

D-3 Project X

Resolution #2003-05-
Moved by Stine
Seconded by Howrylak

RESOLVED, That the City Council **APPROVES** the placement of the Project X artwork to include sites on public property.

Yes:
No:

D-4 Closed Session - State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy

Resolution #2003-05-
Moved by Eisenbacher
Seconded by Broomfield

RESOLVED, That the City Council of the City of Troy **SHALL MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting.

Resolution to Amend

Resolution #2003-05-
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **AMENDED** by **INSERTING and CITING** the appropriate State Statute related to State Statute MCLA 15.268 Section (h).

Yes:
No:

Suggested Resolution to Amend Amendment

Resolution #2003-05-
Moved by
Seconded by

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **AMENDED** by **DELETING "INSERTING and CITING** the appropriate State Statute related to State Statute MCLA 15.268 Section (h)"

and **FURTHER AMEND BY DELETING**, "State Statute MCLA 15.268 Section (h)" in its entirety.

Yes:

No:

PUBLIC COMMENT:

A. Items on the Current Agenda

Any person not a member of the Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry. No person not a member of the Council shall be allowed to speak more than twice or longer than five (5) minutes on any question, unless so permitted by the Chair. The Council may waive the requirements of this section by a majority of the Council Members. Consistent with Order of Business #11, the City Council will move forward the specific Business Items which audience members would like to address. The Mayor shall announce the items which are to be moved forward and will ask the audience if there are any additional items which they would like to address. All Business Items that members of the audience would like to address will be brought forth and acted upon at this time. Items will be taken individually and members of the audience will address council prior to council discussion of the individual item.

B. Items Not on the Current Agenda

After Council is finished acting on all Business Items that have been brought forward, the public is welcome to address the Mayor and Council on items that are specifically not on the agenda. (Article 15)

CONSENT AGENDA

The Consent Agenda includes items of a routine nature and will be approved with one motion. That motion will approve the recommended action for each item on the Consent Agenda. Any Council Member may remove an item from the Consent Agenda and have it considered as a separate item. Any item so removed from the Consent Agenda shall be considered after other items on the consent business portion of the agenda have been heard. (Rules of Procedure for the City Council, Article 13, as amended May 6, 2002.)

E-1 Approval of Consent Agenda

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That all items as presented on the Consent Agenda are hereby **APPROVED** as presented with the exception of Item(s) _____, which shall be considered after Consent Agenda (E) items, as printed.

Yes:

No:

E-2 Minutes: Regular Meeting of April 28, 2003 and Special Meeting of April 29, 2003

Suggested Resolution

Resolution #2003-05-

RESOLVED, That the Minutes of the 7:30 PM Regular Meeting of April 28, 2003 and the Minutes of the 7:30 PM Special Meeting of April 29, 2003, be **APPROVED** as submitted.

E-3 Proposed City of Troy Proclamations:

Suggested Resolution

Resolution #2003-05-

RESOLVED, That the following City of Troy Proclamations be **APPROVED**:

- (a) National Association of Letter Carriers Food Drive Day – May 10, 2003
- (b) Proclamation to Honor: Maria Stante as 2003 Italian American of the Year
- (c) Proclamation to Honor: Ramo Arthur Salerno as 2003 Italian American of the Year
- (d) Proclamation to Honor: Henry Allemon on His Special Recognition Award from the Italian Study Group of Troy
- (e) Proclamation to Celebrate the Italian Study Group of Troy's 29th Annual Festa Italiana

E-4 Standard Purchasing Resolution 8: Best Value Proposal Award – Interpretive Exhibit Designs

Suggested Resolution

Resolution #2003-05-

RESOLVED, That a contract to provide interpretive exhibit designs is hereby **AWARDED** to Taylor Studios, the highest rated bidder as a result of a best value process which Troy City Council determines to be in the public interest, at an estimated total cost of \$60,900.00; and

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

E-5 Standard Purchasing Resolution 3: Option to Renew – Tri-County Purchasing Cooperative – Mobile Phone Products and ServicesSuggested Resolution

Resolution #2003-05

WHEREAS, On November 5, 2001, a cooperative contract for Mobile Phone Products and Services was approved with Cingular Wireless as a result of a bid process conducted by Farmington Hills (Resolution #2001-11-520); and

WHEREAS, Cingular Wireless has agreed to exercise an option to renew the contract under the same terms, and conditions;

NOW, THEREFORE, BE IT RESOLVED, That the option to renew the contract is hereby **EXERCISED** with Cingular Wireless under the same terms, and conditions for two years with a program expiration date of June 30, 2005.

E-6 Private Agreement for Northwyck Condominiums – Project No. 02.953.3Suggested Resolution

Resolution #2003-05-

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Robertson Northwyck, L.L.C. is hereby **APPROVED** for the installation of sanitary sewer, storm sewer, detention, water main, sidewalks, landscaping, soil erosion and paving on the site and in the adjacent right-of-way, and the Mayor and the City Clerk are authorized to **EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-7 Private Agreement for Polish American Cultural Center - Project No. 02.905.3Suggested Resolution

Resolution #2003-05

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and the Polish American Cultural Center is hereby **APPROVED** for the installation of water main, sidewalk, and paving on the site and in the adjacent right-of-way, and the Mayor and the City Clerk are authorized to **EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-8 Private Agreement for Century Park Place - Project No. 01.931.3Suggested Resolution

Resolution #2003-05

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and D'Anna Associates is hereby **APPROVED** for the installation of sanitary sewer, detention, water main, sidewalks, soil erosion and paving on the site and in the adjacent right-of-way, 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.

E-9 Acceptance of Warranty Deed for Right-of-Way, Sidwell #88-20-04-276-055 & 056 - Orion Homes, Inc. - Section 4Suggested Resolution

Resolution #2003-05

RESOLVED, That the Warranty Deed from Orion Homes conveying right-of-way being part of property having Sidwell #88-20-04-276-055 & 056 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said document with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-10 Request for Acceptance of Warranty Deed for the Extension of Euclid Drive – Sidwell #88-20-24-226-042 – John and Mary Szyprowski – Section 24Suggested Resolution

Resolution #2003-05

RESOLVED, That the Warranty Deed for the Extension of Euclid Drive from John and Mary Szyprowski and having Sidwell #88-20-24-226-042 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said documents with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-11 Request for Acceptance of Permanent Water Main Easement – Sidwell #88-20-08-476-015 – Project No. 98.935.3 – Great Lakes Gas Transmission Limited PartnershipSuggested Resolution

Resolution #2003-05-

RESOLVED, That the Permanent Easement for Water Main from Great Lakes Gas Transmission Limited Partnership, having Sidwell #88-20-08-476-015 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-12 Request for Acceptance of Permanent Water Main Easement – Sidwell #88-20-17-226-009 – Project No. 98.932.3 – Affiliated Troy Physicians, L.L.C.

Suggested Resolution
Resolution #2003-05-

RESOLVED, That the Permanent Easement for Water Main from Affiliated Troy Physicians, L.L.C., having Sidwell #88-20-17-226-009 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-13 Request for Acceptance of Permanent Water Main Easement – Sidwell #88-20-36-476-050 – Dominic J. Tringali

Suggested Resolution
Resolution #2003-05-

RESOLVED, That the Permanent Easement for Water Main from Dominic J. Tringali, having Sidwell #88-20-36-476-050 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-14 Request for Acceptance of Permanent Water Main Easement – Sidwell #88-20-36-476-037 – RTK Enterprises, Inc. – Project No. 01.908.3

Suggested Resolution
Resolution #2003-05-

RESOLVED, That the Permanent Easement for Water Main from RTK Enterprises, Inc., having Sidwell #88-20-36-476-037 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-15 Request for Acceptance of (2) Permanent Easements for Cambridge Crossing Birmingham – Sidwell #88-20-32-126-034 – Cambridge Crossing Birmingham, L.L.C.

Suggested Resolution
Resolution #2003-05-

RESOLVED, That the permanent easements for water main, street, and public utilities, all being part of the Cambridge Crossing Birmingham, L.L.C., are hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said documents with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-16 Request to Authorize Mayor and City Clerk to Sign Easement to Detroit Edison on City Owned Parcel – Sidwell #88-20-01-200-015

Suggested Resolution
Resolution #2003-05-

RESOLVED, That the permanent easement for overhead and underground utility facilities from the City of Troy to Detroit Edison Company being part of property having Sidwell #88-20-01-200-015 is hereby **APPROVED**, and the Mayor and City Clerk are authorized to **EXECUTE** the document, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

E-17 Standard Purchasing Resolution 1: Award to Low Bidder – Creston Road S.A.D. Paving – Contract No. 03.2

Suggested Resolution
Resolution #2003-05-

RESOLVED, That Contract No. 03-2, Creston Road S.A.D. Paving be **AWARDED** to Thompson-McCully Co., 4751 White Lake Road, Clarkston, MI 48346 at an estimated total cost of \$363,448.00; and

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor 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 10% of the total project cost.

E-18 Standard Purchasing Resolution 4: US Communities Cooperative Purchasing ProgramSuggested Resolution

Resolution #2003-05-

RESOLVED, That the City Council of the City of Troy **AUTHORIZES** participation in the US Communities Purchasing Program and **AUTHORIZES** the City Manager of the City of Troy to **ADMINISTRATIVELY AUTHORIZE** the use of this program above the \$10,000.00 limit when deemed to be in the City of Troy's advantage, **EXCEPT** for those "Capital" (401 account) purchases which shall be presented for Troy City Council review and pending approval.

E-19 Budgeted Act 51 TransferSuggested Resolution

Resolution #2003-05-

WHEREAS, Public Act 51 of 1951, as amended, allows for the transfer of up to 25% of Major Street Fund revenue to the Local Street Fund.

RESOLVED, That the Finance Department is **AUTHORIZED** to transfer up to 25% of Major Street Fund revenue to the Local Street Fund, in accordance with the adopted 2002-2003 budget.

E-20 Standard Purchasing Resolution 1: Award to Low Bidder- Parking Lot Maintenance ProgramSuggested Resolution

Resolution #2003-05-

RESOLVED, That a contract to provide Parking Lot Maintenance is hereby **AWARDED** to the low total bidder, Nagle Paving Co., at unit prices contained in the bid tabulation opened April 22, 2003 at an estimated total cost of \$247,560.00, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor submission of properly executed bid and contract documents, including bonds, insurance certificates and all other specified requirements, and if changes in the quantity of work is required, either additive or deductive, such changes are authorized in an amount not to exceed 25% of the contract total per year.

E-21 Traffic Committee Recommendations**1) Remove the NO TURN ON RED Sign at Northbound Coolidge at Long Lake Road**

Suggested Resolution
Resolution #2003-05-

RESOLVED, That Traffic Control Order #94-1-MR is hereby **RESCINDED** to allow for removal of the NO TURN ON RED sign at Northbound Coolidge at Long Lake Road.

2) Intersection of Lamb and Willow Creek

Suggested Resolution
Resolution #2003-05-

RESOLVED, That **NO CHANGES** be made at Lamb and Willow Creek.

3) Fire Lanes/Tow Away Zones – 5600 Crooks Road

Suggested Resolution
Resolution #2003-05-

RESOLVED, That Control Order #03-02-MR is hereby **APPROVED** to establish fire lanes at 5600 Crooks Road per the attached sketch.

4) Fire Lanes/Tow Away Zones – 1152 East Long Lake Road

Suggested Resolution
Resolution #2003-05-

RESOLVED, That Control Order #03-03-MR is hereby **APPROVED** to establish fire lanes at 1152 East Long Lake Road per the attached sketch.

REGULAR BUSINESS

Persons interested in addressing the City Council on items, which appear on the printed Agenda, will be allowed to do so at the time the item is discussed upon recognition by the Chair (during the public comment portion of the agenda item's discussion). Other than asking questions for the purposes of gaining insight or clarification, Council shall not interrupt members of the public during their comments. For those addressing City Council, petitioners shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of Council and all other interested people, their time may be limited to not more than twice nor longer than five (5) minutes on any question, unless so permitted by the Chair, in accordance with the Rules of Procedure of the City Council, Article 15, as amended May 6, 2002. Once discussion is brought back to the Council table, persons from the audience will be permitted to speak only by invitation by Council, through the Chair.

F-1 Appointments to Boards and Committees: (1) Mayoral Appointments: (a) Economic Development Corporation; and (b) Local Development Finance Authority (L DFA); (2) City Council Appointments: (a) Advisory Committee for Persons w/Disabilities; (b) Historic District; (c) Library Board; and (d) Parks and Recreation Board

The appointment of new members to all of the listed board and committee vacancies will require only one motion and vote by City Council. Council members submit recommendations for appointment. When the number of submitted names exceed the number of positions to be filled, a separate motion and roll call vote will be required (current process of appointing). Any board or commission with remaining vacancies will automatically be carried over to the next Regular City Council Meeting Agenda.

The following boards and committees have expiring terms and/or vacancies. Bold red lines indicate the number of appointments required:

Suggested Resolution
 Resolution #2003-05-
 Moved by
 Seconded by

RESOLVED, That the following persons are hereby **APPOINTED** by the Mayor with Council Approval to serve on the Boards and Committees as indicated:

(a) Mayoral Appointments

Economic Development Corporation

Mayor, Council Approval (9) – 6 years

	Term expires 04-30-2009
	Term expires 04-30-2009
	Term expires 04-30-2009

CURRENT MEMBERS

NAME	TERM EXPIRES
Bluhm, Kenneth	04/30/06
Gigliotti, Robert S	04/30/08
Licari, Leger (Nino)	04/30/04
Parker, Michael	04/30/07
Redpath, Stuart F	04/30/03
James A. Rocchio	04/30/03
Salgat, Charles	04/30/04
Sharp, John	04/30/03
Smith, Douglas	04/30/05

INTERESTED APPLICANTS

NAME	DATE APPLIED	DATE SENT TO COUNCIL
Almassian, Carolyn	04/22/02-04/2004	05/06/02
Baughman, Deborah L	06/18/01-05/2003	07/09/01
Chang, Jouky	10/02/01-10/2003	10/15/01
Chhaya, Dhimant	09/26/02	10/07/02
Hall, Patrick C	01/26/01-06/12/01-05/2003	02/05/01-07/09/01
Hoef, Paul V	09/12/01-08/14/02-08/2004	09/17/01
Freliga, Victor P	11/25/02-11/2004	12/02/02
Pritzloff, Mark	04/17/03-04/2003	04/28/03
Shah, Jayshree	08/28/01	09/17/01
Silver, Neil S	08/11/00-06/20/01-05/2003	08/21/00-07/09/01

Local Development Finance Authority (LDFA)**Mayor, Council Approval (5) – Staggered Terms**

Term expires 06-30-2004

Term expires 06-30-2004

Term expires 06-30-2005

Term expires 06-30-2005

Term expires 06-30-2006

CURRENT MEMBERS

NAME	TERM EXPIRES
No members	

RECOMMENDED MAYORAL APPOINTEES – See attached memo

NAME	POSITION
John Szerlag	City Manager, City of Troy
Douglas Smith	Real Estate and Development Director, City of Troy
Keith Pretty	President, Walsh College

Yes:

No:

(b) City Council AppointmentsSuggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That the following persons are hereby **APPOINTED** by the City Council to serve on the Boards and Committees as indicated:

Advisory Committee for Persons w/Disabilities

Appointed by Council (9)- 3 years

Term expires 07-01-2003 (Student)

CURRENT MEMBERS

NAME	TERM EXPIRES
Susan Burt (Alternate)	11/01/03
Angela Done	11/01/05
Nancy Johnson	11/01/03
Leonard Bertin	11/01/05
Pauline Manetta (Alternate)	11/01/03
Dick Kuschinsky	11/01/04
Theodora House	11/01/03
Sharon Lu (Student)	07/01/02
Dorothy Ann Pietron	11/01/04
Nada Raheb (Student)	07.01/03
John J. Rodgers	11/01/03
Cynthia Buchanan	11/01/04
Kul B. Gauri	11/01/05
Jayshree Shah (Alternate)	11/01/03

INTERESTED STUDENT APPLICANTS

NAME	DATE APPLIED	DATE SENT TO COUNCIL
None on file.		

Historic District

Appointed by Council (7) – 3 years

(One member must be an architect)

(Two members recommended by Troy Historical Society)

(One member recommended by Troy Historical Commission)

Kevin Danielson (Resigned)

Unexpired Term expires 05-15-2003

Term expires 05-15-2006

CURRENT MEMBERS

NAME	TERM EXPIRES
Marjorie A Biglin	03/01/04
Wilson Deane Blythe	03/01/05
Barbara Chambers	03/01/05
Kevin Danielson (Resigned)	05/15/03
Paul C Lin	05/15/06
Ann Partlan	03/01/05

Dorothy Scott	05/15/03
---------------	----------

INTERESTED APPLICANTS

NAME	DATE APPLIED	DATE SENT TO COUNCIL
Kerry S Krivoshein	08/12/99-06/14/01- 05/2003	07/09/01
Mark Pritzloff	04/17/03- 04/2003	04/28/03

Library Board

Appointed by Council (5) – 3 years

Term expires 04-30-2006

CURRENT MEMBERS

NAME	TERM EXPIRES
Allen, Joanne C	04/30/05
Cloyd, David	04/30/03
Gregory, Lynne R	04/30/04
Wheeler, Nancy D	04/30/04
Zembrzuski Audre	04/30/05
Zhang, Steve (Student)	07/01/03

INTERESTED APPLICANTS

NAME	DATE APPLIED	DATE SENT TO COUNCIL
Blythe, Wilson Deane	03/06/02	03/18/02
Daugherty, Patrick	11/14/01	11/19/01
Freliga, Mary E	11/25/02- 11/2004	12/02/02
Gauri, Kul B	08/26/99	
Griffen, Brian S	09/10/02-02/11/03	09/23/02-02/17/03
Hashmi, Amin	08/22/02- 08/2004	
Victoria Lang	07/09/01- 06/2003	07/23/01
Nelson, Albert T Jr	03/16/99	
Patel, Shreeti	10/24/00- 10/2002	11/06/00
Petrulis, Al	02/11/03- 02/2005	02/17/03
Powers, Brian M	10/15/02- 10/2004	10/21/02
Pritzloff, Mark	04/17/03- 04/2005	04/28/03
Shah, Jayshree	08/28/01	09/17/01
Shah, Oniell	08/07/02	09/23/02
Shiner, Mary E	11/28/01	12/09/01
Solomon, Mark R	02/05/99	

Parks and Recreation Board

Appointed by Council (10) – 3 years

(Sr Rep from Adv Comm/Senior Citizens)

Term expires 04-30-2006

CURRENT MEMBERS

NAME	TERM EXPIRES
Bordas, Douglas M	09/30/05
Edmunds, Ida (School Rep)	07/31/03
Fejes, Kathleen	09/30/04
Goetz, John F Jr	09/30/03
Jose, Lawrence(Senior Rep)	04/30/03
Kaltsounis, Orestes(Rusty)	09/30/03
Kovacs, Meaghan	09/30/05
Krent, Tom	09/30/04
Deanna Ned(Student)	07/01/03
Stewart, Jeffrey(Troy Daze Rep)	09/30/03
Zikakis, Janice C	09/30/05
Anderson, Carol	

INTERESTED APPLICANTS

NAME	DATE APPLIED	DATE SENT TO COUNCIL
Bliss, Daniel H	03/17/03- 03/2005	04/14/03
Daugherty, Patrick	11/14/01	11/19/01
Deel, Ryan J	05/17/01-06/25/01- 05/2003	05/21/01-07/09/01
Dixon, Merrill W	03/17/03- 03/2005	04/14/03
Fischer, Joan	09/15/99-06/12/01- 05/2003	07/09/01
Gauri, Kul B	08/26/99	
Gazetti, Tod	09/10/02- 09/2004	09/23/02
Hoef, Paul V	09/12/01-08/14/02- 08/2004	09/17/01
Hrynik, Thomas F	10/16/00-06/14/01- 05/2003	11/06/00-07/09/01
Huber, Laurie G	06/18/01- 05/2003	07/09/01
Kuschinsky, Dick	10/11/01	11/05/01
Victoria Lang	07/09/01- 06/2003	07/23/01
Noce, Robert W	11/16/00	11/20/00
Petrulis, Al	02/11/03- 02/2005	02/17/03
Poulsen, Connie	08/17/01- 08/2003	09/10/01
Preston, Robert S	10/11/02	11/04/02
Pritzloff, Mark	04/17/03- 04/2005	04/28/03
Redpath, Stuart	07/26/00-03/17/03- 03/2005	08/07/00-04/14/03
Shah, Oniell	08/07/02	09/23/02
Walker, James	06/11/99-06/14/01- 05/2003	07/09/01
Wattles, Brian J	07/10/01	07/23/01
Wright, Wayne C	01/07/99	

Yes:

No:

F-2 Closed SessionSuggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That the City Council of the City of Troy **SHALL MEET** in Closed Session as permitted by State Statute MCLA 15.268, Section (e), City of Troy v. JMJ, after adjournment of this meeting.

Yes:

No:

F-3 Establishment for the Automation Alley SmartZone

NOTE: *Matt Dugener, Michigan Economic Development Corporation (MEDC), is available to provide an overview of SmartZones.*

1) Resolution to Approve Participation in the Automation Alley SmartZone Through the Creation of a Certified Technology Park (CTP)Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

WHEREAS, The Michigan Legislative passed and the Governor signed Public Act 248 of 2000 to promote, the development of high technology businesses throughout the State of Michigan; and

WHEREAS, The MEDC has been authorized by Public Act 281 of 1986, as amended, being MCL 125.2151 et seq., to designate a certain number of certified technology parks ("Certified Technology Parks") within the State of Michigan, by December 31, 2002; and

WHEREAS, The MEDC for strategic marketing purposes, has chosen to designate the aforementioned Certified Technology Parks as "SmartZones"; and

WHEREAS, On July 26, 2000, the MEDC issued a request for proposals for SmartZone designation; and

WHEREAS, On October 16, 2000, the MEDC received a proposal (the "Proposal") requesting designation as a Certified Technology Park if certain areas located within the City's jurisdiction, and within another district within the Authority's boundaries, to be known as the "Automation Alley Certified Technology Park"; and

WHEREAS, The Automation Alley SmartZone Agreement (hereinafter called ("Agreement")) was entered on the 16th day of December, 2002, by and among the Michigan Economic

Development Corporation, a public body corporate, with office at 201 N. Washington Square, Lansing, Michigan 48913 (hereinafter called "MEDC"), the City of Southfield, a municipal corporation with offices at 26000 Evergreen Road, Southfield, Michigan 48076, (hereinafter collectively called the "City"), and the City's Local Development Finance Authority with offices at 26000 Evergreen Road, Southfield, Michigan 48076 (hereinafter called the "Authority");

WHEREAS, The MEDC, the City, and the Authority have through the Agreement established a joint local development finance authority (which would include, the Automation Alley Certified Technology Park), as a shared effort between the City and one or more municipalities (as hereinafter defined) within the County of Oakland; and

WHEREAS, The MEDC, the City and the Authority have invited the City of Troy to identify a certified technology park to be included in this agreement.

NOW, THEREFORE, BE IT RESOLVED, The City of Troy **ENTER** into an Agreement to designate the Authority District (as herein after defined) both as a Certified Technology Park and as a SmartZone and to **ESTABLISH** terms and conditions of this designation and to **ENTER** an agreement with the MEDC, the City and the Authority.

Yes:

No:

2) Resolution to Establish a SmartZone, Certified Technology Park and Associated Multi-Jurisdictional Local Development Finance Authority (L.D.F.A.)

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

WHEREAS, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development; and

WHEREAS, Section 3 (2) of Act 281 [MCL 125.2153] provides that a municipality may join with one or more other municipalities located within the same county to establish a joint authority under the Act; and

WHEREAS, Section 4 (7) of Act 281 [MCL 125.2154] provides that the city councils of two or more municipalities may declare by resolution their intention to create and provide for the operation of a joint authority, and establish the time and place of a public hearing or hearings at which a resident, taxpayer or property owner of one of the municipality's has a right to be heard in regard to the establishment of the joint authority and the boundaries of the proposed authority district, and

WHEREAS, Troy City Council did adopt a resolution of intent at a public hearing on March 3, 2003; and

WHEREAS, The City of Troy and Michigan Economic Development Corporation will enter into an agreement that establishes the boundaries of a certified technology park within the City,

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy determines that it is in the best interests of the public to increase property tax valuation, and to promote growth in the area of the City of Troy defined as a certified technology park, particularly growth related to industries engaged in a high-technology, including, but not limited to, advanced manufacturing, advanced computing, research and development, life sciences and biotechnology, and

BE IT FURTHER RESOLVED, That the City Council of the City of Troy does hereby declare its intention to **CREATE AND PROVIDE FOR THE OPERATION** of a Joint Local Development Finance Authority with the City of Southfield pursuant to Public Act 281 of 1986, **PENDING THE APPROVAL** by its City Council of a Resolution of Intent, and

BE IT FURTHER RESOLVED, That the City of Troy's boundaries of the Joint Local Development Finance Authority District are coterminous with the boundaries of the Troy Certified Technology Park, further described as:

PART OF THE NORTH ½ SECTION 26, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, THENCE S 89° 42' 00" W. 720.60 FEET ALONG THE NORTH LINE OF SECTION 26; THENCE S. 00° 29' 22" E. 102.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF BIG BEAVER ROAD (204.00 FEET WIDE); THENCE CONTINUING S. 00° 29' 22" E. 837.99 FEET (RECORDED AS S. 00° 11' 31" W.); THENCE S. 89° 42' 00" W. 600.00 FEET; THENCE S. 00° 29' 22" E. 1,231.93 FEET (RECORDED AS S. 00° 11' 31" W.); THENCE N. 89° 21' 30" W. 275.00 FEET (RECORDED AS DUE WEST) TO THE CENTERLINE OF THE STURGIS DRAIN EASEMENT; THENCE N. 55° 11' 44" W. 785.73 FEET (RECORDED AS N. 53° 50' 14" W.) ALONG THE CENTERLINE OF STURGIS DRAIN EASEMENT; THENCE N. 64° 27' 00" W. 141.02 FEET (RECORDED AS N. 65° 05' 30" W.) ALONG THE CENTERLINE OF THE STURGIS DRAIN EASEMENT; THENCE N. 66° 04' 33" W. 497.19 FEET; THENCE N. 47° 34' 57" W. 200.22 FEET; THENCE N. 74° 32' 17" W. 210.77 FEET; THENCE N. 71° 34' 14" W. 397.45 FEET; THENCE N. 00° 35' 17" W. 1025.71 FEET; THENCE N. 89° 34' 43" E. 50.76 FEET; THENCE S. 00° 35' 17" E. 698 FEET; THENCE N. 89° 34' 43" E. 325 FEET; THENCE S. 01° 06' 40" E. 18.72 FEET; THENCE N 89° 31' 16" E. 510.00 FEET; THENCE N. 00° 36' 00" W. 716.12 (RECORDED AS N. 00° 56' 45" E.) TO THE SOUTH LINE OF BIG BEAVER ROAD; THENCE N. 89° 35' 11" E. 14.37 FEET (RECORDED AS S. 88° 53' 15" E.) ALONG THE SOUTH LINE OF BIG BEAVER ROAD TO THE NORTH AND SOUTH ¼ LINE OF SECTION 26; THENCE S. 00° 36' 00" E. 410 FEET (RECORDED AS S. 00° 04' 55" E.) ALONG THE NORTH AND SOUTH ¼ LINE OF SECTION 26; THENCE N. 89° 42' 00" E. 358.00 FEET; THENCE N. 00° 36' 00" W. 410.00 FEET (RECORDED AS N. 00° 04' 55" W.) TO THE SOUTH LINE OF BIG BEAVER ROAD; THENCE N. 89° 42' 00" E. 1564.00 FEET ALONG THE SOUTHERLY LINE OF BIG BEAVER ROAD (204 FEET WIDE) TO THE POINT OF BEGINNING. CONTAINING 73.61 ACRES MORE OR LESS.

Yes:

No:

3) **Request to Approve the Agreement Between the City of Southfield and the City of Troy Creating a Joint Local Development Finance Authority**

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That Troy City Council **APPROVE** the Agreement between the City of Southfield and the City of Troy, County of Oakland, Michigan creating a Joint Local Development Finance Authority pursuant to PA 281 of 1986; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby authorized to **EXECUTE** the Agreement, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.

Yes:

No:

4) **Request to Schedule a Public Hearing to Adopt the Development and Finance Plan for the Local Finance Development Authority (L.D.F.A.)**

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That Troy City Council **SCHEDULE** a Public Hearing to adopt the Development and Finance Plan for the Local Finance Development Authority (L.D.F.A.) on Monday, May 12, 2003 at 7:30 PM at Troy City Hall – 500 W. Big Beaver, Troy, MI 48084.

Yes:

No:

F-4 Possible Dates for a Strategic Planning Meeting with Carl Hendrickson of Market Measurement

Suggested Resolution

Resolution #2003-05-

Moved by

Seconded by

RESOLVED, That a strategic planning workshop to be given by Carol Hendrickson of Market Measurement is hereby **SCHEDULED** from 8:00 AM to 1:00 PM on _____, 2003 in the Council Board Room of Troy City Hall – 500 W Big Beaver, Troy, MI 48084.

Yes:

No:

COUNCIL COMMENTS/REFERRALS**REPORTS AND COMMUNICATIONS**

G-1 Minutes – Boards and Committees:

- (a) Planning Commission Special/Final – March 25, 2003
 - (b) Troy Daze/Final – March 25, 2003
 - (c) Troy Youth Council Minutes /Final – March 26, 2003
 - (d) Planning Commission Special/Final – April 1, 2003
-

G-2 Department Report(s): None submitted

G-3 Announcement of Public Hearings:

- (a) Appeal of Outdoor Special Event Time Frame – Elder Ford – 777 John R – **Scheduled for May 12, 2003**
-

G-4 Proposed Proclamations/Resolutions from Other Organizations: None proposed.

G-5 Letters of Appreciation:

- (a) Letter from Jack Turner – President, Wexford Parkhomes to Mayor Pryor and Troy City Council Expressing Their Appreciation for Traffic Control and Parking Enforcement in Connection With the Easter Observation Services at St. Joseph Chaldean Catholic Church
 - (b) Thank You Note from Shirley King to the City of Troy Regarding the Nice Job They Did on the Aquatic Center Brochure
 - (c) Letter from Carmen Timm – Regional Representative, American Red Cross to Cindy Stewart Extending Their Appreciation for the City Employees Participation in the Recent Blood Drive
 - (d) Letter from Laurie Cline-PTO President, Boulan Park Middle School PTO, to Detective Mork and Officer Kaptur Thanking Them for the Presentation Given to Parents About Internet Safety
 - (e) E-mail from Steven P. Masters to Cindy Stewart Thanking Her for the Opportunity to Participate in Troy Citizen's Academy
-

G-6 Calendar

G-7 Memorandum – Re: Liquor Law Compliance Testing

G-8 Memorandum (Green) – Re: Parks and Recreation Subsidy

G-9 Memorandum – Re: Parking/Speeding Concerns on Virginia Street

G-10 Memorandum (Green) – Re: Outside Storage of Commercial Vehicles on Non-Residential Zoned Sites

G-11 Memorandum (Green) – Re: Golf Course Name

PUBLIC COMMENT

Public Comment is limited to people who have not addressed Council during the 1st Public Comment section. (Rules of Procedure for the City Council, Article 5 (16), as amended May 6, 2002.)

Respectfully submitted,

John Szerlag, City Manager

PROCLAMATION
National Association of Letter Carriers
Food Drive Day – May 10, 2003

WHEREAS, The National Association of Letter Carriers (NALC) in conjunction with the United States Postal Service (USPS) is sponsoring the **Eleventh Annual National Food Drive Day on Saturday, May 10, 2003**; and

WHEREAS, NALC Branch 3126 in the City of Troy is participating in the National Food Drive; and

WHEREAS, The cost of inaction is too high, particularly in the face of many negative outcomes for our children and community which are preventable; and

WHEREAS, NALC President William H. Young encourages postal carriers and communities to work together, because as postal workers “no other people in America can possibly do what we can to fight hunger, reaching to every city and town, in every neighborhood and on every street;” and

WHEREAS, Over a half billion pounds of food has been collected for local food banks and pantries in the ten year history of the drive, helping families throughout the nation;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Troy hereby proclaims Saturday, May 10, 2003 as National Association of Letter Carriers Food Drive Day in the City of Troy; and

BE IT FURTHER RESOLVED, that we invite **all Troy residents to leave non – perishable food at their mailboxes on Saturday, May 10, 2003**, to support our local letter carriers in their food drive to help alleviate hunger in our community and throughout the nation.

Proclaimed this 5th day of May 2003.

DATE: April 22, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning *MS*

SUBJECT: Announcement of Public Hearing
Appeal of Outdoor Special Event Time Frame
Dean Sellers Ford, 2600 W. Maple

We have received a request for an outdoor special event from Dean Sellers Ford to be held at their facility at 2600 W. Maple Road. The event is to be held in conjunction with the Ford Motor Company's 100th anniversary celebration. According to the application, the event is to be held from June 1 until June 16, 2003. That time frame works out to a total of sixteen days. Paragraph C of Section 41.16.00 of the Zoning Ordinance regarding outdoor special events limits the events to no more than seven consecutive days. Because their event exceeds the time limitations of the ordinance, their request has been denied. In response to our denial they have filed an application for appeal of the time limitation. Paragraph F of Section 41.16.00 states that appeals of the provisions for outdoor special events are considered by City Council in lieu of Board of Zoning Appeals. A public hearing on their appeal has been scheduled for your meeting of May 5, 2003.

We have enclosed for your reference a copy of the application and associated correspondence regarding this matter. We will be happy to provide other information regarding this matter should it be required.

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
CITY OF TROY

RECEIVED

APR 21 2003

BUILDING DEPARTMENT

TO BOARD OF ZONING APPEALS:

DATE: 4-21-03

I (We) Dean E. Sellers GSM @ Dean Sellers Ford Telephone 248 643-7500

residing at 2600 W. Maple Rd. Troy MI 48084
own the described property. (or attach letter of authorization from owner or leasee)

Address of Property: 2600 W. Maple 48084 Lot _____

Subdivision: _____ Sidwell 88 2029326004

Property located on the North side of Maple between Maxwell

and Axtell (Attach legal description if this is an acreage parcel)

This appeal is taken from a permit denial by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance on April 17 2003
(date of denial letter)

The following parts of that determination are being appealed: We request a 16 consecutive day tent event, versus the allowed 7 days

INSTRUCTIONS TO APPELLANT: Fill in appropriate Section 1, 2, 3, or 4. Do not fill in more than one of these sections. The application is not applicable unless all required statements have been made. Additional information may be supplied on separate sheets. Ten 8-1/2"x11" plot plans shall accompany this application, plot plans shall show all buildings and distances of setbacks, to scale.

SECTION 1. VARIANCE: A variance is for the use or property or structure otherwise prohibited by ordinance, and can be granted only on showing practical difficulty. See Zoning Ordinance, Section 04.20.151 and Section 43.72.00.

Appellant requests a variance of the terms of the Zoning Ordinance in this case because the following **PECULIAR OR UNUSUAL CONDITIONS** are present, which justify a variance under the discretionary power vested in the Board of Zoning Appeals:

Ford Motor Co. is expecting that all 28 Metro Detroit Dealers will be participating in this event from June 1 - June 16 2003. We just want to do our job in supporting this very special 100th Centennial event.

The following practical difficulty will result if the variance is not made: Possible loss of business due from the negative impact of not supporting Ford with its celebration for the full time period. 90% of our sales are from Ford employees, their family members, and its suppliers. Being consistent with other Dealers regarding Ford Motor Co. promotions is very important to these buyers.

SECTION 2. INTERPRETATION: Appellant respectfully requests an interpretation be made under the discretionary powers vested in the Board of Zoning Appeals - Section 43.75.00.

An appeal is made for an interpretation of the Zoning District as follows: _____

An interpretation is requested for the following reasons: _____

SECTION 3. ORDINANCE PROVISIONS - TEMPORARY PERMIT: Appellant respectfully requests that the following be approved pursuant to the power granted to the Board of Zoning Appeals under Section 43.80.00: _____

SECTION 4. EXPANSION OF NON-CONFORMING USE: Expansion of non-conforming uses or structure is prohibited by Ordinance. However, where literal enforcement causes unnecessary hardship, an expansion may be granted. See Section 43.70.00.

Appellant requests permission to expand a non-conforming use or structure because the following exceptional conditions exist: _____

Has there been any previous appeal involving this property? If Yes, provide date and particulars: _____

In 1998 installed New Ford Oval sign.

Has there ever been a Site Plan approval by the Planning Commission? N/A. If Yes, state date and attach a copy of the Site Plan that was approved and a copy of the Planning Commission minutes.

TEN (10) COPIES ON 8-1/2'X11' SHEETS ARE ATTACHED HERETO

STATE OF MICHIGAN
COUNTY OF Oakland

I, Dean Sellers HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN PAPERS SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

Date: 4-21-03

Dean Sellers
Signature of Applicant

SIGNED AND SWORN TO BEFORE ME THIS 21 DAY OF April 2003.

Linda Jordan
Notary Public

LINDA JORDAN
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES Apr 28, 2007

My Commission Expires: _____

**METRO DETROIT FORD DEALERS
CENTENNIAL TENT EVENT
DEALERSHIP PARTICIPATION FORM**

If your dealership is interested in participating, please fill out this form and fax back to the FDAF office (248) 932-4037 by April 14th.

- Yes, I am interested in participating with the Tent Event and would like to set up a meeting regarding my selection of tent, entertainment and food.
- No, I do want to participate with this event. (FDAF funds will only be used for this package. No substitution or payments to stores not participating.)

Dean Sellers Ford	Dean Sellers/Dennis Berchule
<i>Dealership</i>	<i>Dealer Contact Name</i>

The dealership packages includes the following:

- (1) 40' x 40' or 30' x 30' blue and white or white-staked tent. The tent includes 120' of blue flag rope with the Ford logo, delivery, installation, maintenance and removal. Also includes repair of asphalt from stake holes.
- (2) 4'x24' "Tent Sale" banners with grommets and rope. Banner graphics will include the Ford Centennial and the FDAF logo.
- One helium tank with 300 balloons (9" white latex). Balloons will include the centennial logo. Includes delivery and removal.
- One ice cream freezer with 600 pieces of ice cream. Includes delivery and removal. Dealer to provide electric power and extension cord.
- 30 two-hour appearances by a clown during the two week event. Clown's appearance will include face painting, balloon animals, etc.
- 100 special edition Ford Centennial posters would be given out to each dealership to be used as consumer giveaways.
- if your dealership would like to continue your tent event and would like to rent the tent for an additional week or two, it would be at your dealership's expense.
- **Dealership is responsible for city permit!**

The FDAF Vendor will contact all participating dealerships in mid-April to set up a meeting to review each dealership's specific needs.

Name 7 days max + set up

Building

Wed May 7 8:30
Deadline
4-16

CENTENNIAL TENT EVENT

The FDAF has planned a June Tent Event for all Metro Detroit Ford Dealers for the first two weeks of June.

The FDAF has developed a dealership package for each store. It will be paid by the FDAF from June 1-16. A participation form is attached for each dealership to fill out if they are interested in participating. It must be returned by April 14th. It is the dealership's responsibility to get a city permit if that is necessary for a tent.

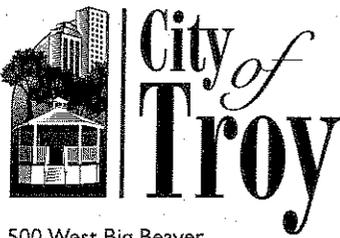
In addition, if your dealership would like to continue your tent event and would like to rent the tent for an additional week or two, it would be at your dealership's expense.

The package includes the following:

- (1) 40' x 40' or 30' x 30' blue and white or white-staked tent. The tent includes 120' of blue flag rope with the Ford logo, delivery, installation, maintenance and removal. Also includes repair of asphalt from stake holes.
- (2) 4'x24' "Tent Sale" banners with grommets and rope. Banner graphics will include the Ford Centennial and the FDAF logo.
- One helium tank with 300 balloons (9" white latex). Balloons will include the centennial logo. Includes delivery and removal.
- One ice cream freezer with 600 pieces of ice cream. Includes delivery and removal. Dealer to provide electric power and extension cord.
- 30 two-hour appearances by a clown during the two week event. Clown's appearance will include face painting, balloon animals, etc.
- 100 special edition Ford Centennial posters to each dealership to be used as consumer giveaways.

THE AUTO SHOW CENTENNIAL MUSTANG SWEEPSTAKES

The promotion will continue until March 31st. WOMC will be scheduling pick up of entry forms and boxes the first week of April. The 2003 Ford Centennial Mustang lease will be awarded June 12th, at the Ford Centennial Fan Racing Day at Ford World Headquarters. Please call the FDAF office if your box does not get picked up by April 4th.



500 West Big Beaver
Troy, Michigan 48084
Fax: (248) 524-0851
www.ci.troy.mi.us

April 17, 2003

Area code (248)

Assessing
524-3311

Bldg. Inspections
524-3344

Bldg. Operations
524-3368

City Clerk
524-3316

City Manager
524-3330

Community Affairs
524-1147

Engineering
524-3383

Finance
524-3411

Fire-Administration
524-3419

Human Resources
524-3339

Information Technology
619-7279

Law
524-3320

Library
524-3545

Parks & Recreation
524-3484

Planning
524-3364

Police-Administration
524-3443

Public Works
524-3370

Purchasing
524-3338

Real Estate & Development
524-3498

Treasurer
524-3334

General Information
524-3300

Dennis Berchulc
Dean Sellers Ford
2600 west Maple
Troy, MI 48084

SENT VIA FAX 248-643-2168

Subject: Outdoor Special Event Application
2600 West Maple – Dean Sellers Ford

Dear Mr. Berchulc:

I have reviewed the Outdoor Special Event Permit Application you submitted for the outdoor event to be held at the above location from June 1 through June 16, 2003. Your proposal is to conduct a tent sale for a 16-day period in conjunction with Ford Motor Company's 100th anniversary. Unfortunately I find it does not comply with Section 41.16.00 of the Troy Zoning Ordinance, Chapter 39, of the Troy City Code and therefore, I am not able to approve the permit.

Paragraph C of Section 41.16.00, of the Zoning Ordinance limits the time frame of special events and accompanying signage to not more than 7 consecutive days. Your proposal exceeds the number of days that events are permitted. You must either revise your proposal to comply with the 7-day period or you may seek an appeal of this denial.

If you wish to appeal, please submit an application for variance for the Board of Zoning Appeals with the appropriate documents and fees. However, in accordance with Paragraph F of Section 41.16.00, Appeals for the Outdoor Special event are heard by City Council as opposed to the Board of Zoning Appeals. Once received, we will schedule your request before City Council at the earliest possible date. I am enclosing an application for your use.

Please feel free to call me 248-524-3348 if you have any questions.

Sincerely,

Mark Stimac, R.A., C.B.O.
Director of Building and Zoning



OUTDOOR SPECIAL EVENT APPLICATION

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
248-524-3344

Date: April 10, 2003

Outdoor Special Events are permitted by the Zoning Ordinance, Chapter 39, Section 41.16.00. Please provide the information requested below and return it to the City of Troy Building Department, 500 West Big Beaver, Troy, MI 48084. Your application will then be reviewed for compliance with the Ordinance. If you have questions or need assistance, please call 248-524-3581.

NAME OF THE EVENT: FORD MOTOR COMPANY 100TH ANNIVERSARY

LOCATION OF EVENT: DEAN SELLERS FORD

SIDWELL (Property ID) NUMBER:

NAME OF APPLICANT: DEAN SELLERS / DENNIS BERCHUK

ADDRESS OF APPLICANT: 2600 W. MAPLE RD

CITY: TROY

STATE: Mich

ZIP: 48084

PHONE NUMBER: 248-642-7500

FAX: 248-642-2168

DATE(S) OF EVENT: FROM: JUNE 1, 2003 TO: JUNE 16, 2003

WILL TENTS BE ERECTED? (FEE IS \$30) YES: X NO:

WILL FOOD BE SOLD/SERVED TO PUBLIC? (IF YES, CALL OAK. CNTY. HLTH. DIV. AT 248-424-7190) YES: (on Frank Zuazo 248 424 7033) NO: X

TEMPORARY LIGHTING OR ELECTRICAL? (MIN. FEE IS \$25) YES: NO: X

ADDITIONAL SIGNS? (FEE IS \$30) YES: X NO:

In addition to the above information, please include a brief written description of the proposed event, including what activities will take place, your plan to handle traffic control, litter, restrooms needs, etc. Also, attach 2 copies of a detailed site plan, drawn to scale, showing where on site the special event will take place, location of existing buildings, parking, access lanes, tents and signs.

APPROVED BY:
COPY TO FIRE DEPARTMENT:

DATE:
DATE:

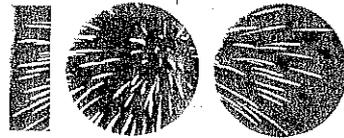
OUTDOOR SPECIAL EVENT

$\frac{1}{3}'' = 1'0''$

4'x24' Vinyl banner will hang from side of tent

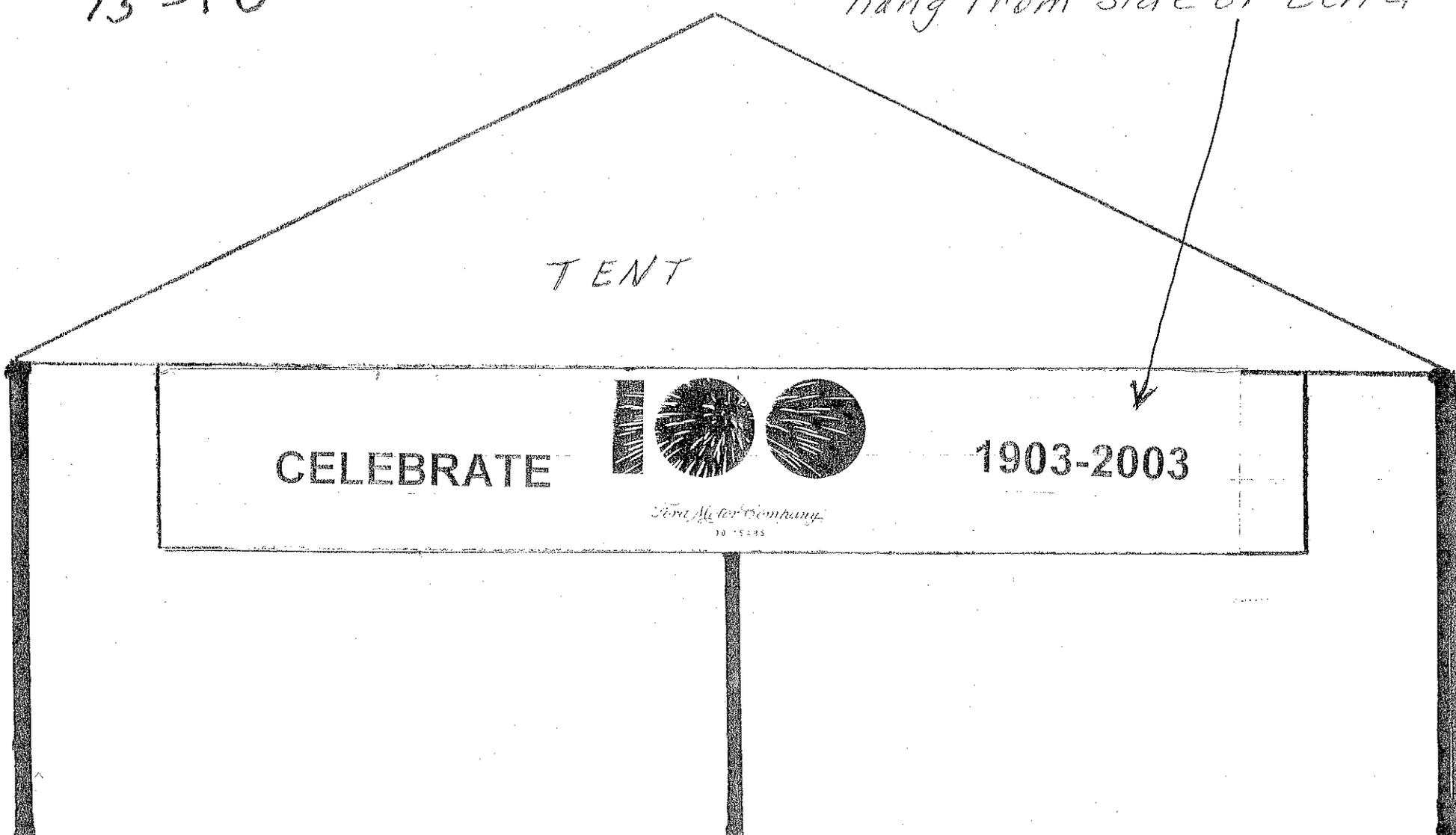
TENT

CELEBRATE



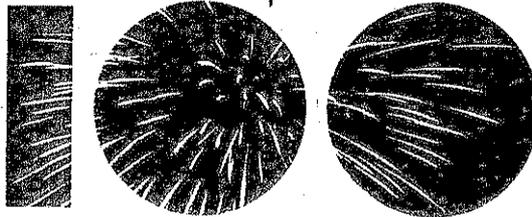
1903-2003

Fort Meade Centenary
100 YEARS



banner = 24' x 4"

CELEBRATE



1903-2003

Ford Motor Company

100 YEARS

S 88° 41' 00" E 401.53'

Line Of Chain Link Fence

Line Of Chain Link Fence

Dean Sellers
Ford Dealership

Pre-Owned
Car Building

Tent w/ No sides

30' ↓
30'

Right Of Way Line

Right Of Way Line

N 88° 41' 00" N 436.0' E Of Maple Road



Site Plan

Dean Sellers Ford proposed event

June 1 – June 16, 2003

This year Ford Motor Co. is celebrating it's 100th Anniversary. Ford Dealer Advertising will sponsor every Metro Detroit Ford Dealer by offering this 2-week package which includes the following:

- one white staked tent 30' x 30'
- 4' x 24' Ford Centennial Banner
- helium tank with balloons
- ice cream freezer with prepackaged pieces of ice cream
- clown appearances during the 2 week period

Traffic flow will be controlled through our normal parking area and any overflow will be directed to our back lot, as needed and monitored by our new and used vehicle managers. Waste receptacles will be located at the tent and are also available inside the dealership building. Restrooms are located inside the building and they will be available during all the hours of the event. Dean E. Sellers will be the contact person and can be reached at 248 643-7500.

Certificate of Flame Resistance

REGISTERED
FABRIC
NUMBER

F-140.01

ISSUED BY
JOHNSON OUTDOORS INC.
BINGHAMTON, NEW YORK 13902
*Manufacturers of the Finest
Tent Products Described Herein*

Date of Manufacture

MARCH 2002

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.

NAME: ABO TENT EVENTS

CITY: SIGINAW STATE: MI

Certification is hereby made that:

The articles described on this certificate have been manufactured with an approved flame retardant chemical in compliance with California State Fire Marshal Code, NFPA-701*, Underwriters Laboratory of Canada, and have been tested in accordance with the Federal Test Method Specifications and meet or exceed the Military Flame Specifications of MIL-C-43006G.

Type, color and weight of material 14OZ. Vinyl WHITE BLOCKOUT

Description of item certified: 30X30 2PC ELITE SECTIONAL

**Flame Retardant Process Used Will Not Be Removed By Washing And
Is Effective For The Life Of The Fabric**

Snyder Manufacturing, Inc.

Manufacturer of Flame Retardant Vinyl Laminates


TENT DEPARTMENT, JOHNSON OUTDOORS INC.

*Large Scale

DATE: April 22, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Mark Stimac, Director of Building & Zoning

SUBJECT: Public Hearing
Commercial Vehicle Appeal
5361 Livernois

On April 4, 2003, Mr. Brian Van Tongeren submitted an application for the storage of a Chevrolet cube van outdoors on his property at 5361 Livernois. He does not yet own the vehicle but is considering purchasing the vehicle and is asking for permission, in advance, to store the vehicle on his property. He was advised that the cube van did not comply with the exceptions found in Chapter 39, Section 40.66.00. He was given the option to appeal to City Council for relief of the Ordinance.

In response to our denial, Mr. Van Tongeren has filed an appeal. The appeal requests that a public hearing date be held in accordance with the ordinance. A public hearing has been scheduled for your meeting of April 28, 2003.

The ground floor of the existing home is 1024 square feet. Section 40.57.04 of the Zoning Ordinance would limit accessory structures to not more than 600 square feet in area. A 440 square foot detached garage already exists on the property. There is also considerable room on the site to build an attached garage on the north or west side of the home.

Should you have any questions or require additional information, kindly advise.

MS/pr

Attachments

COMMERCIAL VEHICLE
APPEAL APPLICATION

RECEIVED

MAR 05 2003

BUILDING DEPARTMENT

Request is hereby made for permission to keep a commercial vehicle(s) as described below, on the following residential zoned site:

NAME: Brian Van Tongeren
ADDRESS: 5361 Livernois
CITY: Troy MI. ZIP: 48098 PHONE: (248) 828-0574
ADDRESS OF SITE: 5361 Livernois

NUMBER OF VEHICLES: 1

RECEIVED

VEHICLE IDENTIFICATION NUMBER(S)
1GBHG31R1V1037206

APR 04 2003

BUILDING DEPARTMENT

LICENSE PLATE NUMBER(S) ~~Have not~~ Did not buy vehicle yet.

DESCRIPTION OF VEHICLE(S) 1997 CHEV-VAN cube truck / with
14' cargo space, (04.20.32).

REASON FOR APPEAL (see A - D below) Location is off of main road,
will not affect residential zone, House is between
Church & Dog shelter. No sidewalks

THE APPLICANT IS AWARE OF THE REQUIRED FINDINGS WHICH ARE STATED IN THE FOLLOWING:

44.02.01 ACTIONS TO GRANT APPEALS ... SHALL BE BASED UPON AT LEAST ONE OF THE FOLLOWING FINDINGS BY THE CITY COUNCIL:

- A. The occurrence of the subject commercial vehicle on the residential site involved is compelled by parties other than the owner or occupant of the subject residential site (e.g. employer).
- B. Efforts by the applicant have determined there are no reasonable or feasible alternative locations for parking of the subject commercial vehicle.
- C. A garage or accessory building on the subject site cannot accommodate, or cannot reasonably be constructed or modified to accommodate the subject commercial vehicle
- D. The location available on the residential site for the outdoor parking of the subject commercial vehicle is adequate to provide for such parking in a manner that will not negatively impact adjacent residential properties, and will not negatively impact pedestrian and vehicular movement along the frontage street(s).

COMMERCIAL VEHICLE APPEAL APPLICATION

40.02.2. The City Council may grant appeals in relation to the type, character or number of commercial vehicles to be parked outdoors in Residential Districts for an initial period not to exceed two (2) years, and may thereafter extend such actions for a similar period.

Supporting data, attached to the application, shall include: a plot plan, drawn to scale, a description and location of the vehicle(s) and a photo of the vehicle on-site..

Brian Van Tongeren
(signature of applicant)

Brian Van Tongeren

STATE OF MICHIGAN
COUNTY OF Oakland

On this 5 day of March, 20 03 before me personally appeared the above named person who depose and sayeth that he/she signed this application with full knowledge of its contents and that all matters stated therein are true.

Samela G. Baetermal Traverse
Notary Public, County, Michigan acting in Oakland
My Commission Expires: 09-01-03

GEORGE JEROME &



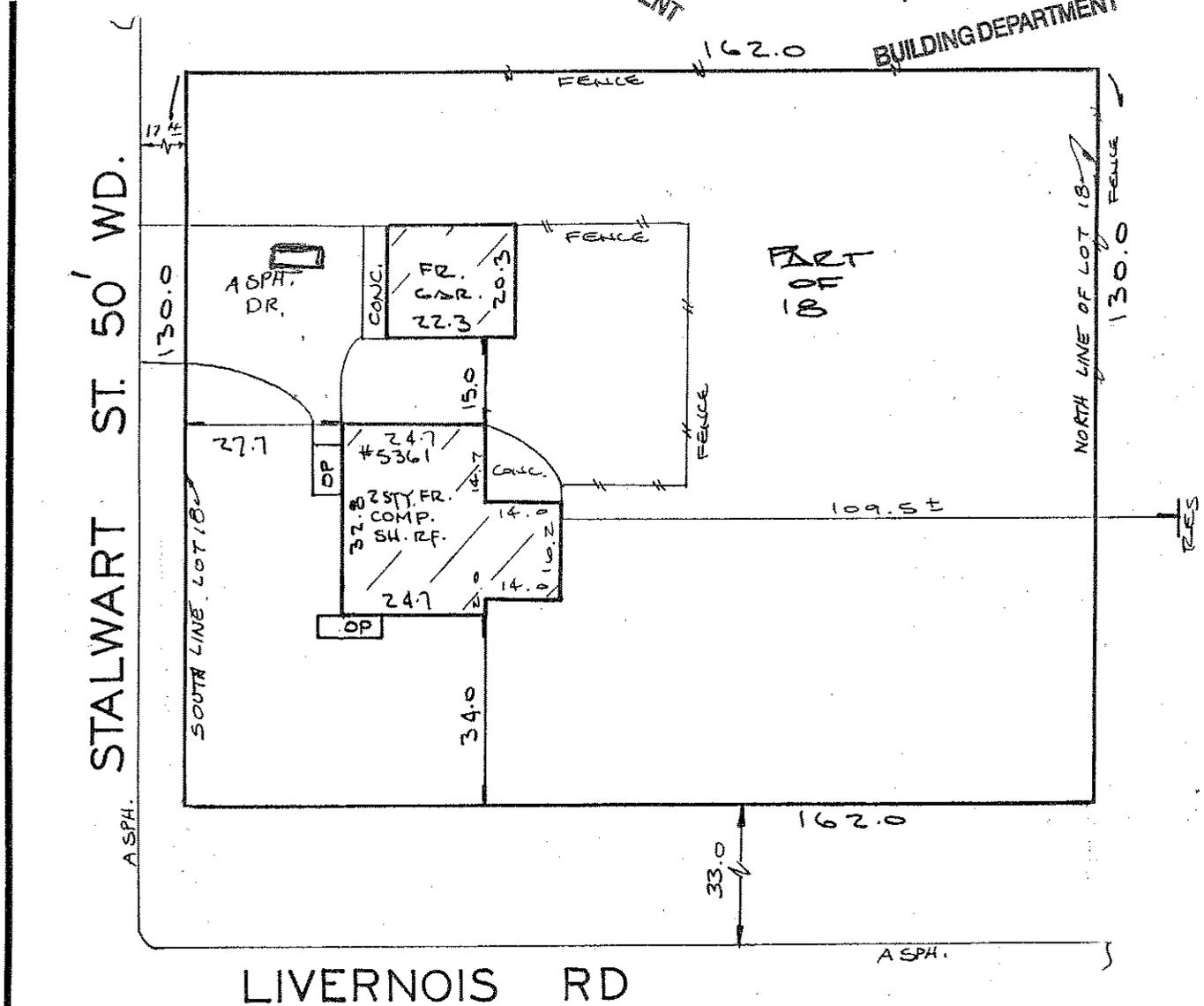
WELLS FARGO HOME MORTGAGE

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000
LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

The East 130 feet of the West 457 feet of Lot 18, "TWO ACRE FARMS SUBDIVISION" part of the East 1/2 of the Southeast 1/4 of Section 9, T.2 N., R.11 E., City of Troy, Oakland County, Michigan. Recorded in Liber 28 of Plats, Page 16 of Oakland County Records.

RECEIVED
MAR 05 2003
BUILDING DEPARTMENT

RECEIVED
APR 04 2003
BUILDING DEPARTMENT



CERTIFICATE: We hereby certify to: WELLS FARGO HOME MORTGAGE
that we have inspected the above-described property in accordance with the description furnished and confirmed to be correct by mortgagee or mortgagee's title company for the purpose of a new mortgage loan to be made by BRIAN K. VANTONGEREN

mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in



May 1, 2003

TO: Then Honorable Mayor and City Council Members

FROM: John Szerlag, City Manager

SUBJECT: Possible Dates for Study Session to Discuss
Civic Center Financing

We have obtained dates when financial advisor Robert Bendzinski and bond counsel Joel Piell are available for a study session to discuss financing of the Civic Center project:

Tuesday, May 13, 2003 at 7:30 PM in the Council Board Room
Monday, June 16, 2003 at 6:00 PM (before Regular Council Meeting) in the
Council Board Room

If June 16 is the date chosen, I suggest we bring in dinner.

April 22, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
John Lamerato, Assistant City Manager/Finance
Doug Smith, Real Estate & Development Director
Cindy Stewart, Community Affairs Director

SUBJECT: Project X

Project X is a new joint effort coordinated by the Community Foundation of Troy, the Troy Community Coalition, Troy Chamber of Commerce and the City of Troy. Project X was created to bring art to the community similar to what Rochester and Royal Oak recently did with Polar Bears and Ewes, as well as Chicago, Toronto and Lexington, KY.

Troy is unique in that the Project X committee decided not to go with an animal for the artwork design. Instead, they asked students at Detroit's College for Creative Studies to submit design proposals. Sophomore Jonathan Johnsongriffin created the winning design entitled "The Foundation of Troy."

Corporate and private sponsors will now be called upon to embellish the basic art piece by hiring artists to design distinctive looks for each sculpture. After each piece is sponsored and decorated, they will be placed around the community until the fall when they will be auctioned off as a fundraiser for the Community Foundation and Community Coalition.

We are seeking permission from Council re: placement of the artwork to include sites around the Civic Center property (a walking map would be provided for visitors to view the art), in public parks and in front of local businesses. With your support, the committee will move forward with Project X planning and execution. City Council will be informed of all new developments.

Similar projects in cities around the country have been extremely popular as a fundraising mechanism.



TO: Mayor and Members of Troy City Council
FROM: Lori Grigg Bluhm, City Attorney
 Allan T. Motzny, Assistant City Attorney
DATE: May 2, 2003
SUBJECT: Closed Session

At the April 28, 2003 meeting, City Council inquired as to the appropriateness of the proposed resolution to meet in closed session to discuss pending litigation. The proposed resolution is as follows:

RESOLVED, that the City Council of the City of Troy shall meet in closed session as permitted by state statute, MCL 15.268, Sections (e) and (h), Steve Russ v. City of Troy, et. al., after adjournment of this meeting.

The only topic for discussion was the Steve Russ v. City of Troy case. This is certainly an appropriate reason to go into a closed session under MCLA 15.268 (e), which allows Council to meet in closed session to “consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body”. Since there was an attorney client privileged memorandum prepared for this discussion, we also referenced MCL 15.268 (h), which allows City Council to meet in closed session “to consider material exempt from discussion or disclosure by state or federal statute.” The referenced state statute is the Freedom of Information Act, MCL 15.243 (h), “information or records subject to the attorney-client privilege.” There is no requirement to include MCL 15.268 (h) in the motion to go into a closed session. However, it was added in response to earlier challenges by members of the public who at that time alleged that we were non-compliant with the calling of a closed session.

There was some reference to the 1988 Oakland County Circuit Court decision of visiting Judge Phillip Jourdan in the Detroit Free Press v. City of Troy case. In that case, the resolution to go into a closed session merely stated: “RESOLVED, that the City Council of the City of Troy shall meet in closed session as permitted by State Statute, MCLA 15.268, Sections 8 (d)(e) and (h), after adjournment of this meeting.” There are several jurisdictions and several attorneys that believe that this was a sufficient statement to go into a closed session. Judge Jourdan, however, ruled that the City of Troy should be required to provide additional information. The City considered an appeal of the decision, but since we were already providing additional identifying information when calling a closed session, and since this case would be construed very narrowly, an appeal was not pursued. Our City Council Rules and Procedure now require the inclusion of identifying detail for calling a closed session, which is a practice that has been consistently followed the past couple of years.

In order to avoid any confusion, a revised resolution, deleting MCL 15.268 (h) has been prepared for your consideration.

A Regular Meeting of the Troy City Council was held Monday, April 28, 2003, at City Hall, 500 W. Big Beaver Road. Mayor Pro Tem Lambert called the Meeting to order at 7:33 P.M.

The Invocation was given by Mayor Pro Tem Lambert and the Pledge of Allegiance to the Flag was given.

ROLL CALL

PRESENT: Mayor Matt Pryor (absent)
Robin E. Beltramini
Cristina Broomfield
David Eisenbacher
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

Resolution to Excuse Mayor Pryor

Resolution #2003-04-195
Moved by Howrylak
Seconded Eisenbacher

RESOLVED, That Mayor Pryor's absence be excused.

Yes: All-6
Absent: Pryor

A-1 Presentations: (a) Mayor Pro Tem Lambert presented Citizen's Academy V Graduates with certificates recognizing their participation in the City of Troy's Citizen's Academy; (b) Mayor Pro Tem Lambert recognized Charlotte Szwarc's years of service with the City of Troy; (c & d) Mayor Pro Tem Lambert presented City of Troy proclamations to Michigan Blue Ribbon Exemplary Schools: Avondale Meadows Upper Elementary School and Leonard Elementary School; (e) Mayor Pro Tem Lambert presented a proclamation to members of the Ethnic Community Issues Advisory Committee recognizing April 28 to May 4, 2003 as Cultural Diversity Week.

PUBLIC HEARINGS

C-1 Commercial Vehicle Appeal – 2239 E Maple

Resolution #2003-04-196
Moved by Howrylak
Seconded by Eisenbacher

WHEREAS, Section 44.02.02 of Chapter 39, Zoning, of the Code of the City of Troy provides that actions to grant appeals to the restrictions on outdoor parking of commercial vehicles in

residential districts pursuant to Section 40.66.00 of Chapter 39 of the Code of the City of Troy "shall be based upon at least one of the following findings by the City Council:

1. The occurrence of the subject commercial vehicle on the residential site involved is compelled by parties other than the owner or occupant of the subject residential site (e.g. employer).
2. Efforts by the applicant have determined that there are no reasonable or feasible alternative locations for the parking of the subject commercial vehicle.
3. A garage or accessory building on the subject residential site cannot accommodate, or cannot reasonably be constructed or modified to accommodate, the subject commercial vehicle.
4. The location available on the residential site for the outdoor parking of the subject commercial vehicle is adequate to provide for such parking in a manner which will not negatively impact adjacent residential properties, and will not negatively impact pedestrian and vehicular movement along the frontage street(s)."; and

WHEREAS, The City Council of the City of Troy has found that the petitioner has demonstrated the presence of the following condition(s), justifying the granting of a variance:

None cited.

NOW, THEREFORE, BE IT RESOLVED, That the request from Mr. Roger Coley, 2239 E Maple, for waiver of Chapter 39, Section 40.66.00, of the Code of the City of Troy, to permit outdoor parking of two Chevrolet dump trucks and a utility trailer in a residential district is hereby **APPROVED** for two years.

Yes: All-6
Absent: Pryor

C-2 Commercial Vehicle Appeal – 5361 Livernois

Vote on Postponement

Resolution #2003-04-197
Moved by Howrylak
Seconded by Beltramini

RESOLVED, That Public Hearing regarding the Request for Commercial Vehicle Appeal - 5361 Livernois be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 5, 2003.

Yes: All-6
No: Pryor

C-3 Parking Variance – 300-700 W Fourteen Mile – Oakland Mall

Resolution #2003-04-198

Moved by Beltramini

Seconded by Stine

WHEREAS, Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance provide that the City Council may grant variances from the off-street parking requirements of the Zoning Ordinance upon general findings that:

1. The variance would not be contrary to public interest or general purpose and intent of the Zoning Ordinance.
2. The variance does not permit the establishment of a prohibited use as a principal use within a zoning district.
3. The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.
4. The variance relates only to property described in the application for variance; and

WHEREAS, Article XLIII (43.00.00) requires that in granting, the City Council shall find that the practical difficulties justifying the variances are:

None cited.

That absent a variance, no reasonable use can be made of the property; or

- A. That absent a variance, a significant natural feature would be negatively affected or destroyed; or
- B. That absent a variance, public health, safety and welfare would be negatively affected; or
- C. That literal enforcement of the Zoning Ordinance precludes full enjoyment of the permitted use and makes conforming unnecessarily burdensome. In this regard, the City Council shall find that a lesser variance does not give substantial relief, and that the relief requested can be granted within the spirit of the Zoning Ordinance, and within the interests of public safety and welfare; and

WHEREAS, The City Council finds the above-stated general conditions to be present and finds the practical difficulty stated above to be operative in the appeal;

NOW, THEREFORE, BE IT RESOLVED, That the request from Douglas Mosman, representing Oakland Mall for waiver of 1,636 parking spaces at the development at 300-700 W. Fourteen Mile Road be **APPROVED**.

Yes: All-6

Absent: Pryor

POSTPONED ITEMS

D-1 Tentative Approval of General Fund Budget

Resolution #2003-04-

Moved by Beltramini

Seconded by Stine

RESOLVED, That **TENTATIVE APPROVAL** be given to the proposed 2003-2004 General Fund budget.

Vote to Postpone

Resolution #2003-04-199

Moved by Howrylak

Seconded by Eisenbacher

RESOLVED, That Resolution for **TENTATIVE APPROVAL** be given to the proposed 2003-2004 General Fund budget be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 12, 2003.

Yes: Eisenbacher, Howrylak

No: Lambert, Stine, Beltramini, Broomfield

Absent: Pryor

MOTION FAILED**Vote on Resolution**

Resolution #2003-04-200

Moved by Beltramini

Seconded by Stine

RESOLVED, That **TENTATIVE APPROVAL** be given to the proposed 2003-2004 General Fund budget.

Yes: Stine, Beltramini, Broomfield, Eisenbacher, Lambert

No: Howrylak

Absent: Pryor

MOTION CARRIED**RECESS: 8:50 PM – 9:08 PM****PUBLIC COMMENT:**

A. Items on the Current Agenda

E-20 Papadelis – Telly’s Nursery

Resolution #2003-04-201
Moved by Beltramini
Seconded by Stine

RESOLVED, That the City Attorney is hereby **AUTHORIZED AND DIRECTED** to **REPRESENT** the City of Troy and the City of Troy employees, Mark Stimac and Marlene Struckman, in any and all claims and damages in the matter of Gust Papadelis et. al v. City of Troy, Stimac and Struckman. Furthermore, the City Attorney is **AUTHORIZED** to pay necessary costs and expenses, and to **RETAIN** any necessary expert witnesses to adequately represent the City.

BE IT FURTHER RESOLVED, That City Council Resolution #2003-04-175 (April 14, 2003) is hereby **RESCINDED**; any requests for injunctive relief should be initiated in the pending case before the Federal District Court for reasons of judicial economy.

Yes: All-6
Absent: Pryor

E-9 Re-Plat Agreement for West Oaks Subdivision No. 2

Resolution #2003-04-202
Moved by Stine
Seconded by Eisenbacher

RESOLVED, That the Re-Plat Agreement for West Oaks Subdivision No. 2 is hereby **APPROVED**; the Mayor and City Clerk are authorized to **EXECUTE** the document, and a copy shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-6
Absent: Pryor

F-7 Letters of Intent from Developers Regarding Civic Center Site Plan Elements**Vote on Postponement**

Resolution #2003-04-203
Moved by Beltramini
Seconded by Stine

RESOLVED, That Resolution to schedule a study session to discuss financing options for a possible Civic Center development, which includes a hotel/conference center be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 5, 2003.

Yes: All-6
Absent: Pryor

F-4 Project X

Resolution #2003-04-
Moved by Stine
Seconded by Howrylak

RESOLVED, That the City Council **APPROVES** placement of the Project X artwork to include sites on public property.

Vote on Postponement

Resolution #2003-04-204
Moved by Beltramini
Seconded by Broomfield

RESOLVED, That the Resolution for City Council to **APPROVE** placement of the Project X artwork to include sites on public property be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 5, 2003.

Yes: All-6
Absent: Pryor

E-10 Wendy's Market, Inc., Requests to Transfer Ownership of 2002 SDD & SDM Licensed Business Located at 6037 Rochester Rd., Troy, Oakland County From Kelly's Market, Inc. [MLCC REQ ID #197181]**(a) License Transfer**

Resolution #2003-04-205a
Moved by Stine
Seconded by Beltramini

RESOLVED, That the request from Wendy's Market, Inc., 6037 Rochester Rd., Troy, MI 48085, Oakland County to **TRANSFER OWNERSHIP** of 2002 SDD-SDM licensed business from Kelly's Market, Inc. [MLCC REF #197181], be considered for approval. It is the consensus of this body that the application be **RECOMMENDED FOR ISSUANCE**.

Yes: All-6
Absent: Pryor

(b) Agreement

Resolution #2003-04-205b
Moved by Stine
Seconded by Beltramini

WHEREAS, The City Council of the City of Troy deems it necessary to enter agreements with applicants for liquor licenses for the purpose of providing civil remedies to the City of Troy in the event licensees fail to adhere to Troy Codes and Ordinances.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy hereby **APPROVES** an agreement with Wendy's Market, Inc., which shall become **EFFECTIVE** upon approval of the request for a transfer of a 2002 SDD-SDM licensed business located at 6037 Rochester Rd., Troy and the Mayor and City Clerk are authorized to **EXECUTE** the document, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-6
Absent: Pryor

B. Items Not on the Current Agenda

CONSENT AGENDA

E-1 Approval of Consent Agenda

Resolution #2003-04-206-E-1
Moved by Stine
Seconded by Eisenbacher

RESOLVED, That all items as presented on the Consent Agenda are hereby **APPROVED** as presented with the exception of Items E-2, E-13 and E-17, which shall be considered after Consent Agenda (E) items, as printed.

Yes: All-6
Absent: Pryor

E-3 City of Troy Proclamations:

Resolution #2003-04-206-E-3

RESOLVED, That the following City of Troy Proclamations, be **APPROVED**:

- (a) Service Commendation – Charlotte Szwarc
- (b) Recording for the Blind and Dyslexic Week – April 28 - May 3, 2003
- (c) Days of Remembrance – April 27 - May 4, 2003
- (d) Michigan Blue Ribbon Exemplary School – Avondale Meadows Upper Elementary School
- (e) Michigan Blue Ribbon Exemplary School – Leonard Elementary School

- (f) Cultural Diversity Week – April 28-May 4, 2003
- (g) Law Day Proclamation – May 1, 2003

E-4 Corrected Resolution: Amendment #1 - Major Street Paving Marking – From Regular City Council Meeting Held on Monday, April 14, 2003 – Resolution #2003-04-179-E-11

Resolution #2003-04-206-E-4

WHEREAS, On June 19, ~~2003~~0, a three-year contract with an option to renew for two additional years to provide labor, materials, and traffic controls to perform major street pavement marking at various locations within the City of Troy was awarded to low bidder, RS Contracting, Inc., at an estimated cost of \$36,519.42 per year; and if changes in the quantity of work were required, such changes were authorized in an amount not to exceed 25% of the estimated contract cost each year (Resolution #2000-~~283~~E-2); and

WHEREAS, It is recommended that the contract be amended to include amounts over the authorized 25% for work to be completed by June 30, 2003, as indicated on Appendix I, which consists of existing unit prices; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

NOW, THEREFORE, BE IT RESOLVED, That the contract is hereby **AMENDED** to provide for additional major street pavement marking at an estimated cost of \$22,000.00.

E-5 Authorization for Council Members to Attend the Annual Convention of the Michigan Municipal League – Marriott Hotel/Renaissance Center in Detroit, Michigan - September 16-19, 2003

Resolution #2003-04-206-E-5

RESOLVED, That the Mayor and City Council Members are **AUTHORIZED** to attend the Annual Convention of the Michigan Municipal League at the Marriott Hotel/Renaissance Center in Detroit, Michigan on September 16-19, 2003.

E-6 Acceptance of (1) Warranty Deed and (4) Permanent Easements for Extension of Custer Drive – Sidwell #88-20-12-351-036 – Seretek, Inc.

Resolution #2003-04-206-E-6

RESOLVED, That the Warranty Deed for the extension of Custer Drive and the (4) Permanent Easements for storm drainage/sewer, and public utilities from Seretek, Inc. and having Sidwell #88-20-12-351-036 are hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said documents with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-7 Standard Purchasing Resolution 2: Bid Award – Lowest Acceptable Bidders Meeting Specifications Turfgrass Chemical Products

Resolution #2003-04-206-E-7

RESOLVED, That contracts to purchase 2003 seasonal requirements of Turfgrass protection products are hereby **AWARDED** to the lowest acceptable bidders meeting specifications as follows:

BIDDERS:

United Horticultural Supply of Linden, MI
 Pro Source One of Clarkston, MI
 Green and Grow Inc., of Sterling Heights, MI
 Simplot Partners of Farmington Hills, MI
 Turf Chemicals Inc., of Owosso, MI

ITEMS:

1, 3, 6, 7, 8, 9, 10, 11, 13, 29, 32, 33, 34
 12, 31
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30
 5
 2, 4; and

BE IT FURTHER RESOLVED, That the above items are at unit prices contained in the bid tabulation opened February 19, 2003 at an estimated total cost of \$101,050.00, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-8 Acceptance of Permanent Water Main Easement – Sidwell #88-20-22-477-059 & -060 – Project No. 99.944.3 – Big Beaver/Kilmer Associates, L.L.C.

Resolution #2003-04-206-E-8

RESOLVED, That the permanent easement for water main from Big Beaver/Kilmer Associates, L.L.C., having Sidwell #88-20-22-477-059 & -060 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-11 Jimmy Isso and Bushra Isso v. City of Troy

Resolution #2003-04-206-E-11

RESOLVED, That the City Attorney is hereby authorized and directed to **REPRESENT** the City of Troy in any and all claims and damages in the matter of Jimmy Isso and Bushra Isso v. City of Troy and to **RETAIN** any necessary expert witnesses and outside legal counsel to adequately represent the City.

E-12 Standard Purchasing Resolution 2: Bid Award – Lowest Acceptable Bidders – Asphalt Paving Material

Resolution #2003-04-206-E-12

RESOLVED, That contracts to provide for one (1) year requirements of Asphalt Paving Material are hereby **AWARDED** to the lowest acceptable bidders meeting specifications, Angelo's

Asphalt Materials, Barrett Paving Materials, Inc., National Asphalt Products and Ace Asphalt & Paving Company at unit prices contained in the bid tabulation opened February 4, 2003 at an estimated cost of \$65,940.00, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractors submission of properly executed bid and contract documents, including bonds, insurance certificates and all other specified requirements; and the City is authorized to use reciprocity between Angelo's Asphalt and Barrett Paving in the event of a plant closing, inability to meet delivery times or supply material as specified.

E-14 Acceptance of Permanent Water Main Easement – Sidwell #88-20-26-176-003 & -004 – Felix Properties, L.L.C. – Project No 00.932.3

Resolution #2003-04-206-E-14

RESOLVED, That the permanent easement for water main from Felix Properties, L.L.C., having Sidwell #88-20-26-176-003 & -004 is hereby **ACCEPTED** ; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-15 Acceptance of Permanent Sidewalk Easement – Sidwell #88-20-27-301-023 – Charles & Evelyn Roguske

Resolution #2003-04-206-E-15

RESOLVED, That the permanent easement for sidewalk from Charles and Evelyn Roguske having Sidwell #88-20-27-301-023 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-16 Acceptance of Permanent Water Main Easement – Sidwell #88-20-26-478-032 - Levon Enterprises – Project No. 99.949.3

Resolution #2003-04-206-E-16

RESOLVED, That the permanent easement for water main from Levon Enterprises having Sidwell #88-20-26-478-032 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-18 Acceptance of Permanent Sidewalk Easement – Sidwell #88-20-22-356-023, -024, -025, -026 & -027 – Olympus Corporation

Resolution #2003-04-206-E-18

RESOLVED, That the permanent easement for sidewalk from Olympus Corporation having Sidwell #88-20-22-356-023, -024, -025, -026 and -027 is hereby **ACCEPTED**; and

BE IT FURTHER RESOLVED, That the City Clerk is hereby directed to **RECORD** said permanent easement with the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting

E-19 William Beaumont Hospital – Approval of Issuance of Bonds

Resolution #2003-04-206-E-19

WHEREAS, The City of Royal Oak Hospital Finance Authority (the “Authority”) proposes to make loans to William Beaumont Hospital (the “Hospital”), to be used, in part, by the hospital to refinance indebtedness used to finance the construction, renovation and equipping of certain hospital facilities in the City of Troy, Michigan; and

WHEREAS, The Authority intends to issue bonds on behalf of the Hospital (the “Bonds”) in the principal amount of not to exceed \$165,000,000 to provide funds with which to make loans to the Hospital; and

WHEREAS, The Bonds will be limited obligations of the Authority and will not constitute general obligations or debt of the City of Troy, the City of Royal Oak, the County of Oakland, the State of Michigan or any political subdivision thereof; and

WHEREAS, On April 8, 2003, the Authority held a public hearing after notice was published as provided in, and in satisfaction of the applicable public hearing requirements of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, A record of the public hearing has been filed with the City Clerk for the City of Troy; and

WHEREAS, The Authority has requested that this City Council approve the issuance of the Bonds; and

WHEREAS, The Troy City Council desires to express its approval of the issuance of the Bonds by the Authority.

NOW THEREFORE, BE IT RESOLVED:

1. The City Council of the City of Troy, Michigan, hereby **APPROVES** the issuance, sale and delivery of not to exceed \$165,000,000 in aggregate principal amount of the Bonds. This approval is made solely for the purpose of fulfilling the public approval requirements of the Internal Revenue Code.

2. The above-referenced Bonds **SHALL NOT** constitute or be an obligation or debt of the City of Troy.
3. The City Clerk is hereby **DIRECTED TO PROVIDE** three (3) certified copies of this Resolution to the Secretary of the City of Royal Oak Hospital Finance Authority.

ITEMS TAKEN OUT OF ORDER

E-2 Minutes: Regular Meetings of April 14, 2003 and Special Meeting of April 21, 2003

Resolution #2003-04-207

Moved by Howrylak

Seconded by Beltramini

RESOLVED, That the Minutes of the 7:30 PM Regular Meeting of April 14, 2003 as submitted, the 8:00 PM Regular Meeting of April 14, 2003 as corrected, and the Minutes of the 7:30 PM Special Meeting of April 21, 2003, be **APPROVED** as submitted.

Yes: All-6

Absent: Pryor

E-13 Standard Purchasing Resolution 1: Award to Low Bidder – Closed Loop Wash Water Treatment and Recycling System for Sylvan Glen Golf Course Maintenance Building

Resolution #2003-04-208

Moved by Stine

Seconded by Broomfield

RESOLVED, That a contract to provide all labor, equipment, and materials to install a closed-loop wash water treatment and recycling system, with grass blow-off station at the Sylvan Glen Golf Course Maintenance Facility is hereby **AWARDED** to the low bidder, ESD Waste2Water Incorporated at an estimated total cost of \$56,954.00; and

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor submission of properly executed bid documents, including bonds, insurance certificates and all other specified requirements and if additional work is required that could not be foreseen, such additional work is **AUTHORIZED** in an amount not to exceed 10% of the total project cost.

Yes: All-6

Absent: Pryor

E-17 Approval to Sell City-Owned Remnant Parcel at North Side of Big Beaver Between Rochester and Daley – Sidwell #88-20-23-354-030

Resolution #2003-04-209

Moved by Stine

Seconded by Beltramini

RESOLVED, That the City Council of the City of Troy hereby **APPROVES** the sale of the City remnant parcel having Sidwell #88-20-23-354-030, on the north side of Big Beaver between Rochester and Daley to Tadian Development Company, L.L.C., for \$46,536.93 as outlined in the Agreement to Purchase, plus closing costs; and

BE IT FURTHER RESOLVED, That if the conditions of the purchase agreement are satisfied, the Mayor and the City Clerk are authorized to **EXECUTE** the Warranty Deed with a copy of the Purchase Agreement attached on behalf of the city, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.

Yes: Eisenbacher, Lambert, Stine, Beltramini, Broomfield,

No: Howrylak

Absent: Pryor

MOTION CARRIED

REGULAR BUSINESS

F-1 Appointments to Boards and Committees: (a) Advisory Committee for Persons w/Disabilities; (b) Advisory Committee for Senior Citizens; (c) Board of Zoning Appeals; (d) Brownfield Redevelopment Authority; (e) Charter Revision Committee; (f) Economic Development Corporation; (g) Historic District; (h) Library Board; (i) Parks and Recreation Board; (j) Personnel Board; and (k) Retirement System Board of Trustees

Resolution #2003-04-210

Moved by Howrylak

Seconded by Stine

RESOLVED, That the following persons are hereby **APPOINTED** by the City Council to serve on the Boards and Committees as indicated:

Advisory Committee for Senior Citizens

Appointed by Council (9) – 3 years

Merrill Dixon

Term expires 04-30-2006

Lawrence Jose

Term expires 04-30-2006

JoAnn Thompson

Term expires 04-30-2006

Board of Zoning Appeals

Appointed by Council (7) – 3 years

Christopher Fejes

Term expires 04-30-2006

Michael W. Hutson

Term expires 04-30-2006

Brownfield Redevelopment Authority

Appointed by Council (7) – 3 years

Arthur Cotsonika

Term expires 04-30-2006

Lon M. Ullmann

Term expires 04-30-2006

Charter Revision Committee

Appointed by Council (7) – 3 years

Lillian Barno

Term expires 04-30-2006

Daniel H. Bliss

Term expires 04-30-2006

Robert Noce

Term expires 04-30-2006

Historic District

Appointed by Council (7) – 3 years

(One member must be an architect)

(Two members recommended by Troy Historical Society)

(One member recommended by Troy Historical Commission)

Paul C. Lin

Term expires 05-15-2006

Personnel Board

Appointed by Council (5) – 3 years

Albert T. Nelson Jr.

Term expires 04-30-2006

Stephen Patrick Jr.

Term expires 04-30-2006

James E. Vanderbrink

Term expires 04-30-2006

Retirement System Board of Trustees

2 appointed by Council, 3 appointed by Members; (3) years

David A. Lambert (Council Rep)

Term expires 4-15-2006

Yes: All-6
Absent: Pryor

**Appointments Carried-Over as Item F-1 on the Next Regular City Council Meeting
Agenda Scheduled for May 5, 2003:**

(a) Mayoral Appointments:

Economic Development Corporation

Mayor, Council Approval (9) – 6 years

Term expires 04-30-2009

Term expires 04-30-2009

Term expires 04-30-2009

(b) Council Appointments

Advisory Committee for Persons w/Disabilities

Approved by Council (9)- 3 years

Term expires 07-01-2003 (Student)

Historic District

Appointed by Council (7) – 3 years

(One member must be an architect)

(Two members recommended by Troy Historical Society)

(One member recommended by Troy Historical Commission)

Kevin Danielson (Resigned)

Unexpired Term expires 05-15-2003

Library Board

Appointed by Council (5) – 3 years

Term expires 04-30-2006

Parks and Recreation Board

Appointed by Council (10) – 3 years

(Senior Representative)

Term expires 04-30-2006

F-2 Closed Session

Resolution #2003-04-

Moved by Eisenbacher

Seconded by Broomfield

RESOLVED, That the City Council of the City of Troy **SHALL MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting.

Resolution to Amend

Resolution #2003-04-
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **AMENDED** by **INSERTING and CITING** the appropriate State Statute related to State Statute MCLA 15.268 Section (h).

Vote on Postponement

Resolution #2003-04-211
Moved by Eisenbacher
Seconded by Broomfield

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 5, 2003.

Yes: Broomfield, Eisenbacher, Howrylak
No: Lambert, Stine, Beltramini
Absent: Pryor

MOTION FAILED

Vote on Resolution to Lay on the Table

Resolution #2003-04-212
Moved by Beltramini
Seconded by Stine

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **LAI D ON THE TABLE**.

Yes: All-6
Absent: Pryor

F-3 Agreement to Establish a Pass-Through Account for Skate Park Fund Raising

Resolution #2003-04-213

Moved by Eisenbacher

Seconded by Beltramini

RESOLVED, That the City Council **AUTHORIZES** the City Manager to sign an agreement with the Community Foundation of Troy to establish a pass-through account designated specifically for the Skate Park fundraising efforts in a form that is acceptable to the City Attorney's Office.

Yes: All-6

Absent: Pryor

F-5 Preliminary Site Condominium Review – Pine Creek Ridge Site Condominium – North Side of Pine Creek Court, East of Livernois, North of Square Lake–Section 3 – R-1B

Resolution #2003-04-214

Moved by Stine

Seconded by Eisenbacher

RESOLVED, That the Preliminary Site Plan as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One-Family Residential Development) for the development of a One-Family Residential Site Condominium, known as Pine Creek Ridge Site Condominium – 3 units proposed, located on the north side of Pine Creek Court and east of Livernois – Section 3, within the R-1B Zoning District, be **APPROVED** as recommended by the Planning Commission and City Management, subject to the following condition:

1. Pine Creek Estates Subdivision be **AMENDED** prior to Final Approval of the Pine Creek Ridge Site Condominium to relocate the platted 6-foot wide private surface drainage easement and change the boundaries of the subdivision.

Yes: All-6

Absent: Pryor

F-6 Preliminary Site Condominium Review – Maplewood Site Condominium

Resolution #2003-04-215

Moved by Stine

Seconded by Eisenbacher

RESOLVED, That the Preliminary Site Plan as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One-Family Residential Development) for the development of a One-Family Residential Site Condominium known as Maplewood Site Condominium as submitted by the petitioner and as recommended for approval by City Management and the Planning Commission, located on the south side of South Boulevard and west of Rochester Road, including 14 home sites, within the R-1C zoning district, being 5.171 acres in size, is hereby **APPROVED**.

Yes: All-6
Absent: Pryor

COUNCIL COMMENTS/REFERRALS

G-19 Memorandum – Re: Changes to the Concession Stand Operations Contract

Vote on Resolution to Reconsider – Award of Tie Bid – Concession Operations

Resolution #2003-04-216
Moved by Broomfield
Seconded by Stine

RESOLVED, That Resolution #2003-04-190, Moved by Pryor and Seconded by Eisenbacher Howrylak, as it appears below be **RECONSIDERED** by City Council:

RESOLVED, That a contract to provide concession stand operations at the Troy Family Aquatic Center, Boulan, Flynn and Firefighters Parks for five (5) seasons without an option to renew the contract for five (5) additional seasons is hereby **AWARDED** to the current vendor, Russell's T Chavaux – 1516 McManus – Troy, MI 48084.

Yes: Pryor, Broomfield, Eisenbacher, Howrylak
No: Beltramini, Lambert, Stine

Yes: Lambert, Stine, Beltramini, Broomfield, Eisenbacher
No: Howrylak
Absent: Pryor

MOTION CARRIED

Resolution to Amend Reconsidered Motion

Resolution #2003-04-
Moved by Broomfield
Seconded by Beltramini

RESOLVED, That Resolution #2003-04-190, Moved by Pryor and Seconded by Eisenbacher Howrylak, be **AMENDED** by City Council by **STRIKING** “That a contract to provide concession stand operations at the Troy Family Aquatic Center, Boulan, Flynn and Firefighters Parks for five (5) seasons without an option to renew the contract for five (5) additional seasons is hereby **AWARDED** to the current vendor, Russell's T Chavaux – 1516 McManus – Troy, MI 48084” and **INSERTING** “That a one year contract to provide concession stand operations at the Troy Family Aquatic Center, Boulan, Flynn, and Firefighters Park is hereby **AWARDED** to Russell T. Chavaux **CONTINGENT** upon Mr.

Chavaux signing the agreement as submitted by the City as a result of the Council meeting of April 28, 2003.”

Vote on Amendment

Resolution #2003-04-217

Moved by Lambert

Seconded by Beltramini

RESOLVED, That Resolution #2003-04-190, Moved by Pryor and Seconded by Eisenbacher Howrylak, be **AMENDED** by **INSERTING** “BE IT FURTHER RESOLVED, That if Russell T. Chavaux **CHOOSES NOT TO SIGN** the contract within a reasonable time using guidelines approved by the City of Troy Law Department, **THE CONTRACT WILL THEN BE AWARDED** to Sport Orion Express for one year **CONTINGENT** upon Sport Orion Express signing of the contract with changes delineated at the Council meeting of April 28, 2003.”

Yes: Lambert, Stine, Beltramini, Broomfield

No: Eisenbacher, Howrylak

Absent: Pryor

MOTION CARRIED

Vote on Amendment

Resolution #2003-04-218

Moved by Howrylak

Seconded by Beltramini

RESOLVED, That Resolution #2003-04-190, Moved by Pryor and Seconded by Eisenbacher Howrylak, be **AMENDED** by **INSERTING** “with three one-year options to renew the contract administratively” after “one year contract” in paragraph one and **INSERTING** “with three one-year options to renew the contract administratively” after “one year” in paragraph two.

Yes: All-6

Absent: Pryor

Vote on Amended Reconsidered Resolution

Resolution #2003-04-219

Moved by Pryor

Seconded by Howrylak

RESOLVED, That a one year contract with three one-year options to renew the contract administratively to provide concession stand operations at the Troy Family Aquatic Center, Boulan, Flynn, and Firefighters Park is hereby **AWARDED** to Russell T. Chavaux **CONTINGENT** upon Mr. Chavaux signing the agreement as submitted by the City as a result of the Council meeting of April 28, 2003; and

BE IT FURTHER RESOLVED, That if Russell T. Chavaux **CHOOSES NOT TO SIGN** the contract within a reasonable time using guidelines approved by the City of Troy Law Department, the contract **WILL THEN BE AWARDED** to Sport Orion Express for one year with three one-year options to renew the contract administratively **CONTINGENT** upon Sport Orion Express signing of the contract with changes delineated at the Council meeting of April 28, 2003.

Yes: All-6
Absent: Pryor

F-2 Closed Session - Resolution Laid on the Table

Resolution #2003-04-
Moved by Eisenbacher
Seconded by Broomfield

RESOLVED, That the City Council of the City of Troy **SHALL MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting.

Resolution to Amend

Resolution #2003-04-
Moved by Howrylak
Seconded by Eisenbacher

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **AMENDED** by **INSERTING and CITING** the appropriate State Statute related to State Statute MCLA 15.268 Section (h).

Vote on Postponement

Resolution #2003-04-220
Moved by Lambert
Seconded by Howrylak

RESOLVED, That the Resolution for the City Council of the City of Troy to **MEET** in Closed Session as permitted by State Statute MCLA 15.268, Sections (e) and (h), Steve Russ v. City of Troy et. al., after adjournment of this meeting be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, May 5, 2003.

Yes: All-6
Absent: Pryor

REPORTS AND COMMUNICATIONS

G-1 Minutes – Boards and Committees:

- (a) Liquor Advisory Committee/Final – January 13, 2003
- (b) Liquor Advisory Committee/Final – February 10, 2003
- (c) Troy Youth Council/Final – February 19, 2003
- (d) Animal Control Appeal Board/Final – March 5, 2003
- (e) Employees' Retirement System Board of Trustees/Final – March 12, 2003
- (f) Library Advisory Board/Final – March 13, 2003
- (g) Planning Commission-Special/Draft – March 25, 2003
- (h) Troy Daze/Draft – March 25, 2003
- (i) Troy Youth Council/Draft – March 26, 2003
- (j) Planning Commission-Special/Draft – April 1, 2003
- (k) Advisory Committee for Persons with Disabilities/Draft – April 2, 2003
- (l) Employees' Retirement System Board of Trustees/Draft – April 9, 2003
- (m) Library Advisory Board/Draft – April 10, 2003
- (n) Liquor Advisory Committee/Draft – April 14, 2003
- (o) Board of Zoning Appeals/Draft – April 15, 2003

Noted and Filed

G-2 Department Reports:

- (a) March 31, 2003 Quarterly Financial Report
- (b) 2003 First Quarter Litigation Report

Noted and Filed

G-3 Announcement of Public Hearings:

- (a) Approval of Special Assessment District – Standard Resolution #4 – Addition of Speed Humps to the Paving Project on Chestnut Hill and Walnut Hill – Scheduled for May 12, 2003
- (b) Preliminary Site Plan Review (SP 889) and Amendment of Consent Judgment – Michigan Clinic for Facial Pain – Southeast Corner of John R and Orpington – Section 24 – R-1E – Scheduled for May 12, 2003
- (c) Appeal of Outdoor Special Event Time Frame – Dean Sellers Ford – 2600 W. Maple – Scheduled for May 5, 2003
- (d) Street Vacation Application (SV-181) – Rhode Island Drive – North Side of Big Beaver – East of John R – Section 24 – R-1E – Scheduled for May 12, 2003

Noted and Filed

G-4 Proposed Proclamations/Resolutions from Other Organizations: None submitted

G-5 Letters of Appreciation:

- (a) Letter from Char Halsey-President, Alpha Delta Kappa to Sgt. David Swanson Thanking Him for the Presentation He Gave to the Alpha Upsilon Chapter on Safety Tips for Women
- (b) Thank You Note from Kelly Downs to Paula Bratto-Planning Department For Her Assistance in Providing Information on the K-Mart Parcels
- (c) E-Mail from Michelle Frascone - Investigative Analyst, to Captain Gary Mayer Thanking Officer Clark for His Assistance in Securing the Safety of the St. Paul Employees
- (d) Letter from Robert S. Mueller, III – Director, FBI, to Chief Craft Thanking the Troy Police Department for Their Continued Assistance with the FBI-Social Security Administration Fugitive Felon Program and the Return of the Law Enforcement Certification Forms
- (e) Letter from Jeannine Maciejewski – Member, Education Commission – St. Alan Church to Detective James Mork Thanking Him for the Internet Safety Presentation He Gave to Their Parishioners
- (f) E-mail from Audre Zembrzuski to John Szerlag on Behalf of Her Neighbors, Jerry & Claire Schmidt, Who Were Impressed With the Professional Manner That the Troy Fire Department Extinguished a Fire in Their Home

Noted and Filed

G-6 Calendar

Noted and Filed

G-7 Letter from John Szerlag, City Manager to Mr. Tang Lilu, President – Jinhua People's Congress – Re: Invitation to Visit the City of Troy on May 20, 2003

Noted and Filed

G-8 Memorandum – Re: Section One Golf Course Name Winner – JoAnn Mouch

Noted and Filed

G-9 Memorandum – Re: Library Rankings

Noted and Filed

G-10 Memorandum – Re: Property Maintenance Issues – Hooters Restaurant – 1686 John R

Noted and Filed

G-11 Memorandum – Re: Media Tips

Noted and Filed

G-12 Memorandum – Re: Office Depot Rebates for On-line Ordering and Cooperative Participation

Noted and Filed

G-13 Memorandum – Re: Worker's Compensation Insurance for Fiscal Year 2003

Noted and Filed

G-14 Memorandum – Re: National League of Cities, Congressional City Conference – March 7-11, 2003 – Robin Beltramini

Noted and Filed

G-15 Report – Re: National League of Cities, Congressional City Conference – March 7-11, 2003 – David Lambert

Noted and Filed

G-16 Memorandum – Re: Upcoming MLCC Violation Hearings

Noted and Filed

G-17 Memorandum – Re: MLCC Action on Rite Aid Suspension Recommendation

Noted and Filed

G-18 Memorandum – Re: Open Meetings Act

Noted and Filed

PUBLIC COMMENT

The meeting adjourned at 10:53 P.M.

Matt Pryor, Mayor

Barbara A. Holmes, CMC
Deputy City Clerk

A Special Meeting of the Troy City Council was held Tuesday, April 29, 2003, at City Hall, 500 W. Big Beaver Road. Mayor Protem Lambert called the Meeting to order at 7:35 P.M.

ROLL CALL

PRESENT: Mayor Matt Pryor (Arrived 7:36P.M.)
Robin E. Beltramini
Cristina Broomfield
David Eisenbacher
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

1 Review of Fiscal Year 2003/04 Budget

Gary Shripka, Assistant City Manager-Services, reviewed the Capital Budget and John M. Lamerato, Assistant City Manager-Finance and Administration, reviewed the Special Revenue, Enterprise, Internal Service and Debt Service Fund Budgets with City Council.

City Council will forward comments regarding the budget to City Administration which will be summarized and forwarded to all Council members prior to the May 6th wrap-up session.

PUBLIC COMMENT

The meeting adjourned at 9:50 PM.

Matt Pryor, Mayor

John M. Lamerato, Assistant City Manger/
Finance and Administration

**PROCLAMATION TO HONOR
MARIA STANTE
AS 2003 ITALIAN AMERICAN OF THE YEAR**

WHEREAS, The Italian Study Group of Troy set aside May 9, 2003 to honor an outstanding Italian American who has demonstrated the age old value of Italian American's *Dio, Patria e Famiglia* (God, Country and Family); and

WHEREAS, At the Italian Study Group of Troy's 29th anniversary celebration, **Maria Stante** was honored as their **2003 Italian American of the Year**, and

WHEREAS, **Maria Stante** was born in Fossacesia, Italy and immigrated to the United States in 1962; and

WHEREAS, In 1962, **Maria Stante** moved to Detroit and worked at Cardinale's Fashions; always eager to learn, she earned her high school diploma and obtained an associate degree in Business Administration from Schoolcraft College; and

WHEREAS, With her two sons, Antonello and Mario and her nephew Donato Naurato, **Maria Stante** shares ownership of Stante Excavating, one of the most successful excavating firms in the area, and Maria was the first female member of the Association of Underground Contractors; and

WHEREAS, As a very generous and active member of the Italian Community, **Maria Stante** is involved in many organizations to promote Italian culture including Boys Town of Italy, serving as treasurer of the Federazione Abruzzese del Michigan, on the board of the Verdi Opera, treasurer of the Italian American Club of Livonia and chairperson of their Cultural Committee, on the Board of Directors of Associazione Nazionale Famiglie Emigranti and on the Board of Directors of the Carlo, Sabrina & Melissa Light of Life Foundation; and

WHEREAS, **Maria Stante** works diligently with young families to encourage their involvement with the Italian community for she believes that the continuation and future of Italian culture rests with our young people. She truly epitomizes what being a member of the Italian community is all about, to include, to be involved and never to exclude.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy, does hereby join with the citizens of Troy, to express sincere congratulations to **Maria Stante** on the occasion of being chosen **2003 Italian American of the Year**.

BE IT FURTHER RESOLVED, That **Maria Stante** has served the Italian community with distinction as a true humanitarian and deserves the recognition of the entire Troy community.

Signed this 5th day of May 2003.

**PROCLAMATION TO HONOR
RAMO ARTHUR SALERNO
AS 2003 ITALIAN AMERICAN OF THE YEAR**

WHEREAS, The Italian Study Group of Troy set aside May 9, 2003 to honor an outstanding Italian American who has demonstrated the age old value of Italian American's *Dio, Patria e Famiglia* (God, Country and Family); and

WHEREAS, At the Italian Study Group of Troy's 29th anniversary celebration, **Ramo Arthur Salerno** was honored as their **2003 Italian American of the Year**, and

WHEREAS, **Ramo Arthur Salerno** was born in Detroit on August 20, 1931 to Francesco and Rosaria (DeRango) Salerno who had immigrated to the United States from Marano (Cosenza) Italy in 1908 to seek a new world of opportunity for themselves and their families; and

WHEREAS, After graduating from Denby High School, **Ramo Arthur Salerno**, enlisted in the Air Force Reserves, shortly after enrolling at the Wayne State University School of Business. His unit was called to active duty during the Korean War and he spent three years in the service of the United States Air Force; and

WHEREAS, Beginning as an apprentice at the Tool Detail Company, **Ramo Arthur Salerno** eventually became one third partner and in 1964 opened his own business in Warren called Salerno Tool Works; and

WHEREAS, **Ramo Arthur Salerno** serves on the Board of Directors of the Italian American Cultural Center, is the Goodwill Ambassador for the Italian American Cultural Society Coro Italiano, member of the Italian American Chamber of Commerce, the 2001 Columbus Day Parade Marshal, supporter of the Juneau Family Birth Center of Alaska and the Career and Technical Educators of Macomb County, ambassador to Orchard Lake Schools, St. Mary's College Senate, sponsor of the Fitzgerald High School Electric Car Program, Chairman of the Michigami District of the Detroit Area Council of the Boy Scouts of America, past Grand Marshal and Director of the Warren-Centerline Thanksgiving Parade, and on the Executive Board of the Warren Symphony Society; and

WHEREAS, **Ramo Arthur Salerno** is proud of his son Remo Salerno, Jr., Dr. of Optometry who is married to Valerie and daughter Rhonda Salerno Collins, married to Gordon who are the parents of Remo's granddaughter Marena;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy, does hereby join with the citizens of Troy, to express sincere congratulations to **Ramo Arthur Salerno** on the occasion of being chosen **2003 Italian American of the Year**.

BE IT FURTHER RESOLVED, That **Ramo Arthur Salerno** has served the Italian community with distinction as a true humanitarian and deserves the recognition of the entire Troy community.

Signed this 5th day of May 2003.

**PROCLAMATION TO HONOR
HENRY ALLEMON
ON HIS SPECIAL RECOGNITION AWARD FROM THE ITALIAN STUDY GROUP OF TROY**

WHEREAS, The Italian Study Group of Troy set aside May 9, 2003 to honor an outstanding Italian American who has demonstrated the age old value of Italian American's *Dio, Patria e Famiglia* (God, Country and Family); and

WHEREAS, At the Italian Study Group of Troy's 29th anniversary celebration at the Italian American of the Year Award Dinner Dance, **Henry Allemon** was honored with a **Special Recognition Award** for his assistance, encouragement and participation in the Italian Study Group's cultural events; and

WHEREAS, This is the second year the Italian Study Group of Troy presents a Special Recognition Award to someone who has assisted in their effort to promote Italian Culture throughout the community; and

WHEREAS, **Henry Allemon**, personal friend of Italian Study Group of Troy's founder, Luella Baron, has been a member of the group for 30 years; and

WHEREAS, Being the thirteenth of 15 children growing up on a farm in Chesterfield Township, **Henry Allemon** learned at an early age how to compromise, and from his parents, the value of community service; and

WHEREAS, **Henry Allemon** holds a bachelor's degree from Spring Arbor College, worked for Michigan National Bank for 30 years and now works for Midwest Guaranty Bank in Troy; and

WHEREAS, As a Troy resident for 35 years, **Henry Allemon** has been very involved in the community earning many honors for his involvement including twice being named Kiwanian of the Year, winning the Troy Distinguished Citizen Award, being member and past president of the Troy Community Coalition, a trustee of the Beaumont Hospital Foundation, member and past president of Troy Medi Go Plus, charter member of Troy Jaycees, past co-chairman of Troy Daze, member of St. Anastasia Church, Emerald Lake Village Homeowners Association, and past Camp Oakland Board Member; and

WHEREAS, **Henry Allemon** and his wife Andrea have been married for 25 years and their sons Anthony, Paul and Robert are all graduates of Michigan State University. Henry and Andrea are the proud grandparents of Abbie, Luke and Brandon.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy, does hereby join with the citizens of Troy, to express sincere congratulations to **Henry Allemon** on the occasion of his **Special Recognition Award** from the Italian Study Group of Troy.

Signed this 5th day of May 2003.

**PROCLAMATION TO CELEBRATE
THE ITALIAN STUDY GROUP OF TROY'S
29TH ANNUAL FESTA ITALIANA**

WHEREAS, The Italian Study Group of Troy is a non-profit educational organization whose purpose is to promote and preserve the Italian-American heritage through language, culture, music, and social events; and

WHEREAS, Since 1974, the members and their friends have been celebrating their heritage through a variety of social and cultural activities which they have shared with the entire community; and

WHEREAS, The Italian Study Group of Troy was founded by the late Luella Baron in 1974. The I.S.G.T. offers support to local organizations and the monies raised by the I.S.G.T. are used to support classes in the Italian language, choral singing and their Special Performing Art group, as well as a scholarship fund. The Italian Study Group of Troy is open to all regardless of age, nationality, or religious preference; and

WHEREAS, In 1997 the Italian Study Group of Troy initiated The Luella Baron Scholarship Fund, offered to students who are interested in the study of Italian culture and language; and

WHEREAS, The group's Special Performing Arts Club (S.P.A.C.) works with over 20 physically and/or mentally challenged young adults. They are taught songs in English and Italian, learn modern and folk dances and gain confidence, because of their dedicated instructors, to perform before an audience. Social gatherings and special outings are also held; and

WHEREAS, The Italian Study Group of Troy in partnership with the Italian Consulate of Detroit and other groups is at the forefront of an initiative to introduce the study of the Italian language in our high schools and public schools.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy, does hereby join with the citizens of Troy, to express sincere congratulations to the Italian Study Group of Troy on the occasion of their 29th anniversary, and wish the group continued success in their community activities.

Signed this 5th day of May 2003.

April 9, 2003

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
 Gary A. Shripka, Assistant City Manager/Services
 Jeanette Bennett, Purchasing Director
 Carol K. Anderson, Parks and Recreation Director

SUBJECT: Standard Purchasing Resolution 8: Best Value Proposal Award –
 Interpretive Exhibit Designs

RECOMMENDATION

On February 25, 2003, request for proposals (RFP) were opened for Interpretive Exhibit Designs for the Lloyd A. Stage Nature Center that is the first step in a two-part process to obtain exhibits. The second half of the project, to actually build the exhibits, will occur in a future budget year. City Administration recommends the award be made to the highest rated bidder, Taylor Studios, as a result of a best value process at an estimated cost of \$60,900. If approved by Council, this contract shall be awarded to the recommended bidder contingent upon submission of proper agreement and proposal documents, including insurance certificates and all specified requirements.

EXECUTIVE SUMMARY

The selection of Taylor Studios to provide interpretive exhibit designs was based upon weighted criteria, which included the evaluation of the proposals, responses to the vendor questionnaires, review of sample exhibit documents, and pricing. The Executive Summary including Weighted Final Scoring, the Evaluation Process, and Weighted Rating reports are submitted as attachments.

BUDGET

Funds for this contract are currently available in the Nature Center's operating budget #771.7978.010, Parks and Recreation Administration, OEC #401752.7974.080 and Park Development – Various #401770.7974.130

47 Proposals Sent

8 Qualified Proposals Rec'd

2 Bidders did not meet specifications

15 No Bid Responses Received:

Summary of Reasons Indicated: Company's Schedule (3); Insufficient Time (1); Cannot be Competitive (1); Job too Small (2); Insufficient Time + Company's Schedule (2); Not interested in bidding at this time (2); Cannot be competitive + Not Interested at this time + Company's Schedule and Location (1); Company does not handle this type of work (1); Going out of business (1); Passed information to another Company (1)

EXECUTIVE SUMMARY- INTERPRETIVE EXHIBIT DESIGNS

STATISTICS:

- ◆ 47 Request for Proposals were sent
- ◆ 10 responses were received
- ◆ Taylor Studios was rated the most qualified firm by receiving the highest score

FINAL SCORING:

The **final score** for each qualified Short-listed bidder from Phase 2 will be determined as follows:

50%	x Price Score (100 pt. Base)	=
20%	x Vendor Questionnaire Score (100 pt. Base)	=
20%	x Sample Document Score (100 pt. Base)	=
10%	x Other (100 pt. Base)	=
100%	Maximum	Final Weighted Score

The following bidders submitted a proposal and received the indicated final scores:

COMPANY	SCORE
1. Taylor Studios	74.5
2. Exhibit Design Associates	71.5
3. The Holbek Group	66
4. Interpretive Exhibits	63
5. L. W. Milby	55.5
6. Academy Studios	53.5
7. Hellmuth, Obata + Kassabaum	33.5
8. Krent / Paffett Associates	21

BIDDERS NOT MEETING SPECIFICATIONS:

1. The Committee evaluated COSI Studios and concluded that the firm was lacking experience since they could not provide a "Sample" document that was for a similar project, and the references submitted did not include a Nature Center or nature orientated Visitor Center.
2. The Committee evaluated Horizon Displays and determined that Horizon Displays did not provide references of a similar project and could not provide a "Sample" document required as part of the evaluation.

Attachments:

Evaluation Process
Weighted Scoring Summary

EVALUATION PROCESS: RFP - NATURE CENTER INTERIOR EXHIBIT DESIGNS

Phase 1: Evaluation of Proposals – Must meet minimum requirements.

Bidders will be required to meet minimum specified requirements. The initial pass/ fail evaluation will be made by a designated Committee representative.

Phase 2: Evaluation Process.

The evaluating committee will review the Vendor Questionnaire, and the proposal (minus the NOT-TO-EXCEED Pricing). A score will be calculated from the review using the Evaluation Sheet – Nature Center Interior Exhibit Designs. A Short-list will be developed from this phase. The number of firms to go into the next phase will be dependent upon the population.

Phase 3: Price

Points for price will be calculated as follows:

CALCULATIONS:

1. The proposals shall be arranged from lowest proposal to highest proposal
2. High Proposal (-) Low Proposal = Range
3. A mean or average will be calculated from the data, as well as the variance and standard deviation. This information will be used to compare and interpret the measures of location and variability within the population. Points will be given based upon the number of standard deviations that the bid price is from the mean or average or similar process depending upon the population.

Phase 4: Sample Document

The sample “Plan” documents will be reviewed by the Evaluation Committee and scored on the basis of 100 points maximum for this phase. Reasons for the score will be documented including but not limited to presentation of information, grammar, strategies presented, presentation of cost estimates, budget and staffing recommendations.

Phase 5: Other

Proposals may be assessed “Other” points for items not specified, but for which the Evaluation Committee deems as outstanding.

Phase 6: Phase Final Scoring Including Consultant Selection

The **final score** for each qualified Short-listed bidder from Phase 2 will be determined as follows:

50% x Price Score (100 pt. Base)	=	
20% x Vendor Questionnaire Score (100 pt. Base)	=	
20% x Sample Document Score (100 pt. Base)	=	
<u>10% x Other (100 pt. Base)</u>	=	
100%		Final Weighted Score

Note: The City of Troy reserves the right to change the order of the evaluation process if deemed in the City’s best interest to do so.

**WEIGHTED RATING -
INTERPRETIVE EXHIBIT DESIGN**

Evaluation Sheet – Rating Non-Mandatory Requirements:

Raters:	1	2	3	AVERAGE
Vendors:				
1. Academy Studios	95	99	74	89
2. Taylor Studios	80	97	80	86
3. Interpretive Exhibits	67	55	28	50
4. Krent / Paffett Associates	73	82	52	69
5. The Holbek Group	50	40	36	42
6. Hellmuth, Obata + Kassabaum	56	53	62	57
7. L. W. Milby	52	50	61	54
8. Exhibit Design Associates	88	99	69	85

SAMPLE DOCUMENT SCORING:

Raters:	1	2	3	AVERAGE
Vendors:				
1. Academy Studios	66	90	87	81
2. Taylor Studios	83	82	88	84
3. Interpretive Exhibits	0	0	41	14
4. Krent / Paffett Associates	27	46	36	36
5. The Holbek Group	37	42	44	41
6. Hellmuth, Obata + Kassabaum	42	35	77	51
7. L. W. Milby	43	37	30	37
8. Exhibit Design Associates	84	87	79	83

OTHER: Scores

Raters:	1	2	3	AVERAGE
Vendors:				
1. Academy Studios	100	100	n.a.	67
2. Taylor Studios	75	n.a.	n.a.	25

FINAL SCORING:

	Score 50% of Total	Score 20% of Total	Score 20% of Total	Score 10% of Total	FINAL SCORE Max. =100
Categories:	Price	Evaluations	Sample Doc.	Other	
1. Academy Studios	25 x .50 = 12.5	89 x .20 = 18	81 x .20 = 16	67 X .10 = 7	53.5
2. Taylor Studios	75 x .50 = 37.5	86 x .20 = 17	84 x .20 = 17	25 X .10 = 3	74.5
3. Interpretive Exhibits	100 x .50 = 50.0	50 x .20 = 10	14 x .20 = 3	0	63.0
4. Krent/ Paffett Assoc.	0 x .50 = 0.0	69 x .20 = 14	36 x .20 = 7	0	21.0
5. The Holbek Group	100x .50 = 50.0	42 x .20 = 8	41 x .20 = 8	0	66.0
6. Hellmuth, Obata + Kassabaum	25 x .50 = 12.5	57 x .20 = 11	51 x .20 = 10	0	33.5
7. L. W. Milby	75 x .50 = 37.5	54 x .20 = 11	37 x .20 = 7	0	55.5
8. Exhibit Design Assoc.	75 x .50 = 37.5	85 x .20 = 17	83 x .20 = 17	0	71.5

Opening Date -- 2-25-03
 Date Prepared -- 4/8/03

FIRM NAME:	INTERPRETIVE EXHIBITS, INC	THE HOLBEK GROUP	TAYLOR STUDIOS
PROPOSAL REQUIREMENTS: (CHECKLIST)			
VENDOR QUESTIONNAIRE (Yes or No)	YES	YES	YES
SAMPLE DOCUMENT - MASTER PLAN/PARKS (Yes or No)	YES	YES	YES
PROVIDE INTERIOR EXHIBIT DESIGNS IN ACCORDANCE WITH SPECIFICATIONS: COMPLETE FOR THE SUM OF:	\$ 46,456	\$ 49,513	\$ 60,900
SECTION 1: SCHEDULE OF MISC. FEES (Yes or No)	YES	YES	YES
SECTION 2: DETAILED PROJECT WORK PLAN (Yes or No)	YES	YES	YES
SECTION 3: DETAIL COST LIST FOR DESIGN WORK (Yes or No)	YES	YES	YES
SECTION 4: PAYMENT SCHEDULE (Yes or No)	NO	NO	YES
SECTION 5: DETAILED SUMMARY OF PROJECT COSTS (Yes or No)	YES	YES	YES
INSURANCE LETTER (Yes or No)	YES	YES	NO
INSURANCE: CAN MEET CANNOT MEET	XX	XX	XX
		CERT DOES NOT MEET	CERT/LTR REQUIRED
TERMS:	NET 30	BLANK	NET 30
EXCEPTIONS:	BLANK	BLANK	BLANK

DMS:

COSI Studios - \$58,000

Reason: Lack of Nature Center experience

Horizon Displays - \$34,500

Reason: Lack of experience, no sample document provided

ATTEST:

 Teresa Shepard

 Cheryl Morrell

 Linda Bockstanz

BOLDFACE TYPE DENOTES BEST VALUE PROPOSAL

 Jeanette Bennett
 Purchasing Director

Opening Date -- 2-25-03
 Date Prepared -- 4/8/03

CITY OF TROY
 TABULATION
 INTERPRETIVE EXHIBIT DESIGN - NATURE CTR

RFP 02-66
 Pg 2 of 3

FIRM NAME:	EXHIBIT DESIGN	LW MILBY	ACADEMY
	ASSOC	EXHIBIT SERVICE	STUDIOS
PROPOSAL REQUIREMENTS: (CHECKLIST)			
VENDOR QUESTIONNAIRE (Yes or No)	YES	YES	YES
SAMPLE DOCUMENT - MASTER PLAN/PARKS (Yes or No)	YES	YES	YES
PROVIDE INTERIOR EXHIBIT DESIGNS IN ACCORDANCE WITH SPECIFICATIONS: COMPLETE FOR THE SUM OF:	\$ 65,000 \$ 2,500 \$ 67,500	\$ 76,500	\$ 91,478
SECTION 1: SCHEDULE OF MISC. FEES (Yes or No)	YES	YES	YES
SECTION 2: DETAILED PROJECT WORK PLAN (Yes or No)	YES	YES	YES
SECTION 3: DETAIL COST LIST FOR DESIGN WORK (Yes or No)	YES	YES	YES
SECTION 4: PAYMENT SCHEDULE (Yes or No)	YES	YES	YES
SECTION 5: DETAILED SUMMARY OF PROJECT COSTS (Yes or No)	YES	YES	YES
INSURANCE LETTER (Yes or No)	NO	YES	YES
INSURANCE: CAN MEET CANNOT MEET	XX +\$2,500 INSURANCE	XX	XX CERT DOES NOT MEET
TERMS:	30, 60, 90 DAYS	NET 30 DAYS	BLANK
EXCEPTIONS:	LISTED IN BID	NONE	NONE

NO BIDS:

Display Structures, Inc
BIOS, LLC
The Portico Group
Knowtis Design
Brad Anderson & Assoc
JL Aikens & Co, PC
Jack Rouse Associates
Main Street Design

Bucy Associates
PJA Architects
Banner Design
Hadley Exhibits Inc
The Sibbett Group
Wilderness Graphics Inc
KMK Industries, Inc

Opening Date -- 2-25-03
 Date Prepared -- 4/8/03

CITY OF TROY
 TABULATION
 INTERPRETIVE EXHIBIT DESIGN - NATURE CTR

RFP 02-66
 Pg 3 of 3

FIRM NAME:	H.O.K.	KRENT/PAFFETT ASSOCIATES	
PROPOSAL REQUIREMENTS: (CHECKLIST)			
VENDOR QUESTIONNAIRE (Yes or No)	YES	YES	
SAMPLE DOCUMENT - MASTER PLAN/PARKS (Yes or No)	YES	YES	
PROVIDE INTERIOR EXHIBIT DESIGNS IN ACCORDANCE WITH SPECIFICATIONS: COMPLETE FOR THE SUM OF:	\$ 98,950	\$ 125,600	
SECTION 1: SCHEDULE OF MISC. FEES (Yes or No)	YES	YES	
SECTION 2: DETAILED PROJECT WORK PLAN (Yes or No)	YES	YES	
SECTION 3: DETAIL COST LIST FOR DESIGN WORK (Yes or No)	YES	YES	
SECTION 4: PAYMENT SCHEDULE (Yes or No)	YES	YES	
SECTION 5: DETAILED SUMMARY OF PROJECT COSTS (Yes or No)	YES	YES	
INSURANCE LETTER (Yes or No)	YES	NO	
INSURANCE: CAN MEET	XX	XX	
CANNOT MEET	CERT DOES NOT MEET	CERT DOES NOT MEET	
TERMS:	LISTED IN BID	BLANK	
EXCEPTIONS:	LISTED IN BID	BLANK	

ACADEMY STUDIOS
70 GALLI DRIVE
NOVATO CA 94949-5706

ADVANCED DISPLAYS & EXHIBITS INC
616 S ROCHESTER ROAD
CLAWSON MI 48017

BANNER DESIGN
ATTN: DAVID RAMIES
600 NORTH UNION
HILLSIDE NJ 07205

BIOS Inc
216 1S AVE SOUTH SUITE 204
SEATTLE WA 98104-2534

BRUCE ANDERSEN & ASSOCIATES
509 DUTTON DRIVE
PAGOSA SPRINGS CO 81147

BUCY & ASSOCIATES
1521 NW HARRISON BLVD
CORVALLIS OR 97330

CARRIER JOHNSON ARCHITECTS
1301 THIRD AVENUE
SAN DIEGO CA 92101

CHRISTOPHER CHADBORNE & ASSOCIATES
129 PORTLAND STREET
BOSTON MA 02114-2014

CONDIT EXHIBITS
500 W TENNESSEE AVENUE
DENVER CO 80223-2812

COSI STUDIO
3770 RIDGE MILL DRIVE
COLUMBUS OH 43026

CREATIVE DESIGNS & SIGNS
146 OAKLANDE AVENUE
PONTIAC MI 48342-2047

CUSTOM VISUALS
2909 MARCHALL STREET
ANN ARBOR MI 48108

DISPLAY STRUCTURES INC.
288 ROBBINS DRIVE
TROY MI 48083

DIXON STUDIOS, INC.
912 SOUTH PARK AVE
TUCSON AZ 85719-6741

EXHIBIT & EXCHANGE
ATTN: DEBROA CHIN
2427 JOHN R ROAD
TROY MI 48083

EXHIBIT CENTER
3055 W 2100 S
WEST VALLEY UT 84119

EXHIBIT DESIGN ASSOCIATES
30907 ISENBERG LANE
EVERGREEN CO 80439

EXHIBITRY PLUS
7025 WEST PARKLAND COURT
MILWAUKEE WI 53773

EXPLUS, INC.
44156 MERCURE CIRCLE
DULLES VA 20166

HADLEY EXHIBITS, INC
1700 ELMWOOD AVE
BUFFALO NY 14207-2408

HALEY-SHARPE DESIGN
P.O. BOX 1776-400
LINDEN VA 22642-0400

IDEAS & EXHIBITS
2930 BIDDLE AVENUE STE D
WYANDOTTE MI 48192

INTERNATIONAL CONCEPT MANAGEMENT INC
2530 EAST FORESIGHT CIRCLE
GRAND JUNCTION CO 81505

INTERPRETIVE EXHIBITS
1865 BEACH AVE. NE
SALEM OR 97303-3103

J.T. ATKINS & CO.
147 SW SHEVLIN HIXON DRIVE SUITE 2
BEND OR 97702-1137

JACK ROUSE ASSOCIATES
1014 VINE STREET SUITE 1300
CINCINNATI OH 45202-1182

JAN SPOERRI & CO.
134 CEDAR STREET
EAST HAMPTON NY 11937

KRENT - PAFFETT ASSOCIATES, INC.
34 FARNSWORTH STREET
BOSTON MA 02210-1211

L.W. MILBY, INC
1701 DALTON DRIVE
NEW CARLISLE OH 45344-2309

MAIN STREET DESIGN INC.
875 MAIN STREET
CAMBRIDGE MA 02139-3597

MONROE VINYL GRAPHICS
2784 NORTH MONROE STREET
MONROE MI 48162

NATURAL ILLUSIONS
405 OSBORNE DRIVE
CHATTANOOGA TN 37421-3932

NATURE CENTER EXHIBITS
ATTN: ART MOROSS
P.O. BOX 700
TROY MI 48099

PATRICK JANIKOWSKI ARCHITECTS
210 3RD AVE SOUTH SUITE 2B
SEATTLE WA 98104-2650

PERFORMANCE CREATIVE RESOURCES
10860 CARTIER DR
BRIGHTON MI 48114

SCHIBLEY EXHIBITION DESIGN, INC
317 NORTH MAIN AVE
TUCSON AZ 85701-8221

TAYLOR STUDIOS INC
1320 RANTOUL
RANTOUL IL 61866-3310

THE ACORN GROUP
155 EL CAMINO REAL
P O BOX 2423
TUSTIN CA 92781-2423

THE HOLBEK GROUP INC
PO BOX 410
TURNER FALLS MA 01376

THE NASSAL COMPANY
415 W. KALEY STREET
ORLANDO FL 32806

THE PORTICO GROUP
217 PINE STREET 2ND FLOOR
SEATTLE WA 98101

THE ROYBAL CORPORATION
7600 EAST EASTMAN AVE SUITE 200
DENVER CO 80231

THE SIBBETT GROUP
3623 BUCHANAN STREET
SAN FRANCISCO CA 94123

TORRE DESIGN CONSORTIUM LTD
5005 MAGAZINE STREET
NEW ORLEANS LA 70115-1736

TOTAL HABITAT
5152 NORTH HILLSIDE
WICHITA KS 67219-3008

WILDERNESS GRAPHICS INC
P O BOX 1635
TALLAHASSEE FL 32302

WORK AS PLAY
P.O. BOX 16485
PORTAL AZ 85632-0485

April 22, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
John M. Lamerato, Assistant City Manager/Finance & Administration
Jeanette Bennett, Purchasing Director

Re: Standard Purchasing Resolution 3: Option to Renew - Tri-County
Purchasing Cooperative – Mobile Phone Products and Services

RECOMMENDATION

On August 17, 2001, seven bids were opened for a three-year Cooperative contract with two- (1) year options to renew the contract to furnish Mobile Phone Products and Services. Farmington Hills, the host city for this Cooperative contract, awarded a two-year rather than three-year contract due to rapid changes in technology including the operational network and equipment. On November 5, 2001, the Troy City Council awarded the contract to the lowest bidder meeting specifications, Cingular Wireless and is scheduled to expire on November 27, 2003 (Resolution #2001-11-520). Tri-County Purchasing Cooperative members utilizing the contract are Farmington Hills, Troy, Royal Oak, and SMART. The contract is also extended to other members of the Cooperative at their option.

It is recommended that the option to renew the contract be exercised early for an additional two years under the same terms and conditions since staff is currently having problems with in-service equipment. The renewal option will allow for new updated equipment using Cingular's new GSM network/ technology. Of the models tested and found to be acceptable, three units are being offered for free and a fourth selection is being offered at a reduced cost of \$149.99. One of the phones also has the ability to accept calls on all three networks/ technologies (GSM, TDMA, and Analog). Also, in an effort to save additional funds, it is City management's goal to move text messaging over to cell phones for those employees who carry both pagers and cellular phones and reduce the number of redundant pagers.

ADDITIONAL BID INFORMATION

The City of Troy has approximately 153 phones affected by this contract. The City's average yearly expenditure is approximately \$61,000.00. Although the amount spent on the current contract is the same as the past contract with Sprint PCS, the number of phones has increased from approximately 116 to 153 phones. The Cingular contract includes the option for free "mobile to mobile" calls which has significantly been an advantage in various city operations such as the Building Department. The recommendation is being made without conducting a market survey for the following reasons:

ADDITIONAL BID INFORMATION - continued

- **Phone Numbers:** A change in carrier requires a change in *phone numbers*. It is not deemed in the City's best interest to go through this process more than every 4-6 years since it is time intensive and costly to change all City documentation (the emergency operation plan, duty rosters, internet listings, phone listings, etc.) to the new numbers.
- **Customer Service:** Phone number changes cause some confusion in our customer base (residents, builders, etc.). Staff attempts to minimize disruptions.
- **Phone Packages:** The cost for the monthly phone service will remain the same but the number of minutes within the packages will improve under the option. For example, the current \$29.99 plan includes 250 peak minutes. Under the option, 300 peak minutes and 5000 night and weekend minutes will be included for \$29.99.
- **Cingular Service:** One of the main elements of this contract is service. Cingular has a proven record for handling problems by providing on-site technician support, and a process to remedy network difficulties. Also, our sales representative has been instrumental in assisting with solving complex billing issues.

BUDGET

Funds for this contract are budgeted in each department's mobile communications line item (#7852).

City of Troy Proposal:

Jeanette Bennett
Purchasing, City of Troy

All terms and conditions under the tri-county contract will remain in effect when entering into and through the duration of the 2-year extension.

Highlights of Contract:

- Activation fee waived
- \$100 switcher credit on individual plans
- 10% discount off individual access plans
- 20% discount off all accessories
- Employee discounts

Currently, we are looking at putting certain departments on pool plans to cut costs, and keeping other departments on individual plans; that have been analyzed and moved to plans that we cost effective for the city. All phone numbers will stay the same except for several that we have been asked to change.

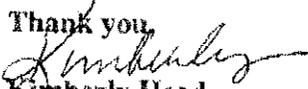
We are able to offer the City of Troy several handsets for FREE, which will allow flexibility for purchasing to decide what phones should go to each department. Also, we will be able to provide discounts on all accessories. (Equipment pricing attached)

We will also be offering Employee Days where the City of Troy employees will be able to take advantage of discounts on their access plans, and their handsets & accessories.

The City of Troy will have two main points of contact, first, Kimberly Head – Key Account Executive, and Colleen Fraser – Customer Care Representative. After normal business hours, the City of Troy, will also be able to call are 800 number line for customer service.

We look forward to continuing the strategic partnership that we have built with the City of Troy over the last several years.

Thank you,


Kimberly Head
Key Account Executive
Cingular Wireless
248-877-0594

City of Troy Equipment Proposal:

<u>Equipment:</u>	<u>Pricing:</u>
Motorola 331g (gsm)	Free
Nokia 6340i (multi-network)	Free
Nokia 3590 (gsm)	Free
Motorola T720	\$149.99

Accessories:

CLA	\$24.99
Leather case & swivel belt clip	\$19.99
Extra battery	\$29.99 – \$49.99

** 20% discount off all accessory pricing.

***\$100 switcher credit on individual access plans

****Activation fee waived

E-10 Private Agreement for Vanderpool Paving – Project No. 01.110.3

Resolution #2001-11-519-E-10

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and GFA Development is hereby approved for the installation of bituminous paving in the Vanderpool right-of-way, 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.

E-11 Payment Authorization for Irrigation Repair

Resolution #2001-11-519-E-11

RESOLVED, That payment of invoices totaling \$10,325.85 to Rayner Lawn Sprinkler, L.L.C. for emergency repair to irrigation systems damaged by underground boring contractors, and additional irrigation repair be approved.

E-12 Big Beaver, Kensington to Cunningham – Cost Participation Agreement with RCOC – Contract No. 01.8, Project No. 93.207.6

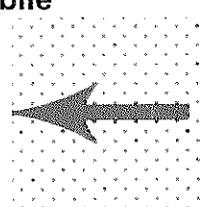
Resolution #2001-11-519-E-12

RESOLVED, That the Cost Participation Agreement between the City of Troy and the Road Commission for Oakland County for the Big Beaver, Kensington to Cunningham project, Project No. 93.207.6, is hereby approved and the Mayor and City Clerk are authorized to execute the Agreement.

ITEMS TAKEN OUT OF ORDER

E-4 Standard Purchasing Resolution 4: Tri-County Purchasing Cooperative – Mobile Phone Products and Services

Resolution #2001-11-520
Moved by Pallotta
Seconded by Lambert



RESOLVED, That the three-year cooperative contract for Mobile Phone Products and Services from Cingular Wireless is hereby approved through the City of Farmington Hills bid process and extended to the Tri-County Purchasing Cooperative at unit prices contained in the bid tabulation opened August 17, 2001 and Attachment A – Pricing Options for other rate plans, a copy of which shall be attached to the original Minutes of this meeting expiring in 2004, three years from the delivery of the phones.

Yes: All-7

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
October 15, 2001

SUBJECT: AWARD OF BID FOR MOBILE PHONE PRODUCTS AND SERVICES

ADMINISTRATIVE SUMMARY

- Sealed bids were advertised, available from the City website, publicly opened and read aloud on August 17, 2001 for mobile phone products and services. Invitations to bid were sent to sixteen vendors with seven responding. The existing contract with Sprint expires in the end of October 2001. The City currently maintains one hundred wireless phones.
- The process used to evaluate the bid proposals included review of the responses received for completeness, tabulation of the costs and testing of the product and service. Of the seven proposals received only three vendors provided responsive bids. The four non-responsive bids included no answer to questions, missing information and or exceptions to bid requirements such as a demo or testing of the service.
- The three responsive bids were tabulation by cost and usage information was applied to each proposal. The average user in the City is eighty minutes of usage per month. The following are the results;

Service costs for 100 phones w/discounts	Cingular	Nextel	Verizon
Flat rate program @ 80 mins per user-no LD	\$2,540.00	\$2,776.00	N/A
Minimum pkg	\$1,599.20	\$1,496.00	\$1,150.40
250 min program w/no overages or LD	\$2,399.20	\$3,800.00	\$3,634.88
400 min program w/no overages or LD	\$3,199.20	\$4,274.00	\$7,076.00
Note: Minimum pkg minutes are not equal(Cingular 75 ea/Nextel 50 ea/Verizon 15 each), Cost per month			

- In addition to service cost, prices were provided on equipment. The existing equipment must be replaced as it is three years old and uses CDMA technology which is not compatible with the recommended vendors TDMA technology. Equipment costs are as follows;

Eqpt. costs for 100 phones w/all credits	Cingular	Nextel	Verizon
Minimum	(\$4,100)	(\$459)	\$4,997
Highest	\$9,498.00	\$12,490	\$14,997

- As shown above, Cingular and Nextel offer equipment or activation credits that exceed the cost of the new phones. In the case of Cingular the credit must be used in the first four months and can be applied to airtime usage.
- Specific funding is budgeted and available in departmental accounts for this service.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Director of Central Services to sign a contract for a three year period for mobile phone services with Cingular Wireless.

Prepared by: Michael Lasley, Director of Central Services
Approved by: Steve Brock, City Manager

EXHIBIT "A"

SECTION 1:
RATES, CHARGES AND FEATURES
FOR AUTHORIZED USERS (CORPORATE LIABLE)

ANALOG SERVICE:

ANALOG SERVICE: Company may select from one of Cingular's published analog service plans, as may be available from time to time.

The following features shall be available to Authorized Users free of Access charge (the Authorized User must pay all applicable Usage charges that may be imposed by Cingular):

- ✓ Three-Way Calling
- ✓ Call Waiting
- ✓ Call Forwarding
- ✓ Busy/No Answer Transfer
- ✓ Standard Mobile Message Service

EQUIPMENT OPTIONS: Costs of cellular telephones are to be determined by Cingular's current promotional value being offered at the time of activation. Pricing and equipment are subject to change from time to time.

DIGITAL SERVICE:

DIGITAL SERVICE: Company may also select from one of Cingular's published digital service plans, as may be available from time to time.

If Company selects from Cingular's Home, Regional, or National digital price plan packages, Company shall be entitled to a 20% discount off the monthly access charge associated with such Home digital price plan and a 10% discount with such and Regional and Nation digital price plan for each Authorized User. Pricing and plan availability is subject to change from time to time. 20% and 10% access discounts may be discontinued at any time without notice for future activations; however, existing price plan discounts will not be affected. Discounts only apply to the current available rate plans as identified on Exhibits A and B. Rate plans not identified on Exhibits A and B may not qualify for discounts.

The following features shall be available to Authorized Users free of Access charge (the Authorized User must pay all applicable Usage charges that may be imposed by Cingular):

- ✓ Three-Way Calling
- ✓ Caller ID
- ✓ Call Waiting
- ✓ Immediate Call Forwarding
- ✓ Busy/No Answer Transfer
- ✓ Detailed Billing
- ✓ Standard Voice Mail with Message Waiting Indicator
- ✓ Mobile-to-Mobile on plans of \$29.99 and higher only OR Current Promotion *

*Free Mobile-to-Mobile is not an option if customer chooses current promotion.

EQUIPMENT OPTIONS: Costs of cellular telephones are to be determined by Cingular's current promotional value being offered at the time of activation. Pricing and equipment are subject to change from time to time.

CREDIT FOR CHOOSING CINGULAR SERVICE:

Should Authorized User discontinue service with another provider to start with Cingular, Authorized User is eligible for, upon new line activation (not including lines associated with upgrades) of a two (2) year contract term, a one-time credit of \$100.00. In order to receive the one-time credit, Authorized User must provide Cingular with a copy of a bill (from 90 days or less) from their current cellular provider.

CINGULAR'S CELLULAR LONG DISTANCE RATES AND CHARGES:

I. **AMB/AMBD MATRIX:**

- Domestic (including Alaska and Hawaii) 15¢ per minute
- Directory Assistance \$1.29 per minute plus airtime

CITY OF FARMINGTON HILLS
 BID #01-02-956
 MOBILE PHONE SERVICES
 PRICING

Flat rate	Cingular	Nextel	Verizon
Mtly min	\$11.00	\$14.96	N/A
Usage	\$0.18	\$0.16	N/A
Lg dist	\$0.16	\$0.15	N/A
Credits	100	N/A	N/A
Mins included	0	25	N/A

Minimum pkg			
Bundled mins	75	SLE Adv Select	1500 mins
Mtly access	\$19.99	\$14.96	\$200.00
Min # phones	1	1	2
Max # phones	1	1	10
Cost per addt phone	\$19.99	\$14.96	\$12.00
Mins per phone	75	\$0 digital	shared
Overages	\$ 0.45	\$ 0.12	\$ 0.25
LD cost from home	Inc	\$ 0.15	Inc
Discounts off rates	20% off MRC	N/A	5 to 12%
Activation fees	N/A	N/A	
Extras	Free mob to mob opt	Free mob to mob	

Rates shown above do not include discounts

Typical pkg- 250 mins			
Bundled mins	250	SLE Perf 200	25000 min
Mtly access	\$29.99	\$38.00	\$2,600.00
Min # phones	1	1	2
Max # phones	1	1	150
Addt phones	29.99	28	12
Mins per phone	250	250d/200c	250
Overages	0.4	0.12	0.25
LD cost from home	0.15	0.15	Inc
Discounts off rates	20% off MRC	N/A	5-12%
Activation fees	N/A	N/A	
Extras	Free mob to mob opt	Free mob to mob	

Typical pkg- 400 mins			
Bundled mins	400	MW Local 400	See above
Mtly access	39.99	42.74	
Min # phones	1	1	
Max # phones	1	1	
Addt phones	39.99	42.74	
Mins per phone	400	400d/400c	
Overages	0.35	0.15	
LD cost from home	0.15	0.15	
Discounts off rates	20% off MRC	N/A	
Activation fees	N/A	N/A	
Extras	Free mob to mob opt	Free mob to mob	

Conversion credits, etc			
Conversion credits, etc	\$100	0	\$0
Eqpt credit	\$80	\$50	\$35

Note: \$80 Cingular credit N/A on \$59 pkg or free pkg

Eqpt costs			
Minimum w/all accessories	\$59.00	\$45.41	\$84.97
Highest w/all accessories	\$274.98	\$174.90	\$184.97

Service costs for 100 phones w/discounts			
Flat rate program @ 80 mins per user-no LD	\$2,540.00	\$2,776.00	N/A
Minimum pkg	\$1,599.20	\$1,496.00	\$1,150.40
250 min program w/no overages or LD	\$2,399.20	\$3,800.00	\$3,634.88
400 min program w/no overages or LD	\$3,199.20	\$4,274.00	\$7,076.00

Note: Minimum pkg minutes not equal (Cingular 75 ea/Nextel 50 ea/Verizon 15 each)

Eqpt costs for 100 phones w/all credits			
Minimum	(\$4,100)	(\$459)	\$4,997
Highest	\$9,498.00	\$12,490	\$14,997

Service cost above do not include any service or switcher credits
 Keys-MRC-monthly revolving chg/D-digital/C-cellular

April 28, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Steven Vandette, City Engineer 

SUBJECT: Private Agreement for Northwyck Condominiums
Project No. 02.953.3

The Engineering Department has reviewed and approved plans for this project, which includes water main, storm sewer, detention, sanitary sewer, sidewalks, landscaping, soil erosion and paving.

The Owner has provided a Letter of Credit for escrow and cash fees & deposits in the amount of the estimated cost of public improvements, as required.

Approval is recommended.

G:\Projects\Projects - 2002\02.953.3 - Northwyck Condominiums\Private Agreement Cover Letter.doc

CC: Tonni Bartholomew, City Clerk (Original Agreement)
James Nash, Financial Services Director
Carol Anderson, Director of Parks and Recreation
Mark Miller, Planning Director
Nino Licari, City Assessor
Timothy Richnak, Director of Public Works
William Jawlik, Inspector Supervisor
Robertson Northwyck, L.L.C.

Prepared by: G. Scott Finlay, PE
Civil Engineer

Enclosed: Private Agreement, Detailed Summary, Sketch, and Suggested Resolution

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 02.953.3

PROJECT LOCATION: NW ¼ SECTION 2

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

KNOW ALL MEN BY THESE PRESENT; That the City of Troy, a Michigan Municipal Corporation of the County of Oakland, State of Michigan, hereinafter referred to as "City" and Robertson Northwyck L.L.C. whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 and whose telephone number is 248-644-3460 hereinafter referred to as "Owners".

WITNESSETH, FIRST: That the City agrees to allow the installation of water main, storm sewer, detention, sanitary sewer, sidewalks, soil erosion, landscaping and paving in accordance with plans prepared by Giffels – Webster Engineers, whose address is 2871 Bond Street, Rochester Hills, MI 48309-3515 and whose telephone number is (248) 852-3100 and approved prior to construction by the City Specifications of the City shall be complied with for this construction.

SECOND: That the Owners agree to contribute the approximate contract price of **\$1,491,995.00**. This amount will be transmitted to the City Clerk for installation of said improvements in the form of (check one):

- Cash
- Certificate of Deposit
- Irrevocable Bank Letter of Credit
- Check

Said funds shall be placed on deposit with the City upon the execution of this contract and shall be disbursed to the contractor by the City only upon presentation of duly executed waivers of lien and sworn statements satisfactory to the City, and after final inspection and approval by the Engineering Department for the City. In addition, the owners agree to deposit and contribute **\$211,019.00** cash fee per the attached **Detailed Summary of Required Escrow Deposits Cash Deposits and Cash Fees.**

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 02.953.3

PROJECT LOCATION: NW ¼ SECTION 2

COUNCIL RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

THIRD: The owners may contract for construction of said improvement or may have the City advertise for bids. In the event the Owners select their own contractor, such contractor shall be subject to prior written approval by the City and completed contract documents shall be submitted to the City.

Owners agree to arrange for a pre-construction meeting with the City Engineer and the contractor prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, according to the approved plans.

FOURTH: Owners hereby acknowledge the benefit to their property conferred by the construction of the aforementioned and agree and consent to pay the total sum of \$1,588,894.00 for the construction of said public utilities in lieu of the establishments of any special district by the City. Further, owners acknowledge that the benefit to their property conferred by the improvement is equal to, or in excess of, the aforementioned amount.

FIFTH: Owners agree that if, for any reason, the total cost of completion of such improvement shall exceed the sum deposited with the City in accordance with Paragraph SECOND hereof, that Owners will immediately remit such additional amount to the City upon request and City will disburse such additional amount in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sum deposited with City in accordance with Paragraph SECOND hereof, City will reimburse to the Owners the excess funds remaining after disbursement of funds.

SIXTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements for such public utilities as required by the City Engineer.

CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)

PROJECT NO. 02.953.3

PROJECT LOCATION: NW 1/4 SECTION 4

COUNCIL RESOLUTION NO. _____

DATE OF COUNCIL APPROVAL: _____

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 200_____.

OWNERS

By: 

Please Print or Type
Ron Phillips

CITY OF TROY

By: _____

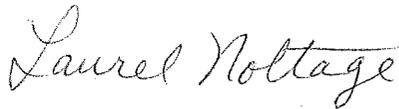
Matt Pryor, Mayor

Please Print or Type

Tonni Bartholomew, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 22nd day of April, A.D. 2003, before me personally appeared Ron Phillips known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



NOTARY PUBLIC, Oakland County Michigan

My commission expires: 10-12-04

Detailed Summary of Required Escrow Deposits, Cash Fees & Deposits
 Northwyck Condominiums - Project No. 02.953.3
 170 Units - Section 2

ESCROW DEPOSITS

Sanitary Sewers	\$181,874
Water Mains	\$216,066
Storm Sewers	\$206,538
Rear Yard Drains	\$47,850
Pavement - ASPHALT w/ Conc. Curb & Gutter	\$289,970
Grading	\$278,000
Detention Basin	\$30,000
Soil Erosion Control Measures	\$14,772
Monuments and Lot Corner Irons	\$675
Temporary Access Road	\$2,000
Improvement of Park or Open Space	\$0
Deceleration Lane - Rochester Road	\$25,000
Major Road Improvements (other than decel or passing lanes)	\$0
Sidewalks - ON SITE	\$136,500
Sidewalks - OFF SITE	\$12,750
Street Light - Private Lighting within Development	\$0
Deposit for the Repair of Damage to Existing Public Streets Used for Access	\$50,000
Miscellaneous	\$0
TOTAL ESCROW DEPOSITS (REFUNDABLE):	\$1,491,995

CASH FEES (NON-REFUNDABLE):

<i>50B 3</i>	Water Main Testing and Chlorination	\$1,842
	Street Name and Traffic Signs - Private Road - Signs by Developer	\$0
	Maintenance of Detention Basin - PRIVATE	\$0
<i>50B 10</i>	Soil Erosion and Sedimentation Control Permits - from Act 451 Permit	\$2,554
<i>50B 11</i>	Testing Services	\$22,380
<i>50B 13</i>	Engineering Review and Inspection	\$70,124
TOTAL CASH FEES (NON-REFUNDABLE):		\$96,899

Detailed Summary of Required Escrow Deposits, Cash Fees & Deposits
Northwyck Condominiums - Project No. 02.953.3
170 Units - Section 2

CASH DEPOSITS (REFUNDABLE):

SOB 1 Sidewalk Closures	\$6,480
SOB 2 4" Asphalt Path & Boardwalk	\$10,000
Wetland Mitigation	\$52,500
SOB 14 Deposit for Maintenance & Cleaning of Ex. Public Streets Used for Access	\$10,000
SOB 7 Landscape Deposit	\$30,240
SOB 9 Punchlist & Restoration Deposit	\$4,900

TOTAL CASH DEPOSITS (REFUNDABLE): \$114,120

April 28, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Steven Vandette, City Engineer *SV*

SUBJECT: Private Agreement for Polish American Cultural Center
Project No. 02.905.3

The Engineering Department has reviewed and approved plans for this project, which includes water main, paving and sidewalk.

The Owner has provided a check for escrow and cash fees in the amount of the estimated cost of public improvements, as required.

Approval is recommended.

G:\Projects\Projects - 2002\02.908.3 - Town Center\Private Agreement Cover Letter.doc

cc: Tonni Bartholomew, City Clerk (Original Agreement)
James Nash, Financial Services Director

Prepared by: Gary Streight, P.E.
Civil Engineer

Enclosed Private Agreement, Detailed Summary, Sketch

CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)

PROJECT NO. 02.905.3

PROJECT LOCATION:

2975 East Ma

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

KNOW ALL MEN BY THESE PRESENT; That the City of Troy, a Michigan Municipal Corporation of the County of Oakland, State of Michigan, hereinafter referred to as "City" and American Polish Cultural Center whose address is 2975 East Maple, Troy, MI 48083 and whose telephone number is _____ hereinafter referred to as "Owners".

WITNESSETH, FIRST: That the City agrees to allow the installation of water main, paving and sidewalk accordance with plans prepared by Professional Engineering Associates whose address is 24 Rochester Court, Suite 100, Troy, MI 48083 and whose telephone number is 248-689-9090, and approval prior to construction by the City specifications of the City shall be complied with for this construction.

SECOND: That the Owners agree to contribute the approximate contract price of \$78,490.00. This amount will be transmitted to the City Clerk for installation of said improvements in the form of (check one):

Cash

Certificate of Deposit

Irrevocable Bank Letter of Credit

Check # 650251129

S.T.C.

cashiers

Said funds shall be placed on deposit with the City upon the execution of this contract and shall be disbursed to the owner by the City only upon presentation of duly executed waivers of lien and sworn statements satisfactory to the City, and after final inspection and approval by the Engineering Department for the City. In addition, the owners agree to contribute the following cash fees:

Plan Review and Construction Inspection Fee	\$	4,787.89
Water Main Testing Fee	\$	650.00
Street Cleaning/Road Maintenance (Refundable)	\$	5,000.00
	\$	
	\$	
TOTAL:	\$	10,437.89

5.1% (.061) of approximate contract price

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 02.905.3

PROJECT LOCATION:

2975 East Maple

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

THIRD: The owners may contract for construction of said improvement or may have the City advertise for bids. In the even the Owners select their own contractor, such contractor shall be subject to prior written approval by the City and completed contract documents shall be submitted to the City.

Owners agree to arrange for a pre-construction meeting with the City Engineer and the contractor prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, according to the approved plans.

FOURTH: Owners hereby acknowledge the benefit to their property conferred by the construction of the aforementioned and agree and consent to pay the total sum of \$ 88,927.89 for the construction of said public utilities in lieu of the establishments of any special district by the City. Further, owners acknowledge that the benefit to their property conferred by the improvement is equal to, or in excess of, the aforementioned amount.

FIFTH: Owners agree that if, for any reason, the total cost of completion of such improvement shall exceed the sum deposited with the City in accordance with Paragraph SECOND hereof, that Owners will immediately remit such additional amount to the City upon request and City will disburse such additional amount in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sum deposited with City in accordance with Paragraph SECOND hereof, City will reimburse to the Owners the excess funds remaining after disbursement of funds.

SIXTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements for such public utilities as required by the City Engineer.

CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)

PROJECT NO. 02.905.3

PROJECT LOCATION:

2975 East Maple

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 20_____.

OWNERS

CITY OF TROY

By: Stanley T. Grot

By:

STANLEY T. GROT
APCC - President

Please Print or Type

Matt Pryor, Mayor

Please Print or Type

Tonni Bartholomew, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 25th day of April, A.D. 2003, before me personally appeared Stanley T. Grot known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Laurel Nottage

NOTARY PUBLIC, Oakland County, Michigan

My commission expires: 10-12-04

DETAILED SUMMARY OF REQUIRED ESCROW DEPOSITS AND CASH FEES
PRIVATE AGREEMENT FOR POLISH AMERICAN CULTURAL CENTER
PROJECT No. 02.905.3

The estimated costs of public improvements for the above mentioned project are as follows:

Escrow Deposits:

Water Main	35,300.00
Paving	35,190.00
Sidewalk	8,000.00

Total Escrow Deposits: (check) \$ 78,490.00

Cash Fees:

Review & Inspection	\$4,787.89
Water Main Testing Fee	650.00
Street Cleaning/Road Maintenance	<u>5,000.00</u>

Total Cash Fees: (check) \$ 10,437.89

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Steven Vandette, City Engineer

SUBJECT: Private Agreement for Century Park Place
Project No. 01.931.3

The Engineering Department has reviewed and approved plans for this project, which includes water main, sanitary sewer, sidewalks, paving, detention and soil erosion.

The Owner has provided a letter of credit for escrow and cash fees in the amount of the estimated cost of public improvements, as required.

Approval is recommended.

G:\Projects\Projects - 2001\01.931.3 Century Park Place - 400 E. Big Beaver\Private Agreement Cover Letter.doc

cc: Tonni Bartholomew, City Clerk (Original Agreement)
James Nash, Financial Services Director

Prepared by: G. Scott Finlay, P.E.
Civil Engineer

Enclosed Private Agreement, Detailed Summary, Sketch and Suggested Resolution

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 01.931.3

PROJECT LOCATION: NW 1/4 SECTION 27

RESOLUTION NO.

DATE OF COUNCIL APPROVAL: 04/07/03

KNOW ALL MEN BY THESE PRESENT; That the City of Troy, a Michigan Municipal Corporation of the County of Oakland, State of Michigan, hereinafter referred to as "City" and **D'Anna Accociates** whose address is **42500 Hayes Road, Suite 100, Clinton Township, MI 48038** and whose telephone number is **(586)263-4030** hereinafter referred to as "Owners".

WITNESSETH, FIRST: That the City agrees to allow the installation of **Sanitary sewer, Storm sewer, Water main, Concrete Approach, Sidewalk and Soil Erosion** in accordance with plans prepared by **Apex Engineering Group Inc.** whose address is **47745 Van Dyke, Shelby Township, MI 48317** and whose telephone number is **(586)739-5200**, and approved prior to construction by the City specifications of the City shall be complied with for this construction.

SECOND: That the Owners agree to contribute the approximate contract price of **\$50,280.00**. This amount will be transmitted to the City Clerk for installation of said improvements in the form of (check one):

- Cash
- Certificate of Deposit
- Irrevocable Bank Letter of Credit
- Check

Said funds shall be placed on deposit with the City upon the execution of this contract and shall be disbursed to the owner by the City only upon presentation of duly executed waivers of lien and sworn statements satisfactory to the City, and after final inspection and approval by the Engineering Department for the City. In addition, the owners agree to contribute the following cash fees:

* Plan Review and Construction Inspection Fee	\$3067.00
Water Main Testing Fee	\$650.00
Street Cleaning/Road Maintenance (Refundable)	\$2500.00
Testing Services	\$754.00
TOTAL:	\$6,971.00

* 6.10% (.061) of approximate contract price

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 01.931.3

PROJECT LOCATION:

NW 1/4 SECTION 27

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

04/07/03

THIRD: The owners may contract for construction of said improvement or may have the City advertise for bids. In the even the Owners select their own contractor, such contractor shall be subject to prior written approval by the City and completed contract documents shall be submitted to the City.

Owners agree to arrange for a pre-construction meeting with the City Engineer and the contractor prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, according to the approved plans.

FOURTH: Owners hereby acknowledge the benefit to their property conferred by the construction of the aforementioned and agree and consent to pay the total sum of \$ 57,251.00 for the construction of said public utilities in lieu of the establishments of any special district by the City. Further, owners acknowledge that the benefit to their property conferred by the improvement is equal to, or in excess of, the aforementioned amount.

FIFTH: Owners agree that if, for any reason, the total cost of completion of such improvement shall exceed the sum deposited with the City in accordance with Paragraph SECOND hereof, that Owners will immediately remit such additional amount to the City upon request and City will disburse such additional amount in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sum deposited with City in accordance with Paragraph SECOND hereof, City will reimburse to the Owners the excess funds remaining after disbursement of funds.

SIXTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements for such public utilities as required by the City Engineer.

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 01.931.3

PROJECT LOCATION:

NW 1/4 SECTION 27

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

04/07/03

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 28th day of APRIL, 2003.

OWNERS

CITY OF TROY

By:



By:

FRANCESCO O'ANNA
Please Print or Type

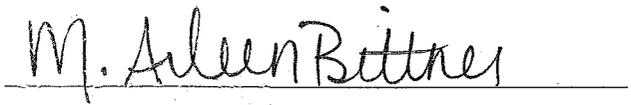
Matt Pryor, Mayor

Please Print or Type

Tonni Bartholomew, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 28 day of April, A.D. 2003, before me personally appeared Francesco D'Anna known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



M. AILEEN BITTNER

Notary Public, Oakland County, MI

My Commission Expires January 22, 2007

NOTARY PUBLIC, Oakland County, Michigan

My commission expires: January 22, 2007

DETAILED SUMMARY OF REQUIRED ESCROW DEPOSITS AND CASH FEES
PRIVATE AGREEMENT FOR CENTURY PARK PLACE
PROJECT NO. 01.931.3

The estimated costs of public improvements for the above mentioned project are as follows:

Escrow Deposits:

Water Main	19,345.00
Sanitary Sewer	18,765.00
Paving & Sidewalk	9,320.00
Mass Grading & Soil Erosion	2,850.00

Total Escrow Deposits: (letter of credit) **\$ 50,280.00**

Cash Fees:

Review & Inspection	\$ 3,067.00	
Water Main Testing	650.00	
Street Cleaning & Maintenance	2500.00	Refundable
Testing Serviced	754.00	

Total Cash Fees: (check) **\$ 6,971.00**

LEGEND

[Symbol]	EXIST. ASPHALT PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	PROPOSED ON-SITE ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE DRIVEWAYS & WALKS
[Symbol]	LIMITS & AREA OF FINANCIAL CONCERN
[Symbol]	REPLACE EXISTING PAVEMENT

TOPOGRAPHY LEGEND

① EXIST. C&G & HFL
 ② EXISTING CONTOUR
 ③ EXISTING IMPROVEMENT
 ④ EXISTING UTILITY POLE
 ⑤ EXIST. C&G. H&H
 ⑥ EXIST. TRANSFORMER PAD
 ⑦ EXIST. SANITARY M.H.

CONTRACTOR'S NOTE

The location of existing underground utilities are shown as an approximate only only. The contractor shall determine the exact location of all existing utilities before commencing work. The engineer is not responsible for any and all structures which exist but are not shown on this plan to clearly locate and preserve city use as underground utilities.

J WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
 (FREE) for the location of underground utilities

NOTES

- SURVEY PROPERTY BOUNDARIES, DIMENSIONS AND BEARINGS SHOWN ON THESE ENGINEERING PLANS IS AS PROVIDED AND PERFORMED BY P.A. DUBLER LAND SURVEYOR LLC, JOB 011012, DATED 10-24-2019.
- THESE ENGINEERING PLANS ARE BASED ON THE APPROVED SITE PLAN DRAWING BY D'AMICO ASSOCIATES, JOB NO. 01070, DATED 8-27-21.
- PERMIT REQUIRED FROM ROAD COMMISSIONERS OF DAVENPORT COUNTY FOR ALL WORK PERFORMED WITHIN OR BEYOND ROAD RIGHT-OF-WAY.

BENCHMARKS

BM #1
 1. 100' OF CONCRETE LIGHT POLE BASE (10'x12" DIA.) 15' TO SOUTH 10' WEST OF NORTHWEST PROPERTY CORNER. ELEVATION = 872.50

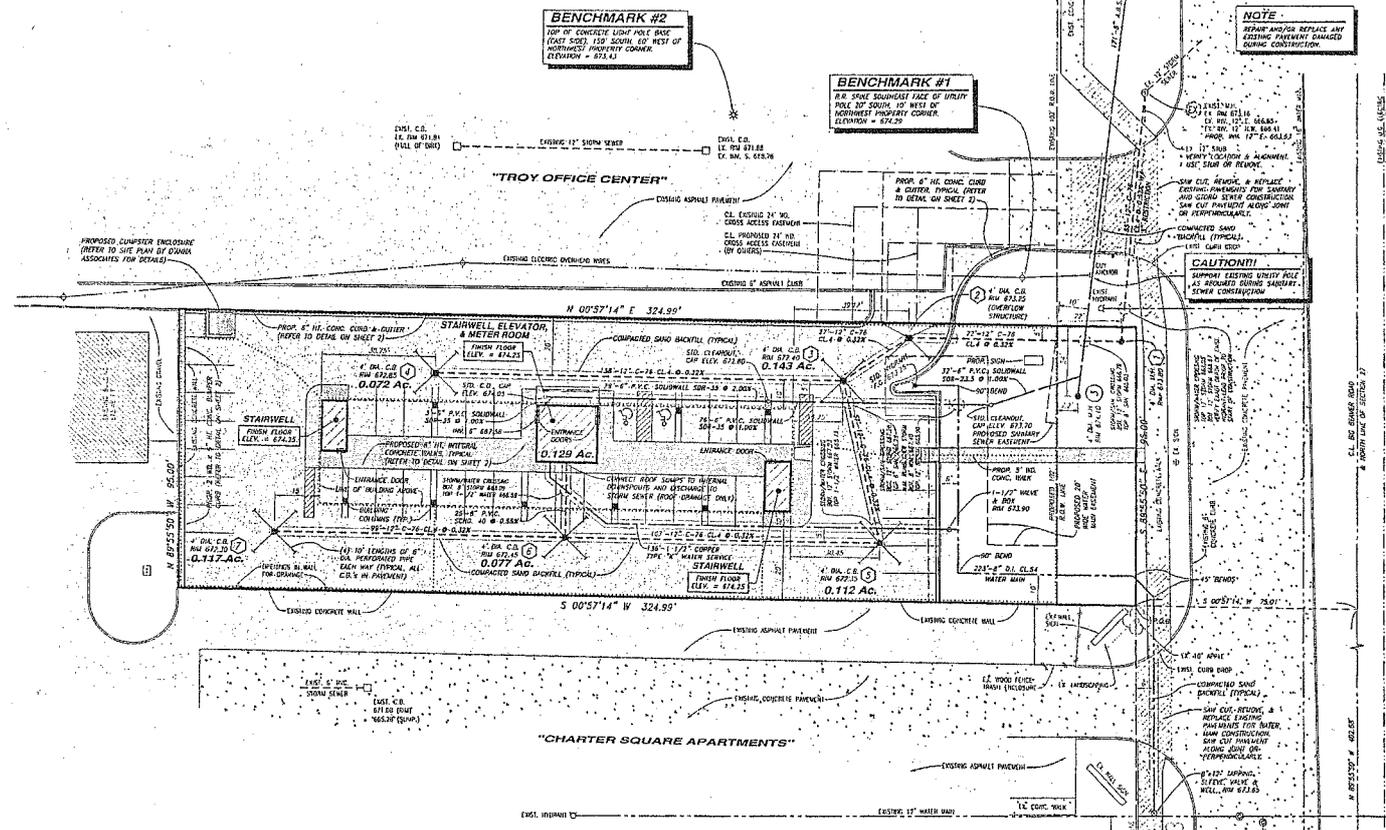
BM #2
 1. 100' OF CONCRETE LIGHT POLE BASE (10'x12" DIA.) 15' TO SOUTH 10' WEST OF NORTHWEST PROPERTY CORNER. ELEVATION = 872.50

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NW 1/4 OF SECTION 27, T. 12N. R. 11E. City of Troy, Dade County, Michigan, described as: Cornerstone of the North 3 Corner of said Section 27; Thence N 45° 30' 00" W, 100.00 Feet; Thence S 00° 57' 14" E, 25.00 Feet to the Point of Beginning; Thence S 00° 57' 14" E, 274.90 Feet; Thence S 87° 30' 00" W, 25.00 Feet; Thence N 00° 57' 14" E, 274.90 Feet; Thence S 87° 30' 00" W, 25.00 Feet to the Point of Beginning and containing 0.700 acres. Total to all corners of record.

NOTE
 REFER TO SHEET 4 FOR SANITARY SEWER EXTENSION.

SCALE: 1"=20'
 NORTH

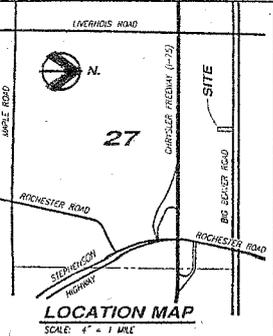


BENCHMARK #2
 100' OF CONCRETE LIGHT POLE BASE (10'x12" DIA.) 15' TO SOUTH 10' WEST OF NORTHWEST PROPERTY CORNER. ELEVATION = 872.50

BENCHMARK #1
 100' OF CONCRETE LIGHT POLE BASE (10'x12" DIA.) 15' TO SOUTH 10' WEST OF NORTHWEST PROPERTY CORNER. ELEVATION = 872.50

NOTE
 REPAIR AND/OR REPLACE ANY EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.

CAUTION!
 SUPPORT EXISTING UTILITY POLE AT APPROX. BEARING SANITARY SEWER CONSTRUCTION.



QUANTITIES

ITEM	QUANTITY
12" C-28 CL. 4	385 L.F.
6" P.V.C. 200-10	75 L.F.
4" PRECASTED PIPE	249 L.F.
4" DIA. STRUCTURES	7 EACH

SANITARY SEWER

4" A.S. 200ST	318 L.F.
6" P.V.C. 200-10	153 L.F.
6" P.V.C. 200-10	32 L.F.
4" DIA. ACCESS M.H.	3 EACH
3" EACH SANITARY CLEANOUT	3 EACH

WATER MAIN

6" COUPLER IRON CL. 54	223 L.F.
6" 1/2" TAMPING SLEEVE	1 EACH
1-1/2" VALVE & BOX	1 EACH
SHANGHAI THROUGH	1 EACH

PAVING

4" ASPHALT PAVEMENT (CON-SIC PAVEMENT)	21,111 S.F.
4" CONCRETE PAVEMENT (CONCRETE PAV.)	86 S.F.
6" CONCRETE CURB TYPE "2" (ON-SITE CURBING)	407 L.F.
6" W. CONCRETE BODDER CURB	84 L.F.
6" W. CONCRETE SIDEWALK	34 L.F.
6" W. CONCRETE WALK	398 L.F.

REPLACEMENT PAVING

3" CONCRETE PAVEMENT (CONCRETE PAVEMENT)	1,421 S.F.
CONCRETE PAVEMENT (CONCRETE PAV.)	812 S.F.
6" CONCRETE CURB TYPE "2" (ON-SITE CURBING)	55 L.F.

WATER MAIN LISTING

112 L.F. OF 8" DUCTILE IRON CL. 54 IN A PRIVATE EASEMENT.
111 L.F. OF 8" DUCTILE IRON CL. 54 WITHIN BIG BEAVER ROAD RIGHT-OF-WAY.

SHEET INDEX

- UTILITY PLAN
- PAVING, GRADING, & SOIL EROSION CONTROL PLAN
- STORM SEWER & SANITARY LEAD PROFILES & NOTES
- SANITARY SEWER PLAN & PROFILE

SUPPLEMENTAL:
 STANDARD CITY DETAIL SHEETS

APPROVED AS NOTED
 DATE: 12/10/2024
 CITY OF TROY

APEX ENGINEERING GROUP INC.
 CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
 47715 WALKER AVENUE
 SUITE 200, TROY, MI 48068
 PHONE: 313.762.5000
 FAX: 313.762.5412

CENTURY PARK PLACE
 PART OF THE PLAN 74 OF SECTION 27, CITY OF TROY, DAVENPORT COUNTY, MICHIGAN

PROJECT: 01-008
 JOB NO: 01-008
 DATE: 12/10/2024
 DRAWN BY: J. B. DUBLER
 CHECKED BY: J. B. DUBLER
 DATE: 12/10/2024

UTILITY PLAN

CITY PROJECT #019313
 RCOO 22-942

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary Shripka, Assistant City Manager/Services
Douglas Smith, Real Estate and Development Director
Larysa Figol, Right of Way Representative

RE: Acceptance of Warranty Deed for Right-of-Way, Sidwell #88-20-04-276-055 & 056, Orion Homes, Inc., Lambs Other End Subdivision, Section 4

As part of the proposed residential development of Lambs Other End Subdivision, located in Section 4, the Real Estate & Development Department has received a Warranty Deed dedicating right-of-way extending the existing Michael Drive. The consideration on the document is \$1.00.

City Management recommends acceptance of this Warranty Deed.

WARRANTY DEED

Sidwell #88-20-04-276-055 & 056 (part of)

Project #

Resolution #

The Grantor(s), ORION HOMES, INC., a Michigan Corporation whose address is 2065 Livernois, Troy, MI 48083, convey(s) and warrant(s) to the City of Troy, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and 00/100 Dollars (\$1.00)

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

Dated this 16th day of APRIL, 2003.

ORION HOMES, INC. a Michigan Corporation

By: Michael J Lamb
Michael J. Lamb
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16th day of APRIL, 2003, by Michael J. Lamb, President of Orion Homes, Inc., a Michigan Corporation, on behalf of the Corporation.

Barbara Mickel
Notary Public, OAKLAND County, MI
My commission expires: 05-01-05

BARBARA MICKEL
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES May 1, 2005

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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # 88-20-04-276-055 & 056 (pt.of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

LEGAL DESCRIPTION – OVERALL

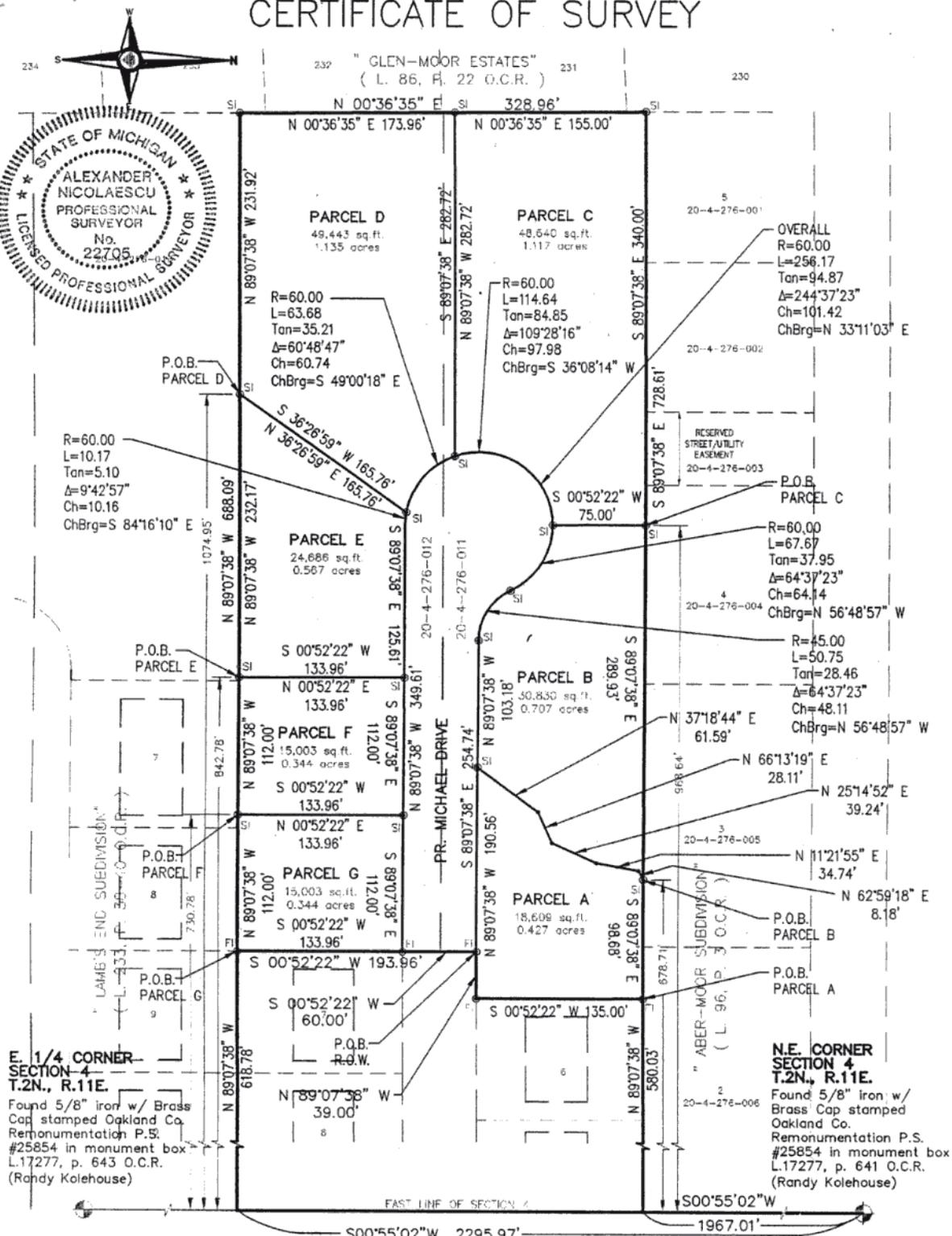
A parcel of land described as part of the E. $\frac{1}{2}$ of Section 4, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as: Beginning at a point distant S.00°55'02"W. 1967.01 feet along the East line of Section 4, T.2N., R.11E., and N.89°07'38"W., 580.03 feet along the South line of "Aber-Moor Subdivision" as recorded in Liber 96 of Plats, Page 3, Oakland County Records, said line also being the North line of "Lambs Other End Subdivision" as recorded in Liber 274 of Plats, Pages 33-35, Oakland County Records, from the Northeast corner of Section 4, T.2N., R.11E., City of Troy, Oakland County, Michigan; thence the following three (3) courses along the West line of said "Lambs Other End Subdivision": (1) S.00°52'22"W., 135.00 feet, (2) N.89°07'38"W., 39.00 feet, and (3) S.00°52'22"W., 193.96 feet to a point on the North line of "Lambs End Subdivision" as recorded in Liber 233 of Plats, Pages 38-40, Oakland County Records; thence N.89°07'38"W., 688.09 feet along said North line of "Lambs End Subdivision" to a point on the East line of "Glen-Moor Estates" as recorded in Liber 86 of Plats, Page 22, Oakland County Records; thence N.00°36'35"E., 328.96 feet along the said East line of "Glen-Moor Estates" to a point on the South line of said "Aber-Moor Subdivision"; thence S.89°07'38"E., 728.61 feet along the South line of said "Aber-Moor Subdivision" to the point of beginning. Containing 231,870 square feet or 5.323 acres and being subject to easements and restrictions of record.

LEGAL DESCRIPTION – R.O.W. DEDICATION OF PR. MICHAEL DRIVE

A parcel of land described as part of the E. $\frac{1}{2}$ of Section 4, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Northeast corner of Section 4, T.2N., R.11E.; thence S.00°55'02"W. 1967.01 feet along the East line of Section 4, T.2N., R.11E.; thence N.89°07'38"W., 580.03 feet along the South line of "Aber-Moor Subdivision" as recorded in Liber 96 of Plats, Page 3, Oakland County Records, said line also being the North line of "Lambs Other End Subdivision" as recorded in Liber 274 of Plats, Pages 33-35, Oakland County Records; thence the following two (2) courses along the West line of said "Lambs Other End Subdivision": (1) S.00°52'22"W., 135.00 feet, and (2) N.89°07'38"W., 39.00 feet to the point of beginning; thence continuing S.00°52'22"W., 60.00 feet along the West line of said "Lambs Other End Subdivision"; thence N.89°07'38"W., 349.61 feet; thence 256.17 feet along a curve to the right, (radius of 60.00 feet, central angle 244°37'23", long chord bears N.33°11'03"E., 101.42 feet); thence 50.75 feet along a curve to the left, (radius of 45.00 feet, central angle 64°37'23", long chord bears S.56°48'57"E., 48.11 feet); thence S.89°07'38"E., 254.74 feet to the point of beginning. Containing 29,654 square feet or 0.681 acres and being subject to easements and restrictions of record.

CERTIFICATE OF SURVEY

" GLEN-MOOR ESTATES "
(L. 86, P. 22 O.C.R.)



SURVEYOR'S CERTIFICATE
I, Alexander Nicolaescu, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel(s) of land hereon described; that there are no encroachments except as shown; that the field error of closure is 1 part in 603,894; and that I have complied with the survey requirements of Public Act 132 of 1970. The seller of this property is required to record this instrument at the time of sale.

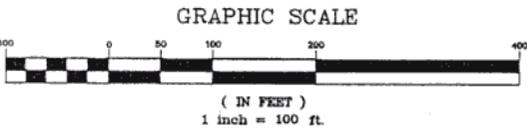
Alexander Nicolaescu
Alexander Nicolaescu, P.S. MI. No. 22705

Certified to: NATIONAL CITY BANK

BEARING REFERENCE NOTE:
ALL BEARING ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF THE NORTHEAST QUARTER SECTION 4, T.2N., R.11E., BEING S 00°55'02" W.

NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning
46777 Woodward Avenue Pontiac, MI. 48342
Phone (248) 332-7931



DATED 3/10/03 JOB NO. 9-9479 SCALE 1" = 100'
SHEET NO. 1 OF 5

April 29, 2003

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request for Acceptance of Warranty Deed
for the Extension of Euclid Drive
Sidwell #88-20-24-226-042 – John & Mary Szyprowski

In connection with the extension of Euclid Drive and the development of the adjacent parcels in the Northeast $\frac{1}{4}$ of Section 24, the Real Estate and Development Department has acquired a Warranty Deed for street right-of-way from John and Mary Szyprowski, the owners of the property. The consideration on the document is \$1.00

In order for the development of this project to proceed, management recommends that City Council accept the attached deed.

88-20-24-226-042

The Grantor(s) John J. Szyprowski and Mary E. Szyprowski, his wife
, whose address is
44084 Mound Road, Sterling Heights, Michigan 48314
convey(s) and warrant(s) to City of Troy, a Municipal Corporation
whose address is 500 W. Big Beaver Road, Troy, MI 48084

the following described premises situated in the City
of Troy, County of Oakland
and State of Michigan:

Commencing at the East 1/4 corner of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, thence North 01 degrees 13 minutes 08 seconds East 330.00 feet; thence North 89 degrees 32 minutes 20 seconds West 631.73 feet; thence North 89 degrees 16 minutes 06 seconds West 482.24 feet to the point of beginning; thence North 02 degrees 18 minutes 38 seconds East 125.40 feet; thence North 89 degrees 23 minutes 21 seconds West 60.00 feet; thence South 02 degrees 18 minutes 38 seconds West 125.00 feet; thence South 89 degrees 16 minutes 06 seconds East 60.00 feet to the point of beginning.

for the sum of One Dollar (\$1.00)

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

Dated this 1st day of February, 19 96

Signed in presence of:

Signed by:

Judy Conwell
* Judy Conwell

John J. Szyprowski
* John J. Szyprowski

Cheryl Wells
* Cheryl Wells

Mary E. Szyprowski
* Mary E. Szyprowski

STATE OF MICHIGAN, }
COUNTY OF Macomb, } SS.

The foregoing instrument was acknowledged before me this 1st day of February, 19 96, by John J. Szyprowski and Mary E. Szyprowski, his wife

Janet DeGreef
* JANET DEGREEF
Notary Public, Macomb County, MI
Michigan My Commission Expires Dec. 30, 1996
My commission expires: _____

County Treasurer's Certificate _____ City Treasurer's Certificate _____

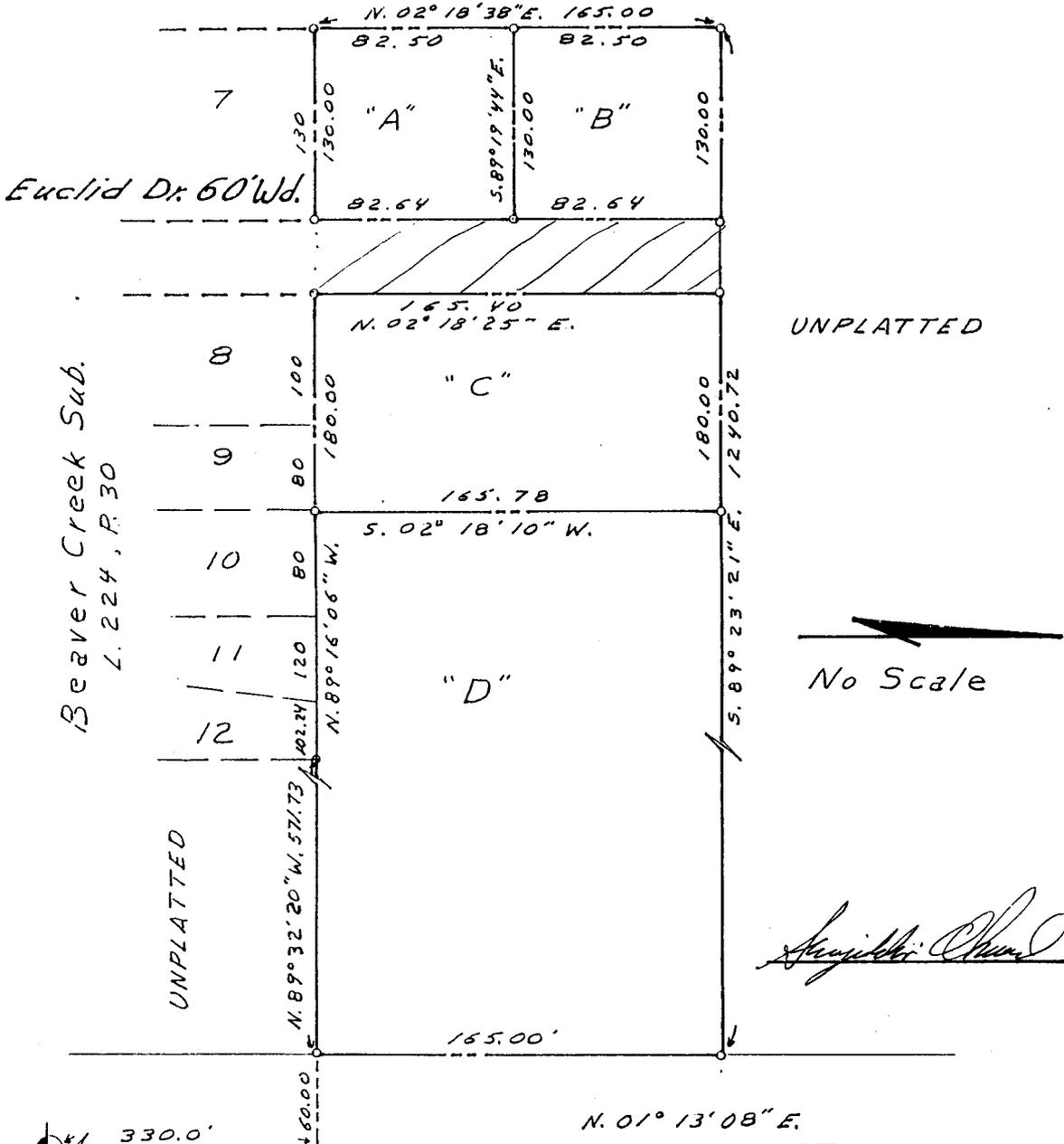
When Recorded Return To: City Clerk, City of Troy (Name) 500 West Big Beaver Road (Street Address) Troy, Michigan 48084 (City and State)	Send Subsequent Tax Bills To:	Drafted By: Dennis C. Stephens Business Address: 500 W. Big Beaver Road Troy, Michigan 48084
--	-------------------------------	--

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

* TYPE OR PRINT NAMES UNDER SIGNATURES.

CERTIFICATE OF SURVEY

UNPLATTED



Euclid Dr. 60' Wd.

Beaver Creek Sub.
L. 224, P. 30

UNPLATTED

No Scale

[Signature]

$\frac{1}{4}$ COR. SEC. 24,
T 2 N., R. 11 E.

Dequindre Rd. 120' Wd.
95-104

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request for Acceptance of Permanent Water Main Easement
Sidwell #88-20-08-476-015, Project No. 98.935.3
Great Lakes Gas Transmission Limited Partnership

In connection with the development of the Great Lakes Gas property on Corporate Drive, in the Southeast $\frac{1}{4}$ of Section 8, the Real Estate and Development Department has acquired a permanent easement for water main from Great Lakes Gas Transmission Limited Partnership, the owners of the property. The consideration on the document is \$1.00.

Management recommends that City Council accept the attached easement.

cc: Steve Vandette, City Engineer

PERMANENT EASEMENT

Sidwell: 88-20-08-476-015
Project: 98.935.3

Great Lakes Gas Transmission Limited Partnership, a Delaware Limited Partnership, Grantor, whose address is One Woodward Avenue, Suite 1600, Detroit, Michigan, 48226, for and in consideration of the sum of: One Dollar (\$1.00) paid by the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace water main, 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 his signature(s) this 21st day of December A.D. 19 98.

In presence of:
WITNESS

Jocelyn R. Daylor
Victoria A. Neiger (L.S.)

Great Lakes Gas Transmission Limited Partnership
By: Great Lakes Gas Transmission Company
Operator and Agent of Great Lakes Gas Transmission Limited Partnership
By: [Signature] (L.S.)
Its: Vice President

State of MICHIGAN
County of WARREN

On this 21st day of December A.D. 19 98,

before me, a Notary Public in and for said county, personally appeared DAVID MITCHELL and [Signature], who being by name sworn, did each for himself say that he is (they are) HS and whose name(s) in and which executed the within instrument and that said instrument was signed on behalf of Great Lakes Gas Transmission Limited Partnership, a Delaware Limited Partnership and acknowledged said instrument to be HS free act and deed.

[Signature]
Catherine Hope Martin
Notary Public WARREN County, MICHIGAN

My Commission Expires 11-13-02

Prepared by: Dennis C. Stephens
500 W. Big Beaver
Troy, MI 48084

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

EXHIBIT "A"
Great Lakes Gas Transmission Limited Partnership

LEGAL DESCRIPTION OF PARCEL

A PART OF THE SOUTHEAST ¼ OF SECTION 8, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE 3AST ¼ CORNER OF SAID SECTION 8, THENCE SOUTH 02°37'54" EAST 1115.01 FEET ALONG THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 87°22'06" WEST 591.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°37'54" EAST 519.23 FEET; THENCE SOUTH 87°15'31" WEST 739.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CORPORATE DRIVE (120 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 252.65 FEET, SAID CURVE HAVING A RADIUS OF 712.00 FEET, CENTRAL ANGLE OF 20°23'18" AND A LONG CHORD BEARING OF NORTH 36°11'31" EAST 251.32 FEET; THENCE CONTINUING NORTH 46°23'10" EAST 26.00 FEET; THENCE CONTINUING ALONG A CURVE TO THE RIGHT 207.59 FEET, SAID CURVE HAVING A RADIUS OF 895.00 FEET, CENTRAL ANGLE OF 13°17'23" AND A LONG CHORD BEARING OF NORTH 39°44'28" EAST 207.13 FEET; THENCE NORTH 87°22'06" EAST 244.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.99 ACRES.

20 FOOT WIDE EASEMENT DESCRIPTION FOR WATERMAIN

A PART OF THE SOUTHEAST ¼ OF SECTION 8, TOWN 2 NORTH, RANGE 11 EATS, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 8, THENCE SOUTH 02°37'54" EAST 1115.01 FEET ALONG THE EASTERLY LINE OF SAID SECTION 8; THENCE SOUTH 87°22'06" WEST 591.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL AND TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE 20 FOOT EASEMENT FOR WATERMAIN PURPOSES, THENCE SOUTH 02°37'54" EAST 243.79 FEET TO POINT 'A'; THENCE SOUTH 66°49'07" WEST 20.60 FEET; THENCE NORTH 43°38'50" WEST 1.23 FEET TO POINT 'B'; THENCE NORTH 43°36'50" WEST 119.81 FEET TO POINT 'C'; THENCE NORTH 43°36'52" WEST 92.37 FEET; THENCE SOUTH 82°37'48" WEST 40.33 FEET TO POINT 'D'; THENCE CONTINUING SOUTH 02°37'48" WEST 77.50 FEET; THENCE SOUTH 42°42'33" WEST 120.57 FEET; THENCE SOUTH 46°23'10" WEST 24.97 FEET TO POINT 'E'; THENCE CONTINUING SOUTH 46°23'10" WEST 115.09 FEET; THENCE SOUTH 14°22'41" WEST 114.98 FEET; THENCE SOUTH 43°38'50" EAST 105.37 FEET TO POINT 'F'; THENCE CONTINUING SOUTH 43°36'50" EAST 54.91 FEET; THENCE SOUTH 03°16'24" EAST 19.27 FEET TO THE POINT OF ENDING.

ALSO

COMMENCING AT THE PREVIOUSLY MENTION POINT 'A'; THENCE SOUTH 02°37'54" EAST 275.44 FEET TO THE POINT OF ENDING,

ALSO

COMMENCING AT THE PREVIOUSLY MENTIONED POINT 'B'; THENCE SOUTH 46°23'10" WEST 13.25 FEET TO THE POINT OF ENDING,

ALSO

COMMENCING AT THE PREVIOUSLY MENTIONED POINT 'C'; THENCE SOUTH 46°23'09" WEST 81.23 FEET TO THE POINT OF ENDING,

ALSO

COMMENCING AT THE PREVIOUSLY MENTIONED POINT 'D'; THENCE SOUTH 07°22'12" EAST, 17.26 FEET TO THE POINT OF ENDING,

ALSO

COMMENCING AT THE PREVIOUSLY MENTIONED POINT 'E'; THENCE NORTH 43°36'50" WEST 19.44 FEET TO THE POINT OF ENDING,

ALSO

COMMENCING AT THE PREVIOUSLY MENTIONED POINT 'F'; THENCE NORTH 46°23'10" EAST 36.61 FEET TO THE POINT OF ENDING.

EAST 1/4 CORNER
SECTION 8
T-2-N. R-11-E
CITY OF TROY
MONUMENT BOX
L.C.R.C. L. 14680 P. 13
OAKLAND COUNTY RECORDS

S 02° 37' 54" E
1115.01'

S 87° 22' 06" W
591.37'

POINT OF BEGINNING
OF PARCEL AND
POINT OF BEGINNING
OF 20' WIDE
WATERMAIN EASEMENT

N 87° 22' 06" E 244.52'

ARC • 207.59'
RAD • 895.00'
DELTA • 13° 17' 23"
CHORD • N 39° 44' 28" E
207.13'

S 82° 37' 48" W
77.50'

S 82° 37' 48" W
40.33'

N 43° 36' 50" W
119.81'

S 07° 22' 12" E
17.26'

S 46° 23' 10" W
24.97'

N 43° 36' 50" W
18.44'

S 46° 23' 10" W
13.25'

N 43° 36' 50" W
1.23'

S 85° 49' 07" W
20.60'

CORPORATE DRIVE
(120 FEET WIDE)

N 46° 23' 10" W 262.00'

S 14° 22' 41" W
114.98'

S 43° 36' 50" E
105.37'

ARC • 252.65
RAD • 710.00
DELTA • 20° 23' 18"
CHORD • N 35° 11' 31" E
251.32'

PARCEL
5.99 ACRES

S 97° 15' 31" W 739.46'

P.O.E.

S 02° 37' 54" E 275.44'

S 02° 37' 54" E 519.23'

N 87° 22' 06" E 243.79'

SCALE: 1" = 100'



SKETCH OF 20' WIDE EASEMENT FOR WATERMAIN
PART OF THE SOUTHEAST 1/4 OF SECTION 8, T-2-N, R-11-E
TROY, OAKLAND COUNTY, MICHIGAN

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request for Acceptance of Permanent Water Main Easement
Sidwell #88-20-17-226-009, Project No. 98.932.3
Affiliated Troy Physicians, L.L.C.

In connection with the development of the office building at 4600 Investment Drive, in the Northeast $\frac{1}{4}$ of Section 17, the Real Estate and Development Department has acquired a permanent easement for water main from Affiliated Troy Physicians, L.L.C., the owners of the property. The consideration on the document is \$1.00.

Management recommends that City Council accept the attached easement.

cc: Steve Vandette, City Engineer

PERMANENT EASEMENT

PIN 88-20-17-226-009

Res. #

Affiliated Troy Physicians, L.L.C., a Michigan Limited Liability company, now known as Unasource Health, LLC, a Michigan Limited Liability Company Grantor, whose address is 4600 Investment Dr., Suite 200, Troy, Michigan 48098, for and in consideration of the sum of: One Dollar (\$1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace water main, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED

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 his signature(s) this 5th day of August A.D. 2002

In presence of:

WITNESS

Not required

Not required

Affiliated Troy Physicians, L.L.C.
a Michigan Limited Liability Company,
now known as Unasource Health, LLC, a
Michigan Limited Liability Company

By: James G Henderson (J.S.)
JAMES G HENDERSON
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5th day of August, 2002 by JAMES G. HENDERSON, Managing Member of Affiliated Troy Physicians, L.L.C. a Michigan limited liability company, now known as, Unasource Health, LLC, a Michigan Limited Liability Company on behalf of said limited liability company..

(L.L.C.)

Karen Alstead
KAREN ALSTEAD

Notary Public, OAKLAND County, Michigan
My Commission Expires 11-2-2004

Prepared by:
Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

***TYPE OR PRINT NAMES UNDER SIGNATURES**

LEGAL DESCRIPTION OF PARCEL:

A PART OF THE NORTHEAST ¼ OF SECTION 17, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 17; THENCE SOUTH 02°34'54" EAST, 545.56 FEET ALONG THE EAST LINE OF SECTION 17; THENCE SOUTH 87°34'47" WEST, 90.00 FEET TO THE WESTERLY LINE OF CROOKS ROAD (150 FEET WIDE) AND THE POINT OF BEGINNING; THENCE SOUTH 02°34'54" EAST 456.80 FEET ALONG SAID LINE TO THE NORTHERLY LINE OF SOUTH CORPORATE DRIVE (86 FEET WIDE); THENCE ALONG SAID LINE SOUTH 87°25'06" WEST, 772.03 FEET; THENCE NORTH 02°34'54" WEST, 576.97 FEET; THENCE SOUTH 87°34'47" WEST 62.12 FEET; THENCE NORTH 02°12'44" WEST, 100.00 FEET; THENCE NORTH 87°34'47" EAST, 522.75 FEET; THENCE SOUTH 02°34'48" EAST, 218.00 FEET; THENCE NORTH 87°34'47" EAST 310.76 FEET TO THE POINT OF BEGINNING.

20 FOOT WIDE EASEMENT DESCRIPTION FOR WATER MAIN:

DESCRIPTION OF THE CENTER LINE OF A 20.00 FOOT WIDE EASEMENT FOR WATER MAIN OVER THE ABOVE DESCRIBED PARCEL:

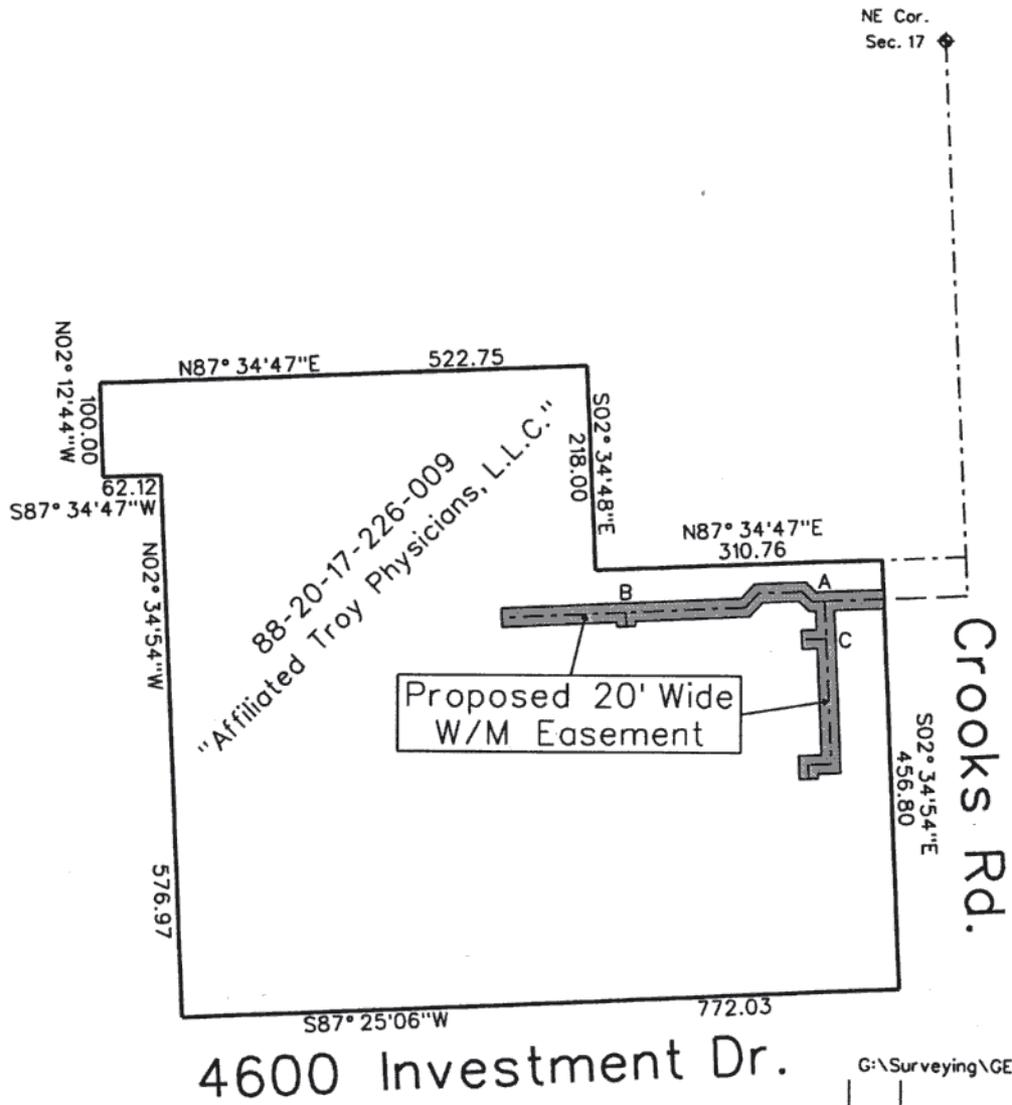
PART OF THE NORTHEAST ¼ OF SECTION 17, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 17; TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND RUNNING THENCE SOUTH 02°34'54" EAST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 587.11 FEET TO A POINT; THENCE SOUTH 87°25'06" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST LINE OF CROOKS ROAD (150.00 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING OF THE 20.00 FOOT WIDE EASEMENT FOR WATER MAIN HEREIN BEING DESCRIBED: PROCEEDING THENCE FROM SAID POINT OF BEGINNING, ALONG THE CENTER LINE OF THE 20.00 FOOT WIDE EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 87°25'06" WEST, 63.54 FEET TO REFERENCE POINT 'A'; THENCE SOUTH 87°25'06" WEST 13.15 FEET; THENCE NORTH 47°34'54" WEST 15.48 FEET; THENCE SOUTH 87°25'06" WEST, 47.42 FEET; THENCE SOUTH 42°25'06" WEST, 20.67 FEET; THENCE SOUTH 87°25'06" WEST, 130.17 FEET TO REFERENCE POINT 'B'; THENCE SOUTH 87°25'06" WEST, 133.00 FEET TO A POINT ON THE EAST SIDE OF AN EXISTING 20.00 FOOT WIDE EASEMENT FOR WATER MAIN, SAID POINT BEING A POINT OF ENDING OF SAID EASEMENT HEREIN BEING DESCRIBED.

ALSO BEGINNING AT SAID REFERENCE POINT 'A' AND PROCEEDING THENCE ALONG THE CENTER LINE OF THE 20.00 FOOT WIDE EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 02°34'54" EAST, 40.08 FEET TO REFERENCE POINT 'C'; THENCE SOUTH 02°34'54" EAST, 133.39 FEET; THENCE SOUTH 87°25'06" WEST, 24.65 FEET; THENCE SOUTH 02°34'54" EAST, 15.00 FEET TO A POINT OF ENDING OF SAID EASEMENT HEREIN BEING DESCRIBED.

ALSO BEGINNING AT SAID REFERENCE POINT 'B' AND PROCEEDING THENCE ALONG THE CENTER LINE OF THE 20.00 FOOT WIDE EASEMENT SOUTH 02°34'54" EAST 15.00 FEET TO A POINT OF ENDING OF SAID EASEMENT HEREIN BEING DESCRIBED.

ALSO BEGINNING AT SAID REFERENCE POINT 'C' AND PROCEEDING THENCE ALONG THE CENTER LINE OF THE 20.00 FOOT WIDE EASEMENT SOUTH 87°25'06" WEST, 26.33 FEET TO A POINT OF ENDING OF SAID EASEMENT HEREIN BEING DESCRIBED.

THE SIDE LINES OF THIS 20.00 FOOT WIDE EASEMENT ARE TO BE EXTENDED OR SHORTENED TO MEET AT ALL ANGLE POINTS, THE WEST LINE OF SAID CROOKS ROAD AND THE EAST LINE OF SAID EXISTING 20.00 FOOT WIDE EASEMENT FOR WATER MAIN.



G:\Surveying\GEORGE\Easement Drawings\88-20-17-226-009.dgn

CITY OF TROY
OAKLAND COUNTY, MICHIGAN

W/M Easement Sketch
Parcel • 88-20-17-226-009

SCALE	DRAWN BY	CHECKED	FILE
HOR. 1"=200'	NAME GJB III	NAME	
VER.	DATE	DATE	VIEW

DOCUMENT PREPARED BY
George J. Ballard III
CITY SURVEYOR

CONTRACT No.

STEVEN J. VANDETTE
CITY ENGINEER

SHEET No.	JOB No.
1 of 1	

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request for Acceptance of Permanent Water Main Easement
Sidwell #88-20-36-476-050, Dominic J. Tringali

In connection with recent improvement to the property at 33373 Dequindre, in Section 36, the Real Estate and Development Department has acquired a permanent easement for water main from Dominic J. Tringali, the owner of the property. The consideration on the document is \$1.00.

Management recommends that City Council accept the attached easement.

cc: Steve Vandette, City Engineer

PERMANENT EASEMENT

Sidwell #20-36-476-050

Project #

Res. #

Dominic J. Tringali, a single man, Grantor, whose address is 33373 Dequindre, Troy, MI 48083 for and in consideration of the sum of: One Dollar (\$1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace water main, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

A 20.00 feet wide easement for water main over the previously described parcel, described as: Commencing at the southeasterly corner of the previous described parcel; thence north 01° 05'00" west, 95.00 feet to the point of beginning;

- Thence north 89°43'00" west, 175.00 feet;
- Thence north 01°05'00" west, 20.00 feet;
- Thence south 89°43'00" east, 65.00 feet;
- Thence north 01°05'00" west, 40.84 feet;
- Thence south 89°43'00" east, 20.00 feet;
- Thence south 01°05'00" east, 40.84 feet;
- Thence south 89°43'00" east, 90.00 feet;
- Thence south 01°05'00" east, 20.00 feet to the point of beginning.

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 615 signature(s) this 11th day of July A.D. 2000

In presence of: WITNESS

Denise Tringali
DENISE TRINGALI

Robert J ZEE
ROBERT J ZEE

STATE OF MICHIGAN
COUNTY OF OAKLAND

Dominic J. Tringali (L.S.)
Dominic J. Tringali

_____ (L.S.)

The foregoing instrument was acknowledged before me this 11 day of July, 2000, by Dominic J. Tringali, a single man

Amely P. [Signature]

Notary Public, Wayne County, Michigan
My Commission Expires May 19, 2001

Prepared by:

Return to:

Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

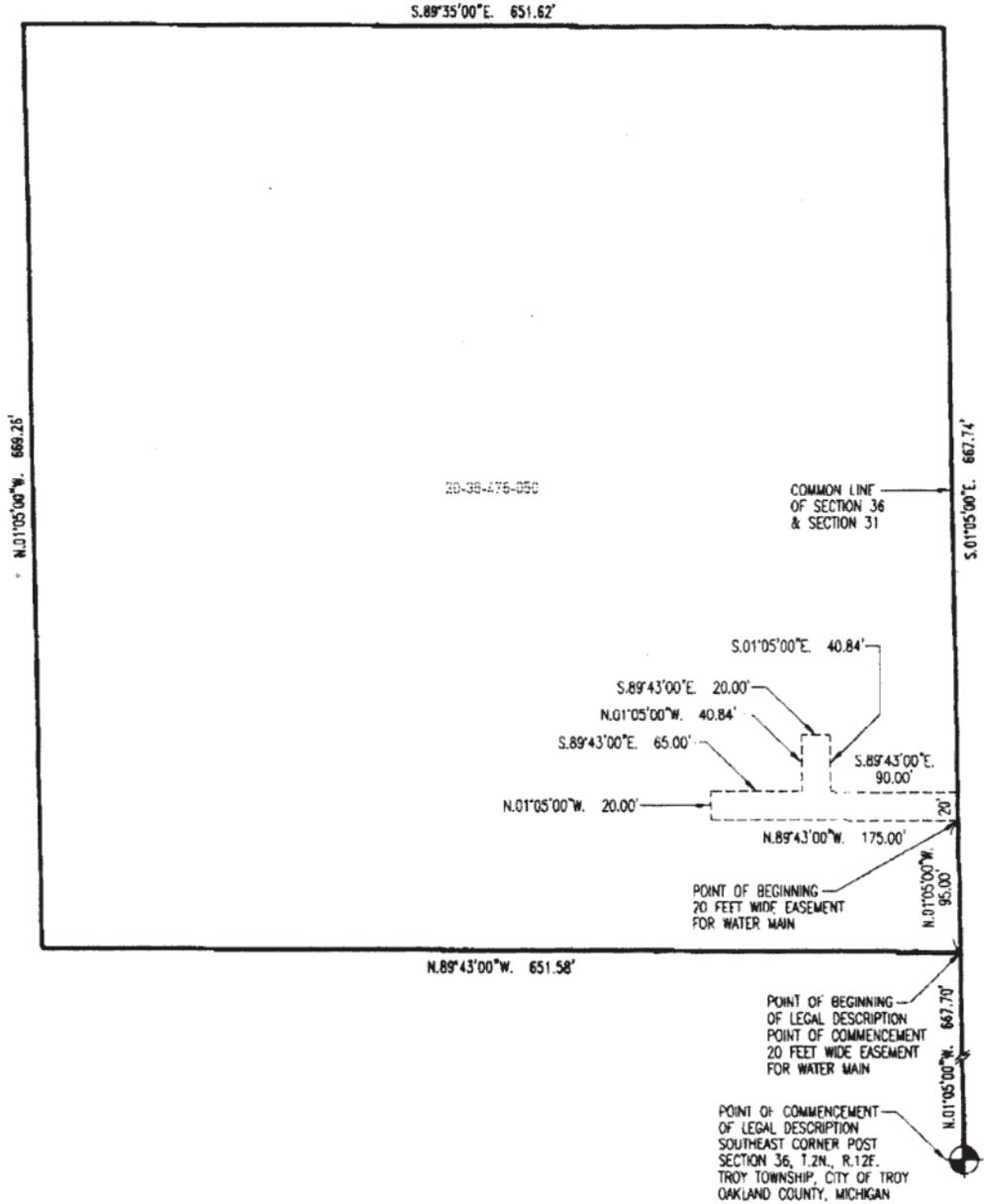
City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

SKETCH OF EASEMENT

PROJECT CONTROL ENGINEERING, INC.
 PROFESSIONAL ENGINEERS
 2420 PTE TREMBLE ROAD
 P.O. BOX 307
 ALGONAC, MICHIGAN 48001



PHONE NUMBER 810-794-1931
 FAX NUMBER 810-794-3331
 EMAIL - pce@futnet.net



CERTIFY TO: CITY OF TROY

ADDRESS: 500 WEST BIG BEAVER

CITY, STATE & ZIP: TROY, MI 48084

CITY/TWP.: CITY OF TROY

SEC./P.C.: SEC. 36 COUNTY: OAKLAND

SCALE: 1" = 100'

PARCEL I.D. NO: 20-36-476-050

OWNER'S NAME:
 DOMINIC J. TRINGALI
 33353 DEQUINDRE
 TROY, MI 48083-4696

DATE: JUNE 29, 2000 DRAWN BY: F. OSTLING

JOB NO.: 99-012 SHEET NO.: 1 OF 1

CONST. PLAN PAGE NO: N. A.

EASEMENT NO: N. A.

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request for Acceptance of Permanent Water Main Easement
Sidwell #88-20-36-476-037, RTK Enterprises, Inc.
Project No. 01.908.3

In connection with an addition to the Tire Wholesalers property at 1783 East Fourteen Mile Road, in Section 36, the Real Estate and Development Department has acquired a permanent easement for water main from RTK Enterprises, Inc., the owners of the property. The consideration on the document is \$1.00.

Management recommends that City Council accept the attached easement.

cc: Steve Vandette, City Engineer

PERMANENT EASEMENT

Sidwell # 88-20-36-476-037

Resolution #

RTK Enterprises, Inc., a Michigan Corporation, Grantor, whose address is 1783 East 14 Mile Road, Troy Michigan for and in consideration of the sum of: One Dollar (\$1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace Water Main, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND BY REFERANCE 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 his signature(s) this 22ND day of August A.D. 2001.

In presence of:
WITNESS

RTK Enterprises, Inc

Cheryl Wonch
CHERYL WONCH

By Lynne A. Kogel (L.S.)
LYNNE A. Kogel
President

Lori Smith
LORI Smith

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument as acknowledged before me this 22ND day of August, 2001, by Lynne A. Kogel, President RTK Enterprises Inc., a Michigan Corporation, on behalf of the corporation.

Cheryl Wonch

Notary Public, Oakland County, Michigan

(Corporations)

My Commission Expires

Prepared by:

Return to:

CHERYL WONCH
Notary Public, Oakland County, MI
My Commission Expires 09-02-2001

Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Exhibit "A"

PROPOSED 20 FOOT WIDE WATER MAIN EASEMENT LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

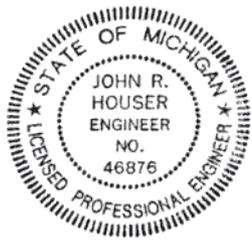
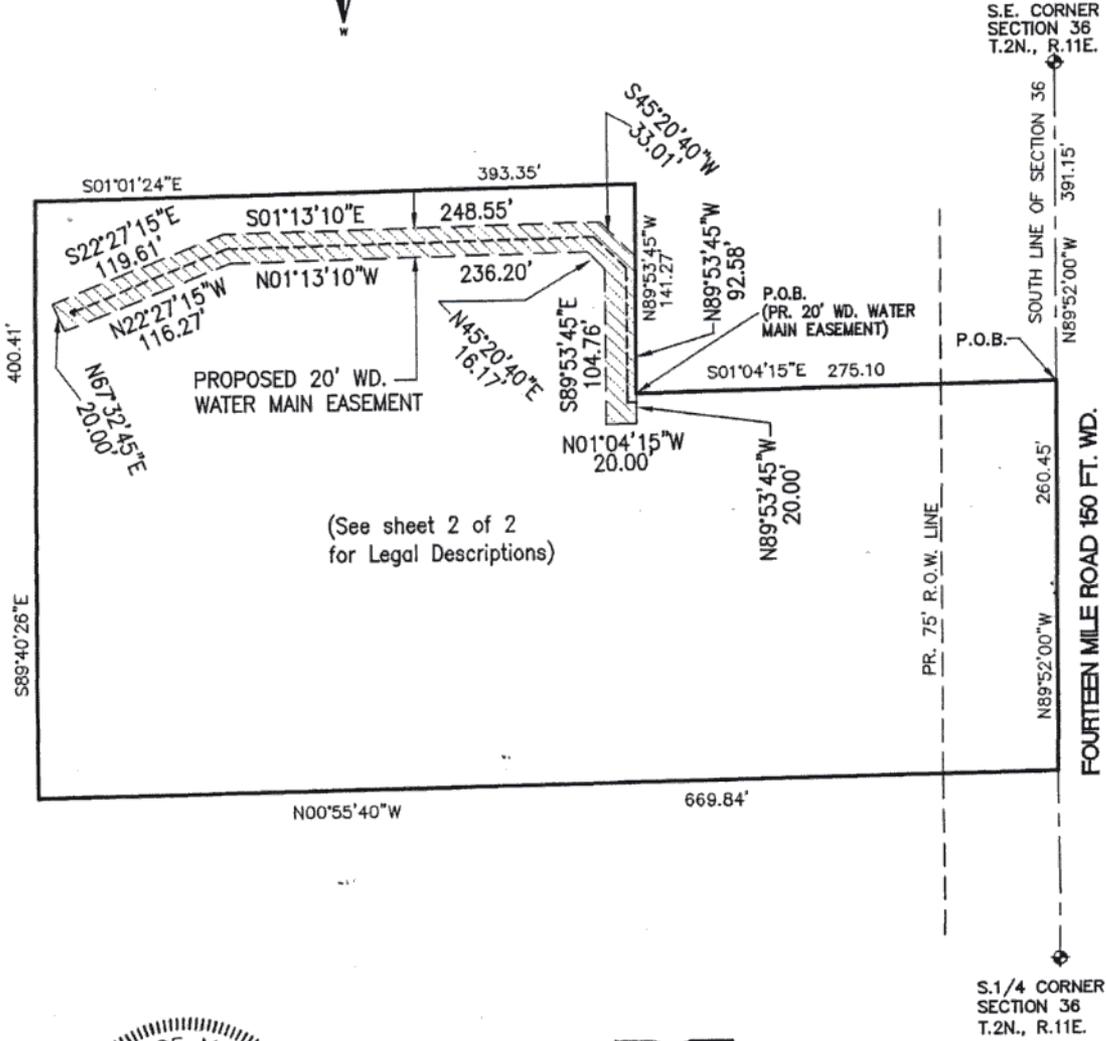
Part of the Southeast 1/4 of Section 36, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as: Beginning at a point distant N.89°52'00"W. 391.15 feet along the South line of said Section 36 from the Southeast corner of said Section 36; thence continuing along said line, N.89°52'00"W. 260.45 feet; thence N.00°55'40"W. 669.84 feet; thence S.89° 40'26"E. 400.41 feet; thence S.01°01'24"E. 393.35 feet; thence N.89°53'45"W. 141.27 feet; thence S.01°04'15"E. 275.10 feet to the point of beginning. Excluding the South 75.00 feet taken for the road. And subject to easements of record. Containing 229,419 square feet or 5.27 acres (Gross) and 209,895 square feet or 4.82 acres (Net).

LEGAL DESCRIPTION (PR. 20' WD. WATER MAIN EASEMENT)

A twenty (20.00) foot wide easement for water main which is being located in part of the Southeast 1/4 of Section 36, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as: Beginning at a point distant N.89°52'00"W. 391.15 feet along the South line of said Section 36 from the Southeast corner of said Section 36; thence N.01°04'15"W. 275.10 feet to the point of beginning; thence N.89°53'45"W. 20.00 feet; thence N.01°04'15"W. 20.00 feet; thence S.89°53'45"E. 104.76 feet; thence N.45°20'40"E. 16.17 feet; thence N.01°13'10"W. 236.20 feet; thence N.22°27'15"W. 116.27 feet; thence N.67°32'45"E. 20.00 feet; thence S.22°27'15"E. 119.61 feet; thence S.01°13'10"E. 248.55 feet; thence S.45°20'40"W. 33.01 feet; thence N.89°53'45"W. 92.58 feet to the point of beginning.

Job No. 1-B481
Dated March 19, 2001

PROPOSED 20 FOOT WIDE WATER MAIN EASEMENT



NOWAK & FRAUS

Civil Engineers Land Surveyors

1310 N. Stephenson Highway
Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886
Fax. (248) 399-0805

DRAWN:	SCALE:	DATE:	JOB No.	SHEET
MPS	1" = 100'	03-19-01	8-B481	1 of 2

April 29, 2003

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
 Gary A. Shripka, Assistant City Manager/Services
 Doug Smith, Real Estate and Development Director
 Dennis C. Stephens, Right of Way Representative

SUBJECT: Request for Acceptance (2) Permanent Easements – Cambridge Crossing Birmingham L.L.C. – Sidwell #88-20-32-126-034 – Project # 98.933.3

In connection with the development of the Cambridge Crossing Birmingham project on the south side of Maple Road, east of Coolidge Road, the Real Estate and Development Department has acquired the necessary required documents listed below. The consideration on each document is \$1.00.

GRANTOR

TYPE of DOCUMENT

Cambridge Crossing Birmingham L.L.C. Permanent Easement for street and Public utilities

Cambridge Crossing Birmingham L.L.C. Permanent Easement for water main

City management recommends that City Council accept the attached easements, as they are part of the approved site plan for this development.

DCS/pg

PERMANENT EASEMENT

Sidwell #88-20- 32-126-034

Cambridge Crossing Birmingham, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is C/O The Nelson Companies Incorporated, 6960 Orchard Lake Road, Suite 200, West Bloomfield, Michigan 48322 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, grants to the Grantee the right to construct operate, maintain, repair and/or replace Water Main over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 his signature(s) this 29 day of March A.D. 2001

In presence of:
WITNESS

Tina Marie D. Adle
Tina-Marie D. Adle

Elizabeth I. Bostic
Elizabeth I. Bostic

Cambridge Crossings Birmingham, L.L.C.,
a Michigan limited liability company

By: Wellington Properties III, L.L.C., a
Michigan limited liability company,
Member

By: David R. Nelson (L.S.)
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 29 day of March, 2001, by David R Nelson, Manager of Wellington Properties III, L.L.C., a Michigan limited liability company, Member of Cambridge Crossings Birmingham, L.L.C., a Michigan Limited Liability Company, on behalf of the company.

KEVIN D BOPP
Notary Public, Oakland County, MI
My Commission Expires May 9, 2004

Kevin D Bopp
Notary Public, _____ County, Michigan
My Commission Expires _____

Prepared by: Dennis C. Stephens
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

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

WATER MAIN EASEMENT NO. 1

A 20 feet wide water main easement located in part of the NW 1/4 of Section 32 T. 2N., R. 11E., City of Troy, Oakland County, Michigan, the centerline of which is more particularly described as commencing at the North 1/4 Corner of sold section 32; thence S 00° 29' 31" W. 989.35 feet along the North-South 1/4 line of sold Section 32; thence N 89° 38' 18" S. 1235.69 feet; thence S 00° 24' 51" W. 43.91 feet to the Point of Beginning; thence continuing S 00° 24' 51" W. 122.69 feet, thence 89° 35' 09" W. 17.00 feet to the Point of Ending.

LEGAL DESCRIPTION

WATER MAIN EASEMENT NO. 2

A 20 feet wide water main easement located in part of the NW 1/4 of Section 32, T. 2N., R. 11E., City of Troy, Oakland County, Michigan, the centerline of which is more particularly described as commencing at the North 1/4 Corner of sold section 32; thence S 00° 29' 31" W. 989.35 feet along the North-South 1/4 line of sold Section 32; thence N 89° 38' 18" W. 998.78 feet; thence S 00° 22' 09" W. 43.94 feet to the Point of Beginning; thence continuing S 00° 22' 09" W. 36.01 feet; thence S 45° 24' 51" W. 53.71 feet; thence S 00° 24' 51" W. 43.15 feet; thence N 89° 35' 09" W. 17.00 feet; thence S 89° 35' 09" E. 17.00 feet; thence S 00° 24' 51" W. 214.01 feet; thence S 89° 35' 09" W. 17.0 feet; thence S 89° 35' 09" E. 17.00 feet; thence S 00° 24' 51" W. 27.62 feet; thence S 89° 35' 09" E, 152.84 feet to the Point of Ending.

PEA JOB FILES

2000131C

CENTRAL FILES

- CORRESPONDENCE
- COMPS / LEGALS
- CONTRACTS
- MEDIA
- SPECS/REPORTS
- REFERENCES

Post-it* Fax Note	7671	Date	1/29/01	# of pages	06
To	KEVIN	From	JPB		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	(810) 774-2520	Fax #			

SKETCH OF EASEMENTS
WATER MAIN EASEMENTS 1 & 2

NORTH 1/4 COR
SECTION 32
T. 2N., R. 11E.

N-S 1/4 LINE SECTION 32

N 89° 38' 18" W
1235.69'

S 00° 29' 31" W
989.35'

998.78'

S 00° 24' 51" W
43.91'

WATER MAIN EASEMENT NO. 1
POINT OF BEGINNING

S 00° 22' 09" W
43.94'

WATER MAIN EASEMENT NO. 2
POINT OF BEGINNING

S 00° 24' 51" W
122.69'

S 45° 24' 51" W
53.71'

S 00° 22' 09" W
36.01'

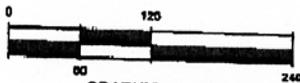
N 89° 35' 09" W
17.00'

S 00° 24' 51" W
43.15'

N 89° 35' 09" W
17.00'

S 89° 35' 09" E
17.00'

WATERMAIN EASEMENT NO. 1
POINT OF ENDING



N 89° 35' 09" W
17.00'

S 00° 24' 51" W
27.62'

WATER MAIN EASEMENT NO. 2
POINT OF ENDING

S 89° 35' 09" E
17.00'

S 89° 35' 09" E
152.84'

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
STUDIO B ARCHITECTS
805 EAST MAPLE ROAD, SUITE: 100
BIRMINGHAM, MICHIGAN 48009

SCALE: 1" = 60'

JOB No: 2000131C

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

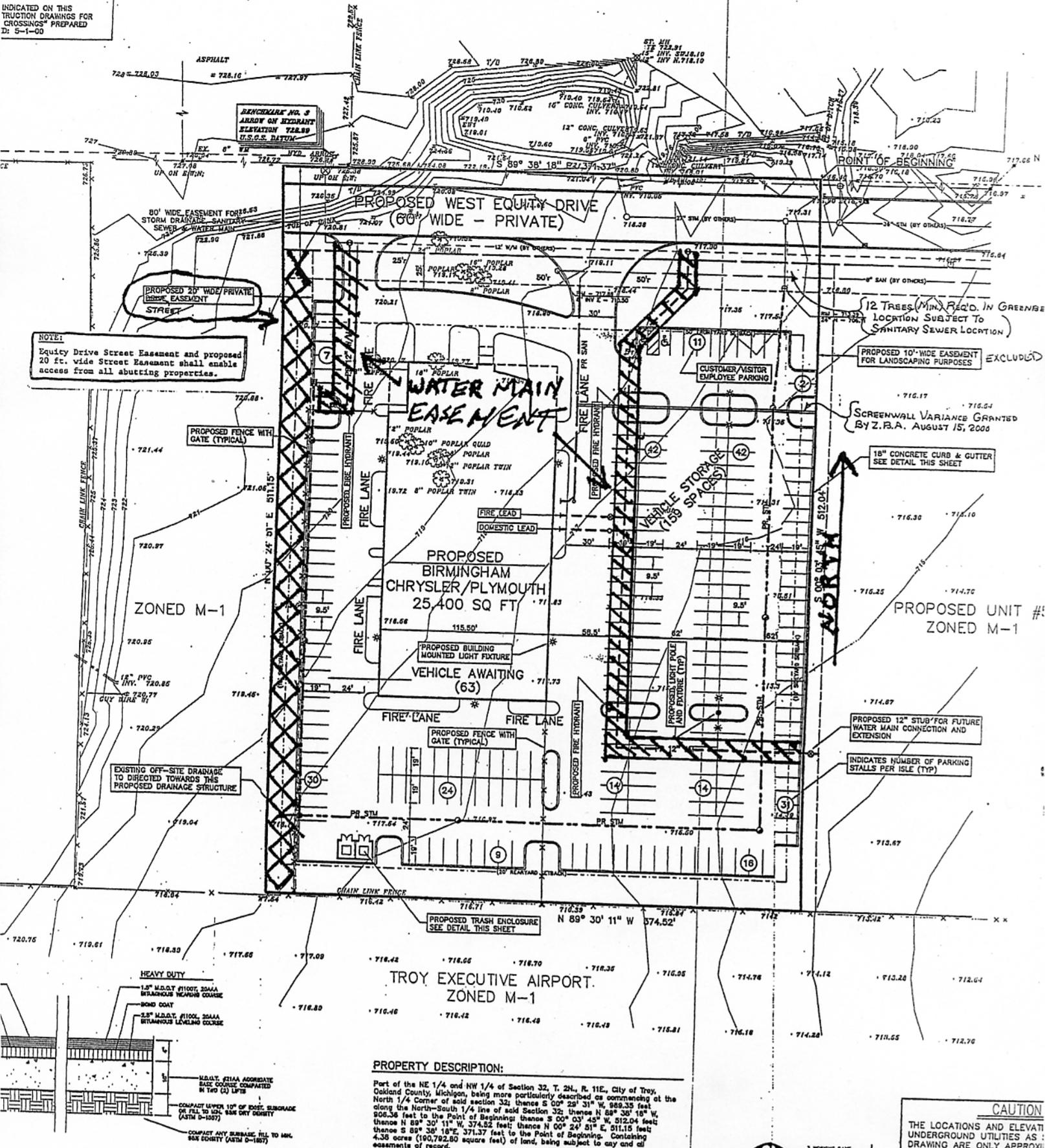
DATE: 10-13-00

DWG. No: 1 of 2

INFORMATION INDICATED BY NOWAK & FRAUS, PLLC JOB NUMBER: 8-5035.

INDICATED ON THIS TRUCTION DRAWINGS FOR CROSSINGS PREPARED BY D: 5-1-00

ZONED M-1



NOTE:
Equity Drive Street Easement and proposed 20 ft. wide Street Easement shall enable access from all abutting properties.

12 TREES (MIN) REQ'D. IN GREENBELT LOCATION SUBJECT TO SANITARY SEWER LOCATION

PROPOSED 10'-WIDE EASEMENT FOR LANDSCAPING PURPOSES EXCLUDED

SCREENWALL VARIANCE GRANTED BY Z.B.A. AUGUST 15, 2006

18" CONCRETE CURB & GUTTER SEE DETAIL THIS SHEET

PROPOSED UNIT #1 ZONED M-1

PROPOSED 12" STUB FOR FUTURE WATER MAIN CONNECTION AND EXTENSION

INDICATES NUMBER OF PARKING STALLS PER ISLE (TYP)

TROY EXECUTIVE AIRPORT.
ZONED M-1

PROPERTY DESCRIPTION:

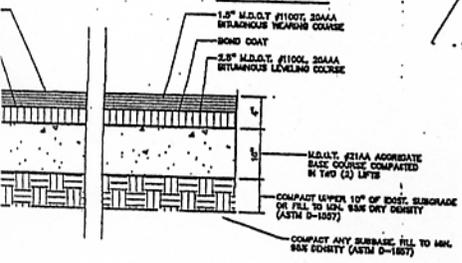
Part of the NE 1/4 and NW 1/4 of Section 32, T. 2N., R. 11E., City of Troy, Oakland County, Michigan, being more particularly described as commencing at the North 1/4 Corner of said section 32; thence S 00° 28' 31" W, 989.35 feet along the North-South 1/4 line of said Section 32; thence N 68° 35' 18" W, thence N 89° 30' 11" W, 374.82 feet; thence S 00° 24' 51" E, 511.15 feet; thence S 89° 30' 11" W, 374.82 feet; thence N 00° 24' 51" E, 511.15 feet; 4.58 acres (190,792.80 square feet) of land, being subject to any and all easements of record.

This parcel will be also be known as Unit #6 of proposed "The Business Park at Cambridge Crossing" on Oakland County Site Condominium.



CAUTION
THE LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES BEFORE START OF CONSTRUCTION.

PAVEMENT SECTIONS



STREET EASEMENT

Sidwell # 88-20-32-126-034

Cambridge Crossing Birmingham, L.L.C., a Michigan Limited Liability Company, Grantors whose address is C/O The Nelson Companies Incorporated, 6960 Orchard Lake Road, Suite 200, West Bloomfield, Michigan 48322 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 grants to the Grantee the right to construct, operate, maintain, repair, and/or replace street facilities and public utilities over, under & across the real property situated in the City of Troy, Oakland County, Michigan, described as:

The west twenty (20) feet of Unit 6 of The Business Park at Cambridge Crossings, Oakland County Condominium Plan No 1266, L 21432P 305

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.

ADDITIONAL CONDITIONS

Said easement, being the westerly most twenty (20) feet of Unit 6, shall run north and south along the full length of the west boundary of Unit 6 (approximately 511.17 ft. in length). The surface of the twenty (20) foot wide easement is further limited in use as follows: (1) an eight (8) foot wide landscape and sidewalk buffer between the future roadbed and the east edge of said easement; (2) the balance of said easement may be used for a portion of the future roadbed and roadway pavement. This easement may only be used to connect West Equity Drive to a road that continues west of Coolidge Road or northwest to Axtell Road. If this easement is used by the Grantee for any other purpose, or if the Grantee transfers the easement to a third party for other than street and utility purposes, the easement will be null and void and will revert to the then owner of Unit 6.

Grantee shall indemnify, defend and hold Grantor harmless, from any and all claims, judgments, damages and liabilities, for property damage, personal injury or loss of life, including reasonable attorney fees, arising out of or in connection with or resulting from the use by Grantee or any other person for street and utility purposes upon, at, under or relating to the real estate described herein.

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 his signature(s) this 2nd day of April A.D. 2001.

In presence of:
WITNESS

Cambridge Crossing Birmingham L.L.C.,
a Michigan limited liability company

By: Wellington Properties III, L.L.C. a
Michigan limited liability company, Member

By: [Signature] (L.S.)
*David R. Nelson
Its: Member

[Signature]
Tina Marie D. Adle

[Signature]
Elizabeth I. Bostic

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 2nd day of April, 2001, by David R. Nelson, Manager of Wellington Properties III, L.L.C., a Michigan Limited Liability Company, on behalf of the company.

TINA-MARIE D ADLE
Notary Public, Wayne County, MI
My Commission Expires Feb 9, 2005
*acting in
Oakland County*
(Corporations)


Notary Public, _____ County, Michigan
My Commission Expires _____

Prepared by: Laurence G. Keisling
City of Troy
500 West Big Beaver
Troy, Michigan 48084

When Recorded Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, Michigan 48084

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

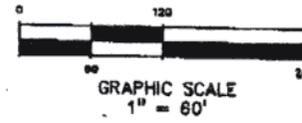
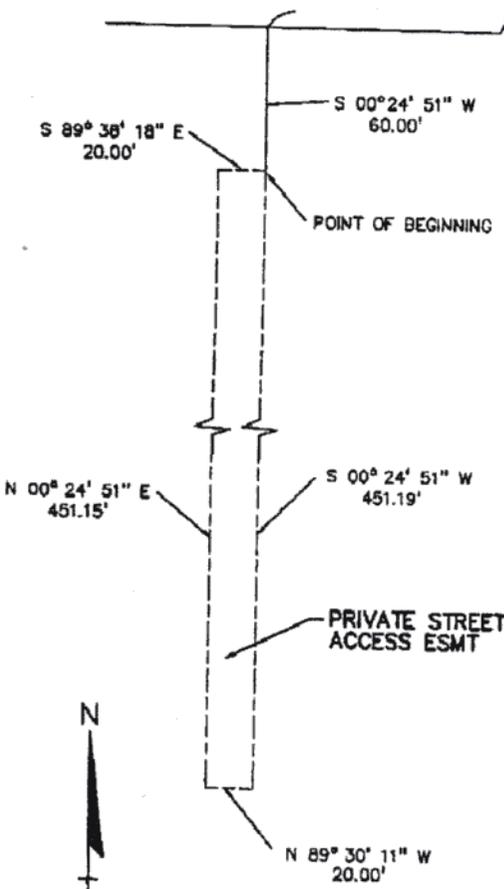
SKETCH OF EASEMENT PRIVATE STREET ACCESS EASEMENT

NORTH 1/4 CORNER
SECTION 32
T. 2N., R. 11E.

N-S 1/4 LINE SECTION 32

S 00° 29' 31" W
889.35'

N 89° 38' 18" W
1257.73'



PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
STUDIO B ARCHITECTS
805 EAST MAPLE ROAD, SUITE: 100
BIRMINGHAM, MICHIGAN 48009

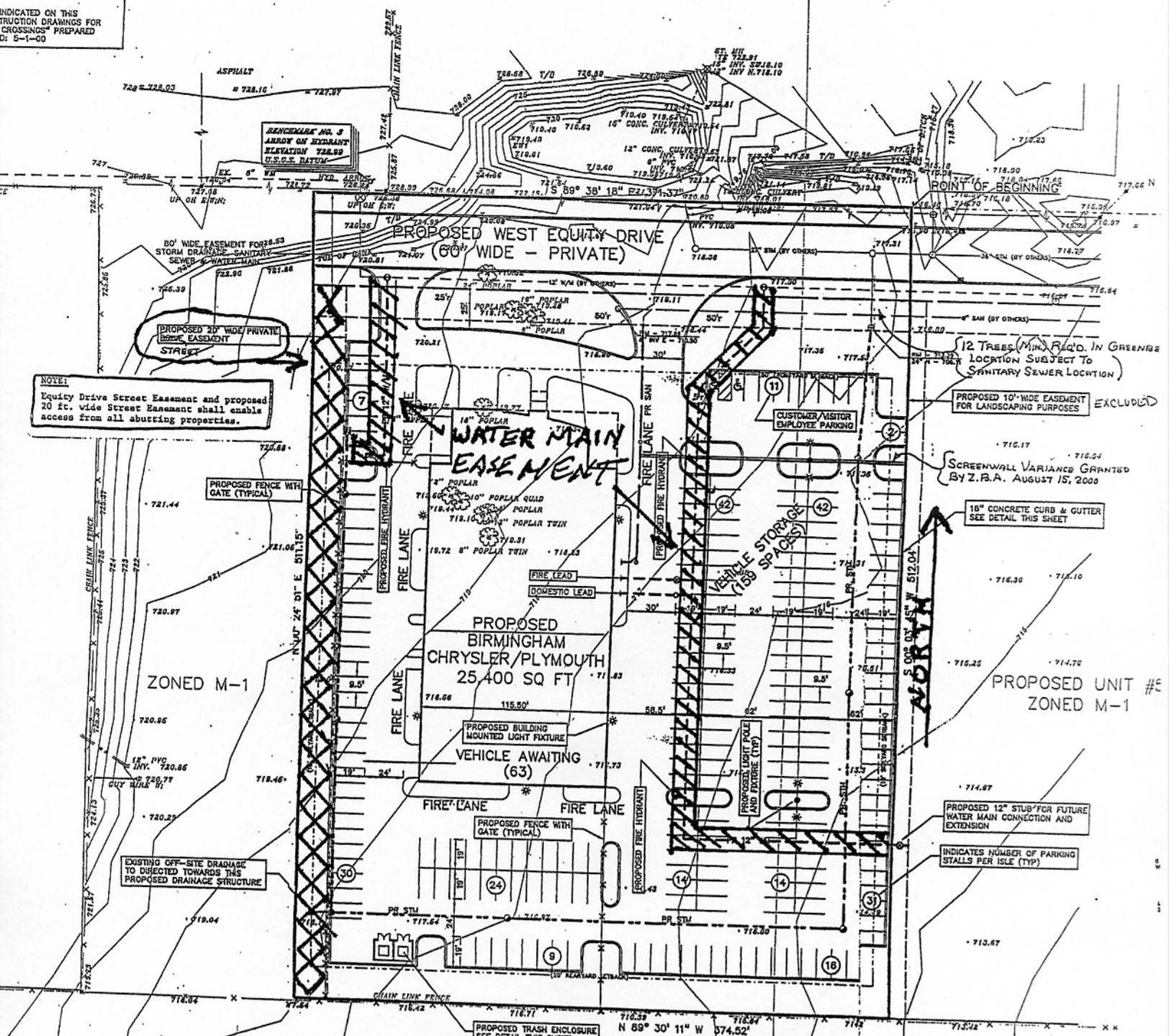
SCALE: 1" = 60'
DATE: 10-13-00

JOB No: 2000131C
DWG. No: 1 of 2

INFORMATION INDICATED BY NOWAK & FRAUS, PLLC JOB NUMBER: 8-5035.

INDICATED ON THIS CONSTRUCTION DRAWINGS FOR CROSSINGS PREPARED BY: 5-1-00

ZONED M-1



NOTE:
Equity Drive Street Easement and proposed 20 ft. wide Street Easement shall enable access from all abutting properties.

12 TREES (MIN. REQ'D. IN GREENBELT LOCATION SUBJECT TO SANITARY SEWER LOCATION)

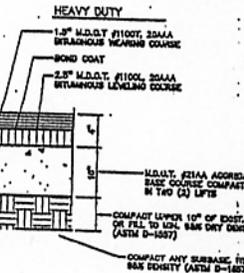
PROPOSED 10'-WIDE EASEMENT FOR LANDSCAPING PURPOSES EXCLUDED

SCREENWALL VARIANCE GRANTED BY Z.R.A. AUGUST 15, 2008

18" CONCRETE CURB & GUTTER SEE DETAIL THIS SHEET

PROPOSED 12" STUB FOR FUTURE WATER MAIN CONNECTION AND EXTENSION

INDICATES NUMBER OF PARKING STALLS PER ISLE (TYP)



TROY EXECUTIVE AIRPORT.
ZONED M-1

PROPERTY DESCRIPTION:

Part of the NE 1/4 and NW 1/4 of Section 32, T. 2N., R. 11E., City of Troy, Oakland County, Michigan, being more particularly described as commencing at the North 1/4 Corner of said section 32; thence S 00° 29' 31" W, 889.35 feet along the North-South 1/4 line of said Section 32; thence N 88° 38' 18" W, 806.36 feet to the Point of Beginning; thence S 03° 03' 45" W, 512.04 feet; thence N 89° 30' 11" W, 374.52 feet; thence N 00° 24' 51" E, 511.15 feet; thence S 89° 38' 18" W, 371.37 feet to the Point of Beginning. Containing 4.38 acres (190,792.80 square feet) of land, being subject to any and all easements of record.

This parcel will be also be known as Unit #6 of proposed "The Business Park at Cambridge Crossing" an Oakland County Site Condominium.



CAUTION
THE LOCATIONS AND ELEVATIONS UNDERGROUND UTILITIES AS SHOWN IN THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS AT THE START OF CONSTRUCTION.

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director
Patricia A. Petitto, Senior Right of Way Representative

SUBJECT: Request to Authorize Mayor and City Clerk to Sign Easement
To Detroit Edison on City Owned Parcel
Sidwell #88-20-01-200-015

In conjunction with the development of the Section 1 Golf Course, Detroit Edison has requested that the City of Troy grant them a permanent easement for overhead and underground utility line facilities. The easement location has been approved by our Engineering Department and is part of the new golf course property on the south side of South Boulevard between John R and Dequindre.

Therefore, we recommend that City Council approve the attached easement from the City of Troy to Detroit Edison and authorize the Mayor and City Clerk to sign the easement.

cc: Steve Vandette, City Engineer

PERMANENT EASEMENT

Sidwell # 88-20-01-200-015

Project #

Resolution #

The City of Troy, a Michigan Municipal Corporation, Grantor, whose address is 500 West Big Beaver Road, Troy, MI 48084 for and in consideration of the sum of: One Dollar (\$1.00) paid by The Detroit Edison Company, a Michigan Corporation, Grantee, whose address is 2000 Second Avenue, Detroit, Michigan 48226, grants to the Grantee the right to construct, operate, maintain, repair and/or replace overhead and underground utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories as indicated on attached Exhibits "A" and "B", which is attached hereto and made a part hereof, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE ATTACHED EXHIBIT "C"

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. Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots in the Right of Way Area (or that could grow into the Right of Way Area) that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities. No trees, plant life, structures and fences can be planted, grown or installed within 8 feet of the front door and within 2 feet of the other sides of transformers and switching cabinet enclosures. Grantee will not be responsible to Grantor for damages to or removal of trees, plant life, structures and fences placed in front of transformer doors.

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 his signature(s) this _____ day of _____ A.D. 20 _____.

In presence of:

CITY OF TROY
A MICHIGAN MUNICIPAL CORPORATION

By _____ (L.S.)

Matt Pryor

Its: Mayor

By _____ (L.S.)

Tonni L. Bartholomew

Its: City Clerk

STATE OF MICHIGAN)
COUNTY OF)

The foregoing instrument as acknowledged before me this _____ day of _____, 20 _____, by Matt Pryor, Mayor and Tonni L. Bartholomew, City Clerk of the City of Troy, a Michigan Municipal Corporation, on behalf of the corporation.

Notary Public, _____ County, Michigan

My Commission Expires _____

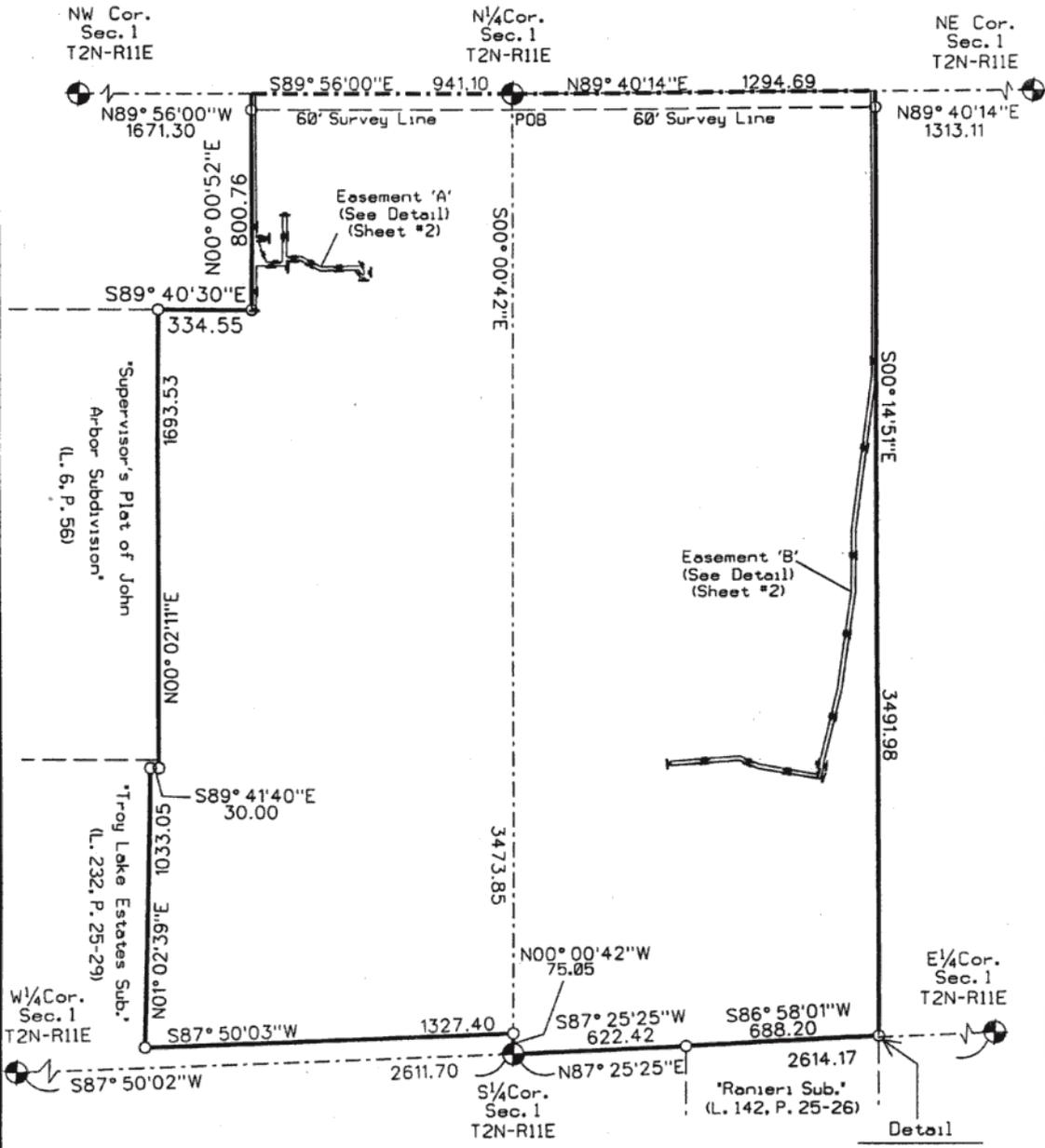
(Corporations)

Prepared by:
Patricia A. Petitto, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Return to:
City Clerk, City of Troy
500 West Big Beaver
Troy, Michigan 48084

EXHIBIT "A"
**PROPOSED DETROIT
 EDISON EASEMENTS
 @ GOLF COURSE SITE**

South Boulevard



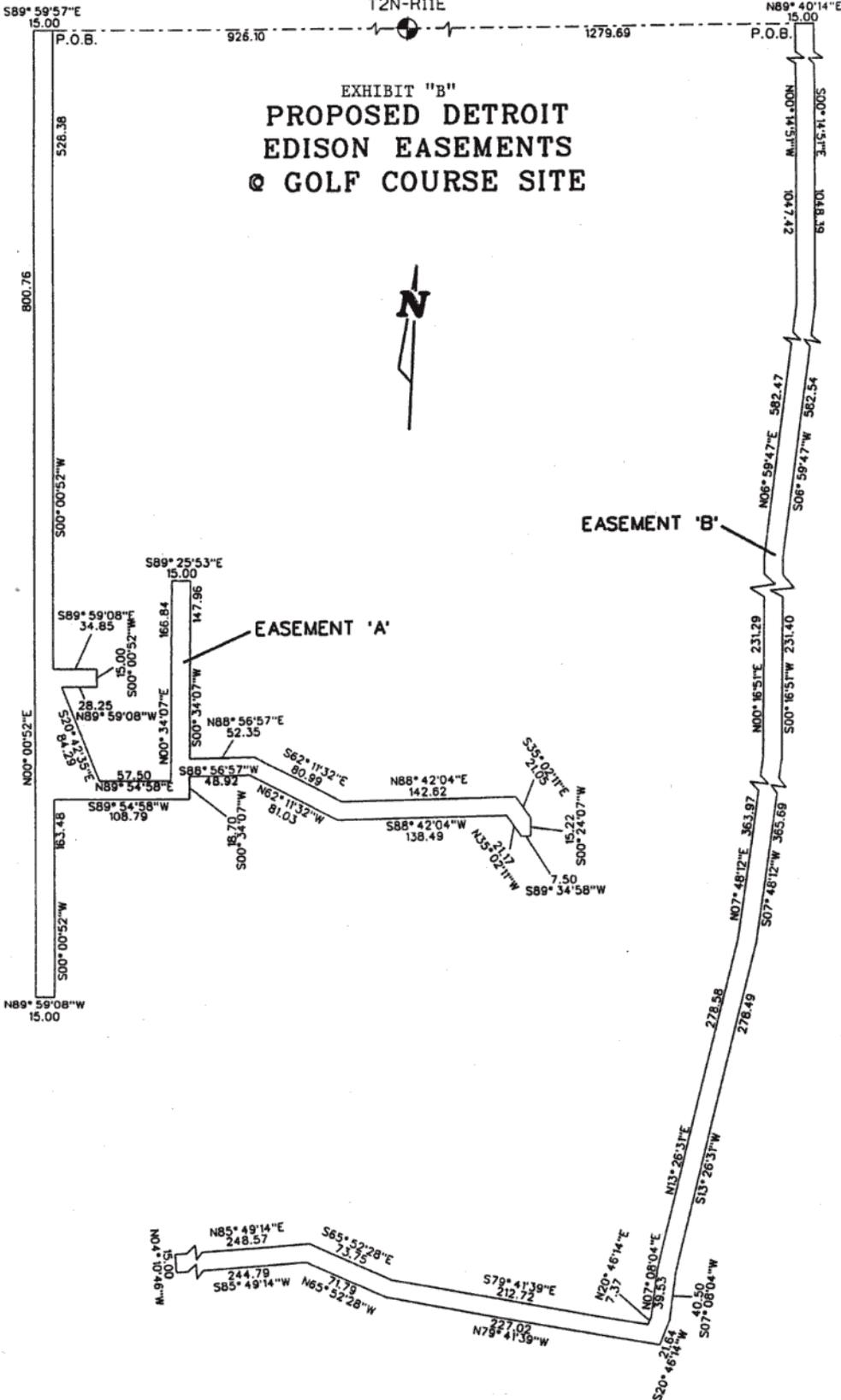
CITY OF TROY

500 W. Big Beaver Rd.
 Troy, MI 48084

Office: GJB, B.O. Field: BS, JS, PF
 Date: 3-3-2003 Scale: 1"=500'
 Sheet 1 of 3

South Boulevard

N $\frac{1}{4}$ Cor.
Sec. 1
T2N-R11E



EASEMENT 'B'

EASEMENT 'A'

CITY OF TROY
500 W. Big Beaver Rd.
Troy, MI 48084

Office: GJB, B.O. Field: BS, JS, PF
Date: 3-3-2003 Scale: N.T.S.
Sheet 2 of 3

EASEMENT 'A' (Variable Width Easement for Underground
and Overhead Edison Connection)

Part of the Northwest fractional 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Commencing at the North 1/4 Cor. of said section 1; thence North 89 degrees 59 minutes 57 seconds West, along the north line of said section, 926.10 feet to the Point of Beginning; thence South 00 degrees 00 minutes 52 seconds West 528.38 feet; thence South 89 degrees 59 minutes 08 seconds East 34.85 feet; thence South 00 degrees 00 minutes 52 seconds West 15.00 feet; thence North 89 degrees 59 minutes 08 seconds West 28.25 feet; thence South 20 degrees 42 minutes 35 seconds East 84.29 feet; thence North 89 degrees 54 minutes 58 seconds East 57.50 feet; thence North 00 degrees 34 minutes 07 seconds East 166.84 feet; thence South 89 degrees 25 minutes 53 seconds East 15.00 feet; thence South 00 degrees 34 minutes 07 seconds West 147.96 feet; thence North 88 degrees 56 minutes 57 seconds East 52.35 feet; thence South 62 degrees 11 minutes 32 seconds East 80.99 feet; thence North 88 degrees 42 minutes 04 seconds East 142.62 feet; thence South 35 degrees 02 minutes 11 seconds East 21.05 feet; thence South 00 degrees 24 minutes 07 seconds West 15.22 feet; thence South 89 degrees 34 minutes 58 seconds West 7.50 feet; thence North 35 degrees 02 minutes 11 seconds West 21.17 feet; thence South 88 degrees 42 minutes 04 seconds West 138.49 feet; thence North 62 degrees 11 minutes 32 seconds West 81.03 feet; thence South 88 degrees 56 minutes 57 seconds West 48.92 feet; thence South 00 degrees 34 minutes 07 seconds West 18.70 feet; thence South 89 degrees 54 minutes 58 seconds West 108.79 feet; thence South 00 degrees 00 minutes 52 seconds West 163.48 feet; thence North 89 degrees 59 minutes 08 seconds West 15.00 feet; thence North 00 degrees 00 minutes 52 seconds East 800.76 feet to the north line of said section 1; thence South 89 degrees 59 minutes 57 seconds East, along said north line, 15.00 feet to the Point of Beginning. Containing 22, 835 Square Feet or 0.524 Acres.

EASEMENT 'B' (15' Wide Easement for Underground Edison Connection)

Part of the Northeast fractional 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Commencing at the North 1/4 Cor. of said section 1; thence North 89 degrees 40 minutes 14 seconds East, along the north line of said section, 1279.69 feet to the Point of Beginning; thence North 89 degrees 40 minutes 14 seconds East, along said north line, 15.00 feet; thence South 00 degrees 14 minutes 51 seconds East 1048.39 feet; thence South 06 degrees 59 minutes 47 seconds West 582.54 feet; thence South 00 degrees 16 minutes 51 seconds West 231.40 feet; thence South 07 degrees 48 minutes 12 seconds West 365.69 feet; thence South 13 degrees 26 minutes 31 seconds West 278.49 feet; thence South 07 degrees 08 minutes 04 seconds West 40.50 feet; thence South 20 degrees 46 minutes 14 seconds West 21.64 feet; thence North 79 degrees 41 minutes 39 seconds West 227.02 feet; thence North 65 degrees 52 minutes 28 seconds West 71.79 feet; thence South 85 degrees 49 minutes 14 seconds West 244.79 feet; thence North 04 degrees 10 minutes 46 seconds West 15.00 feet; thence North 85 degrees 49 minutes 14 seconds East 248.57 feet; thence South 65 degrees 52 minutes 28 seconds East 73.75 feet; thence South 79 degrees 41 minutes 39 seconds East 212.72 feet; thence North 20 degrees 46 minutes 14 seconds East 7.37 feet; thence North 07 degrees 08 minutes 04 seconds East 39.53 feet; thence North 13 degrees 26 minutes 31 seconds East 278.58 feet; thence North 07 degrees 48 minutes 12 seconds East 363.97 feet; thence North 00 degrees 16 minutes 51 seconds East 231.29 feet; thence North 06 degrees 59 minutes 47 seconds East 582.47 feet; thence North 00 degrees 14 minutes 51 seconds West 1047.42 feet; to the Point of Beginning. Containing 46,485 Square Feet or 1.067 Acres.

EXHIBIT "C"

CITY OF TROY

500 W. Big Beaver Rd.
Troy, MI 48084

Office: GJB, B.O. Field: BS, JS, PF
Date: 3-3-2003 Scale:
Sheet 3 of 3

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Jeanette Bennett, Director of Purchasing
Steven J. Vandette, City Engineer

SUBJECT: Standard Purchasing Resolution 1: Award to Low Bidder
Creston Road S.A.D. Paving, Contract No. 03-2

RECOMMENDATION

It is recommended that City Council award a contract for Creston Road S.A.D. Paving to Thompson-McCully Company, 4751 White Lake Road, Clarkston, MI 48346 for their low bid of \$363,448.00; contingent upon submission of proper proposal and bid documents, including insurance certificates, bonds and all specified requirements.

In addition, we are requesting authorization to approve additional work, if needed, not to exceed 10% of the original project cost.

PROJECT INFORMATION

Bids were received and publicly read on April 22, 2003. The low bidder was Thompson-McCully Co., as can be seen in the attached tabulation of bids. The Creston Road S.A.D. Paving includes the paving of Creston Road from Somerton to Rochester Road along with construction of storm sewer and replacement of an existing water main. All contract work, including final restoration and cleanup, is scheduled for completion by August 31, 2003.

The residents' portion of the assessment decreased a total \$21,920.10 from the original estimate as a result of the bidding process. This savings results in a decrease of 21.7% to the assessment for each parcel.

FUNDING

Funds for this work are included in the 2002/03 Local Roads, account number 555.7972.035055 and in the 2002/03 Water, account number 401499.7989.021061. The budgeted amount includes funds for construction, inspection and contingencies.

13 Bids Sent
6 Bids Rec'd

Prepared by: Gary Streight, Civil Engineer
G:\Contracts\Contracts - 2003\03-2 - Creston Road S.A.D. Paving\Bid Award.doc

BID TABULATION
 CRESTON ROAD SAD PAVING
 CITY OF TROY
 OAKLAND COUNTY, MICHIGAN

Bids Due: April 22, 2003
 Project # 02.106.1

Thompson-McCully Co.
 4751 White Lake Road
 Clarkston, MI 48346

V.I.L. Construction
 6680 Sims Drive
 Sterling Heights, MI 48313

Giannetti Contracting
 6340 Sims Drive
 Sterling Heights, MI 48313

ALTERNATE #1 - Including CDBG Requirements,
 Davis/Bacon Wages, etc.

Item	Quantity		Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1 Mobilization	1	LS	\$23,500.00	\$23,500.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
2 Remove Culvert	23	Each	\$100.00	\$2,300.00	\$100.00	\$2,300.00	\$50.00	\$1,150.00
3 Remove Drainage Structure	2	Each	\$175.00	\$350.00	\$350.00	\$700.00	\$200.00	\$400.00
4 Remove Sewer	50	LF	\$15.00	\$750.00	\$15.00	\$750.00	\$10.00	\$500.00
5 Remove Concrete or Asphalt Pavement	250	SY	\$9.00	\$2,250.00	\$5.00	\$1,250.00	\$10.00	\$2,500.00
6 Remove Headwall	17	Each	\$75.00	\$1,275.00	\$50.00	\$850.00	\$50.00	\$850.00
7 Reconstruct Structure	4	Each	\$450.00	\$1,800.00	\$500.00	\$2,000.00	\$500.00	\$2,000.00
8 Adjust Structure	3	Each	\$300.00	\$900.00	\$300.00	\$900.00	\$300.00	\$900.00
9 Earth Excavation	580	CY	\$10.00	\$5,800.00	\$5.00	\$2,900.00	\$8.00	\$4,640.00
10 Roadway Grading	4900	SY	\$1.50	\$7,350.00	\$3.00	\$14,700.00	\$4.00	\$19,600.00
11 Subgrade Undercutting, Incl. Crushed Cor	70	CY	\$26.00	\$1,820.00	\$25.00	\$1,750.00	\$20.00	\$1,400.00
12 Embankment	60	CY	\$14.00	\$840.00	\$10.00	\$600.00	\$10.00	\$600.00
13 Salvaged Aggregate for Shoulders	70	CY	\$10.00	\$700.00	\$15.00	\$1,050.00	\$8.00	\$560.00
14 Agg. Base, 21AA, 6" for Roadway, Drive A	400	Ton	\$18.00	\$7,200.00	\$14.00	\$5,600.00	\$14.00	\$5,600.00
15 Bit. Mix. No. 500, 20C, 3"	900	Ton	\$34.20	\$30,780.00	\$31.00	\$27,900.00	\$35.00	\$31,500.00
16 Bit. Mix. No. 1100T, 20AA, 1 1/2"	450	Ton	\$37.50	\$16,875.00	\$38.50	\$17,325.00	\$45.00	\$20,250.00
17 Bit. Mix. No. 1100T, 36B, 4" for Drive Appl	100	Ton	\$72.00	\$7,200.00	\$82.00	\$8,200.00	\$100.00	\$10,000.00
18 6" Uniform Conc., MDOT Grade HE, Type	35	SY	\$70.00	\$2,450.00	\$27.00	\$945.00	\$36.00	\$1,260.00
19 Relocate Sign	1	Each	\$1,500.00	\$1,500.00	\$100.00	\$100.00	\$100.00	\$100.00
20 Class C76-IV Sewer, 12", Tr. Det. B	215	LF	\$28.00	\$6,020.00	\$34.00	\$7,310.00	\$38.10	\$8,191.50
21 Class C76-IV Sewer, 15", Tr. Det. B	635	LF	\$32.00	\$20,320.00	\$42.00	\$26,670.00	\$40.80	\$25,908.00
22 Class C76-IV Sewer, 18", Tr. Det. B	55	LF	\$37.00	\$2,035.00	\$49.00	\$2,695.00	\$44.10	\$2,425.50
23 Drainage Structure, 3' Dia. Catch Basin	34	Each	\$1,150.00	\$39,100.00	\$1,100.00	\$37,400.00	\$1,000.00	\$34,000.00
24 Drainage Structure, 4' Dia.	7	Each	\$1,250.00	\$8,750.00	\$1,250.00	\$8,750.00	\$1,200.00	\$8,400.00
25 Edge Drain, 8"	2843	LF	\$16.00	\$45,488.00	\$19.50	\$55,438.50	\$31.70	\$90,123.10
26 Relocate Mailbox Post	30	Each	\$75.00	\$2,250.00	\$75.00	\$2,250.00	\$50.00	\$1,500.00
27 Watering Sodded Areas, 1,000 Gal/Unit	150	Unit	\$50.00	\$7,500.00	\$55.00	\$8,250.00	\$40.00	\$6,000.00
28 Mowing Sodded Areas	4	Times	\$200.00	\$800.00	\$250.00	\$1,000.00	\$1.00	\$4.00
29 Traffic Maintenance & Control	1	LS	\$17,250.00	\$17,250.00	\$29,000.00	\$29,000.00	\$2,000.00	\$2,000.00
30 Soil Erosion Control	1	LS	\$2,800.00	\$2,800.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
31 Restoration, Included in Project Items	XXX	XX						

Thompson-McCully Co.
4751 White Lake Road
Clarkston, MI 48346

V.I.L. Construction
6680 Sims Drive
Sterling Heights, MI 48313

Giannetti Contracting
6340 Sims Drive
Sterling Heights, MI 48313

32 Audio/Video Record of Construction Area	1	LS	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$1,200.00	\$1,200.00
33 8" Dia. Ductile Iron Cl. 54 Water Main w/ Polywrap	2035	LF	\$27.00	\$54,945.00	\$35.00	\$71,225.00	\$41.35	\$84,147.25
34 8" Dia. Gate, Valve & Well	5	Each	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00
35 Jack & Bore 8" Dia. Water Main w/casing & Exclusive of Pipe	75	LF	\$130.00	\$9,750.00	\$100.00	\$7,500.00	\$150.00	\$11,250.00
36 Fire Hydrant Assembly, Type D	4	Each	\$2,200.00	\$8,800.00	\$2,200.00	\$8,800.00	\$2,000.00	\$8,000.00
37 Connect to Ex. 8" Water Main	2	Each	\$900.00	\$1,800.00	\$4,000.00	\$8,000.00	\$3,100.00	\$6,200.00
38 2" Blow Off Assembly	2	Each	\$750.00	\$1,500.00	\$100.00	\$200.00	\$250.00	\$500.00
39 Cut & Cap Water Main	2	Each	\$850.00	\$1,700.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00
40 Remove Hydrant	4	Each	\$550.00	\$2,200.00	\$300.00	\$1,200.00	\$300.00	\$1,200.00
41 Remove Gate, Valve & Well	3	Each	\$600.00	\$1,800.00	\$400.00	\$1,200.00	\$400.00	\$1,200.00
Total - Base Bid - Alternate #1				\$363,448.00		\$391,458.50		\$422,059.35

**ALTERNATE #2 - Not Including CDBG Requirements,
Davis/Bacon Wages, etc.**

Item	Quantity		Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1 Mobilization	1	LS	\$23,500.00	\$23,500.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
2 Remove Culvert	23	Each	\$100.00	\$2,300.00	\$100.00	\$2,300.00	\$50.00	\$1,150.00
3 Remove Drainage Structure	2	Each	\$175.00	\$350.00	\$350.00	\$700.00	\$200.00	\$400.00
4								
Remove Sewer	50	LF	\$15.00	\$750.00	\$15.00	\$750.00	\$10.00	\$500.00
5 Remove Concrete or Asphalt Pavement	250	SY	\$9.00	\$2,250.00	\$5.00	\$1,250.00	\$10.00	\$2,500.00
6 Remove Headwall	17	Each	\$75.00	\$1,275.00	\$50.00	\$850.00	\$50.00	\$850.00
7 Reconstruct Structure	4	Each	\$450.00	\$1,800.00	\$500.00	\$2,000.00	\$500.00	\$2,000.00
8 Adjust Structure	3	Each	\$300.00	\$900.00	\$300.00	\$900.00	\$300.00	\$900.00
9 Earth Excavation	580	CY	\$10.00	\$5,800.00	\$5.00	\$2,900.00	\$8.00	\$4,640.00
10 Roadway Grading	4900	SY	\$1.50	\$7,350.00	\$3.00	\$14,700.00	\$4.00	\$19,600.00
11 Subgrade Undercutting, Incl. Crushed Cor	70	CY	\$26.00	\$1,820.00	\$25.00	\$1,750.00	\$20.00	\$1,400.00
12 Embankment	60	CY	\$14.00	\$840.00	\$10.00	\$600.00	\$10.00	\$600.00
13 Salvaged Aggregate for Shoulders	70	CY	\$10.00	\$700.00	\$15.00	\$1,050.00	\$8.00	\$560.00
14 Agg. Base, 21AA, 6" for Roadway, Drive A	400	Ton	\$18.00	\$7,200.00	\$14.00	\$5,600.00	\$14.00	\$5,600.00
15 Bit. Mix. No. 500, 20C, 3"	900	Ton	\$34.20	\$30,780.00	\$31.00	\$27,900.00	\$35.00	\$31,500.00
16 Bit. Mix. No. 1100T, 20AA, 1 1/2"	450	Ton	\$37.50	\$16,875.00	\$38.50	\$17,325.00	\$45.00	\$20,250.00
17 Bit. Mix. No. 1100T, 36B, 4" for Drive Appl	100	Ton	\$72.00	\$7,200.00	\$82.00	\$8,200.00	\$100.00	\$10,000.00
18 6" Uniform Conc., MDOT Grade HE, Type	35	SY	\$70.00	\$2,450.00	\$27.00	\$945.00	\$36.00	\$1,260.00
19 Relocate Sign	1	Each	\$1,500.00	\$1,500.00	\$100.00	\$100.00	\$100.00	\$100.00

			Thompson-McCully Co.		V.I.L. Construction		Giannetti Contracting	
			4751 White Lake Road		6680 Sims Drive		6340 Sims Drive	
			Clarkston, MI 48346		Sterling Heights, MI 48313		Sterling Heights, MI 48313	
20 Class C76-IV Sewer, 12", Tr. Det. B	215	LF	\$28.00	\$6,020.00	\$34.00	\$7,310.00	\$37.10	\$7,976.50
21 Class C76-IV Sewer, 15", Tr. Det. B	635	LF	\$32.00	\$20,320.00	\$42.00	\$26,670.00	\$39.80	\$25,273.00
22 Class C76-IV Sewer, 18", Tr. Det. B	55	LF	\$37.00	\$2,035.00	\$49.00	\$2,695.00	\$43.10	\$2,370.50
23 Drainage Structure, 3' Dia. Catch Basin	34	Each	\$1,150.00	\$39,100.00	\$1,100.00	\$37,400.00	\$1,000.00	\$34,000.00
24 Drainage Structure, 4' Dia.	7	Each	\$1,250.00	\$8,750.00	\$1,250.00	\$8,750.00	\$1,200.00	\$8,400.00
25 Edge Drain, 8"	2843	LF	\$16.00	\$45,488.00	\$19.50	\$55,438.50	\$30.70	\$87,280.10
26 Relocate Mailbox Post	30	Each	\$75.00	\$2,250.00	\$75.00	\$2,250.00	\$50.00	\$1,500.00
27 Watering Sodded Areas, 1,000 Gal/Unit	150	Unit	\$50.00	\$7,500.00	\$55.00	\$8,250.00	\$40.00	\$6,000.00
28 Mowing Sodded Areas	4	Times	\$200.00	\$800.00	\$250.00	\$1,000.00	\$1.00	\$4.00
29 Traffic Maintenance & Control	1	LS	\$17,250.00	\$17,250.00	\$29,000.00	\$29,000.00	\$2,000.00	\$2,000.00
30 Soil Erosion Control	1	LS	\$2,800.00	\$2,800.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
31 Restoration, Included in Project Items	XXX	XX						
32 Audio/Video Record of Construction Area	1	LS	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$1,200.00	\$1,200.00
33 8" Dia. Ductile Iron Cl. 54 Water Main w/ Polywrap	2035	LF	\$27.00	\$54,945.00	\$35.00	\$71,225.00	\$39.35	\$80,077.25
34 8" Dia. Gate, Valve & Well	5	Each	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00
35 Jack & Bore 8" Dia. Water Main w/casing & Exclusive of Pipe	75	LF	\$130.00	\$9,750.00	\$100.00	\$7,500.00	\$150.00	\$11,250.00
36 Fire Hydrant Assembly, Type D	4	Each	\$2,200.00	\$8,800.00	\$2,200.00	\$8,800.00	\$2,000.00	\$8,000.00
37 Connect to Ex. 8" Water Main	2	Each	\$900.00	\$1,800.00	\$4,000.00	\$8,000.00	\$3,100.00	\$6,200.00
38 2" Blow Off Assembly	2	Each	\$750.00	\$1,500.00	\$100.00	\$200.00	\$250.00	\$500.00
39 Cut & Cap Water Main	2	Each	\$850.00	\$1,700.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00
40 Remove Hydrant	4	Each	\$550.00	\$2,200.00	\$300.00	\$1,200.00	\$300.00	\$1,200.00
41 Remove Gate, Valve & Well	3	Each	\$600.00	\$1,800.00	\$400.00	\$1,200.00	\$400.00	\$1,200.00
Total - Base Bid - Alternate #2				\$363,448.00		\$391,458.50		\$414,241.35
<u>Additional Bidders</u>				<u>Alternate #1</u>		<u>Alternate #2</u>		
John Carlo, Inc.				\$428,699.50		\$428,699.50		
Underground Contracting				\$449,183.00		\$449,183.00		
Barrett Paving Materials				\$484,838.25		\$484,838.25		

April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
John M Lamerato, Assistant City Manager/Finance and Administration
Jeanette Bennett, Purchasing Director

Re: Standard Purchasing Resolution 4: U S Communities Cooperative Purchasing Program

RECOMMENDATION

It is recommended that the City Manager administratively authorize the use of the U S Communities Cooperative Program above the \$10,000 limit when deemed to be in the City of Troy's advantage, except for those "Capital" (401 account) purchases, which shall be presented for Troy City Council review and pending approval.

DETAIL

The Purchasing Department recommends participation in competitively bid contracts awarded by the U S Communities also known as NACo contracts. U S Communities is a non-profit agency to assist public agencies reduce the cost of purchased goods and is sponsored by: The National Association of Counties (NACo), the National Institute of Governmental Purchasing (NIGP), the National League of Cities (NLC), and the United States Conference of Mayors (USCM). In the past staff has recommended individual contracts for implementation (i.e. Office Depot - office supplies, Grainger – industrial supplies, Graybar – industrial supplies with annual spending of approximately \$150,000, \$30,000, and \$3,000 respectively). Since the number of program contracts is expanding, it is more efficient to approve the entire program as has been done with the State of Michigan Extended Purchasing Program, the Oakland County Program, and REMC program. This allows staff the sourcing capability to garner the best price for City needs at a reduced administrative cost.

Peter Foley, Regional Marketing Manager for the U S Communities program, visits Troy's purchasing office regularly to discuss new contracts or obtain feedback on contracts already in place.

SUMMARY

Participation in the U S Communities program allows the City to take advantage of the favorable discounts as a result of national bids. This is a tremendous opportunity to use the buying power of many at a local level.

What are the advantages of participating in U.S. Communities?

- Competitively bid contracts by a lead public agency
- Most favorable public agency pricing
- No cost to participate
- Nationally sponsored by leading associations and purchasing organizations
- Broad range of high quality products
- Aggregates purchasing power of public agencies nationwide
- Managed by public purchasing professionals

Does U.S. Communities have professional public purchasing advisors?

Yes. The Advisory Board members consist of public purchasing professionals from Allegheny County, PA; City of Charlotte/Mecklenburg County, NC; Chicago, IL; Dallas County, TX; Denver, CO; Fairfax County, VA; Harford County Public Schools, MD; Hennepin County, MN; Houston, TX; Los Angeles County, CA; Maricopa County, AZ; Miami-Dade County, FL; Rialto Unified School District, Rialto, CA; Santa Clara County, CA; Seattle, WA.

Can my state or local government use this program without going out to bid?

Yes in most states. All U.S. Communities contracts have been competitively bid by a lead public jurisdiction in accordance with their public purchasing rules and regulations. Each solicitation contains language, which advises all vendors the subsequent contract may be used by other government agencies throughout the United States. This language is based on the lead jurisdiction "Joint Powers Authority" or "Cooperative Procurement" program. Although each government may have different purchasing procedures to follow, applying these competitive principles satisfy the competitive bid requirements in most state and local government agencies.

What is Joint Powers or Cooperative Procurement Authority?

State statutes and, if applicable, local ordinances generally allow one government agency to purchase from contracts competitively bid by another government agency ("Lead Public Agency"). This, of course, would require the consent of all parties including the vendor, the Lead Public Agency and government agency purchasing from the Lead Public Agency contract. GPA contracts are established to meet both the competitive bid and consent requirements. Generally, a public body may participate in, sponsor, conduct or administer a cooperative procurement agreement with one or more other public bodies, or agencies of the United States, for the purpose of combining requirements to increase efficiency or reduce administrative expenses. In some states, this power is not passed on to localities.

How can I obtain copies of the legal documentation associated with each U.S. Communities contract?

Each vendor can provide you with a copy of the original competitively bid RFP, notice of award and executed contract. Copies of these documents are also available on the U.S. Communities website at www.uscommunities.org. You may also contact the lead public agency responsible for each contract. The lead agencies are listed on the U.S. Communities website at the address shown below. The lead agency for the Industrial and Office Supplies contracts was Los Angeles County, CA and for the Computers and Office Furniture Contracts it was Fairfax County, VA.

What does a public agency do to participate?

Public agencies can participate by exercising their Cooperative Procurement Authority with a one page Participation Certificate available from a U.S. Communities vendor or at the U.S. Communities website listed below. There are no restrictions on the amount or size of a public agency order.

How much does it cost to participate in the U.S. Communities program?

There are no costs or fees to the local agency to participate.

If there is a performance problem with a vendor what step do I take to resolve the problem?

First try and resolve the problem with the vendor representative. If this does not work, ask to speak to the U.S. Communities national account manager or contact U.S. Communities at the numbers listed below.

How is U.S. Communities funded as a non-profit agency?

The vendors pay a 1% administrative fee to participate and this pays for operating expenses and offsets costs incurred by national and state sponsors.

How do I get more information about U.S. Communities?

E-mail: info@uscommunities.org
Telephone: U.S. COMMUNITIES-SHOP
866.472.7467 or 800.635.3993
Website: www.uscommunities.org



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Founding Co-Sponsors



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- Janitorial Supplies
- Tools & Mat'l Handling
- School Furniture
- Carpet & Flooring
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Product Categories

Below is the complete list of the U.S. Communities competitively solicited contracts.

Product Category	Contracting Supplier
Office Supplies	Office Depot
Office Furniture	Haworth Herman Miller Knoll Steelcase
Electrical Products	Graybar
Comm/Data Supplies	Graybar
Computers	CompUSA Insight Public Sector Gateway IBM Micron PC Software Spectrum
Janitorial Supplies	Zep Manufacturing
Tools & Material Handling	Hughes Supply Inc.
School Furniture	School Specialty Inc. Virco Inc.
Carpet and Flooring	Interface Flooring Systems, Inc. Milliken Carpet



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Other Products

The following organizations make contracts available to public agencies for products and services that are complementary to U.S. Communities' offerings. These organizations are not affiliated with U.S. Communities, and their requirements for use of their contracts may differ; but their programs and contracts are generally available for use by public agencies nationwide.

• Automotive and Heavy Equipment and Other



has over 100 competitively bid contracts in mainly capital intensive, high ticket items such as fire trucks, police cars, radio systems, construction equipment, and much more. These contracts are available to local governments nationwide. Over 1,300 municipalities, counties, school districts, and other entities have already purchased through HGACBuy.com.

• Voice, Data and Video Solutions



provides a variety of telecommunication and other related services.

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
John M. Lamerato, Assistant City Manager/Finance and Administration
James A. Nash, Financial Services Director

RE: Budgeted Act 51 Transfer

DATE: April 25, 2003

The formula used under Public Act 51 to distribute Michigan Transportation Fund revenue to municipalities results in the majority of the funds being allocated to the Major Street Fund (MSF). Recognizing that some localities may have greater need in their Local Street Funds (LSF), the Act authorizes cities to transfer up to 25% of MSF revenue to their LSF when supported by a council resolution. It is therefore recommended that City Council adopt the following resolution to enable this budgeted transfer to occur.

SUGGESTED RESOLUTION

WHEREAS, Public Act 51 of 1951, as amended, allows for the transfer of up to 25% of Major Street Fund revenue to the Local Street Fund,

RESOLVED, that the Finance Department is authorized to transfer up to 25% of Major Street Fund revenue to the Local Street Fund, in accordance with the adopted 2002-2003 budget.

April 28, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
 Gary A. Shripka, Assistant City Manager/Services
 Jeanette Bennett, Purchasing Director
 Timothy Richnak, Public Works Director

RE: Standard Purchasing Resolution 1: Award To Low Bidder –
 Parking Lot Maintenance Program

RECOMMENDATION

Bids were received for Parking Lot Maintenance on April 22, 2003. City management recommends awarding the contract to the low total bidder, Nagle Paving Co., at an estimated total cost of \$247,560.00, at unit prices contained in the attached bid tabulation opened 4/22/03.

In addition, staff requests authorization to change the quantity of work either additive or deductive at unit prices quoted, provided the total arithmetic dollar value of all such changes does not exceed 25% of the contract total per year and falls within budgetary limits.

The award is contingent upon the recommended bidder submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements. Due to bonding requirements, the program was bid on a low total award basis.

ADDITIONAL INFORMATION

The bid for Parking Lot Maintenance was the first one from the City of Troy posted on the new MITN system. As you can see from the attached matching and downloading history report (27) vendors were notified, (19) vendors obtained the original document and (8) vendors the addendum. Per the report, Nagle Paving did not receive the addendum which had the insurance requirements indicated on a sample certificate. Subsequently, Nagle confirms their ability to meet the specified insurance requirements.

BUDGET

Funds are available in the Capital Accounts for Public Works Construction Municipal Parking Lots and the Library Improvement Fund.

27 MITN Bidders Notified
 3 Walk-In Bidders
 5 Bids Rec'd

Prepared by: Marina Basta/Farouk, Project Construction Manager

VENDOR NAME:

**	NAGLE PAVING	ASPHALT	T&M ASPHALT
	COMPANY	SPECIALISTS INC	PAVING
Check number	650194481	650198696	563182597-8
Check amount	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00

Proposal: To complete the City of Troy Parking Lot Maintenance Program for Fire Station #5, Fire Station #1, Redwood Park Troy Historic Museum, & Boulan Park.

Task	Item	Est Qty	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Task 1 FIRE STATION #5	10" Remove Asphalt Pavemt.	300 S.Y.	\$ 9.00	\$ 2,700.00	\$ 6.00	\$ 1,800.00	\$ 6.00	\$ 1,800.00
	4" 21AA Aggregate	66 Ton	\$ 25.00	\$ 1,650.00	\$ 30.00	\$ 1,980.00	\$ 15.00	\$ 990.00
	4" MDOT Bituminous Mix	69 Ton	\$ 60.00	\$ 4,140.00	\$ 70.00	\$ 4,830.00	\$ 57.00	\$ 3,933.00
	2" MDOT Bituminous Mix	33 Ton	\$ 80.00	\$ 2,640.00	\$ 70.00	\$ 2,310.00	\$ 58.00	\$ 1,914.00
	Crack & Joint Sealing Concrete	2,700 L.F.	\$ 0.70	\$ 1,890.00	\$ 0.58	\$ 1,566.00	\$ 0.65	\$ 1,755.00
	Seal Coat Asphalt	1,570 S.Y.	\$ 0.55	\$ 863.50	\$ 0.45	\$ 706.50	\$ 0.675	\$ 1,059.75
	Stripping (Yellow & White)	750 L.F.	\$ 0.30	\$ 225.00	\$ 0.20	\$ 150.00	\$ 0.40	\$ 300.00
	Handicapped Parking Space	2 each	\$ 25.00	\$ 50.00	\$ 8.00	\$ 16.00	\$ 5.00	\$ 10.00
	Traffic Maintenance Control	Included	Included		Included		Included	
	Total			\$ 14,158.50		\$ 13,358.50		\$ 11,761.75
Task 2 FIRE STATION #1	Crack & Joint Sealing	2,800 L.F.	\$ 0.72	\$ 2,016.00	\$ 0.58	\$ 1,624.00	\$ 0.65	\$ 1,820.00
	Seal Coat	1,755 S.Y.	\$ 0.72	\$ 1,263.60	\$ 0.41	\$ 719.55	\$ 0.675	\$ 1,184.63
	Stripping (Yellow & White)	666 L.F.	\$ 0.35	\$ 233.10	\$ 0.20	\$ 133.20	\$ 0.40	\$ 266.40
	Handicapped Parking Space	2 each	\$ 25.00	\$ 50.00	\$ 8.00	\$ 16.00	\$ 5.00	\$ 10.00
	Traffic Maintenance Control	Included	Included		Included		Included	
	Total			\$ 3,562.70		\$ 2,492.75		\$ 3,281.03
Task 3 REDWOOD PARK	Crack & Joint Sealing	500 L.F.	\$ 1.20	\$ 600.00	\$ 0.85	\$ 425.00	\$ 1.00	\$ 500.00
	Seal Coat	554 S.Y.	\$ 0.90	\$ 498.60	\$ 0.55	\$ 304.70	\$ 0.675	\$ 373.95
	Stripping (Yellow & White)	126 L.F.	\$ 2.00	\$ 252.00	\$ 1.25	\$ 157.50	\$ 1.60	\$ 201.60
	Handicapped Parking Space	1 each	\$ 25.00	\$ 25.00	\$ 10.00	\$ 10.00	\$ 5.00	\$ 5.00
	Traffic Maintenance Control	Included	Included		Included		Included	
Total			\$ 1,375.60		\$ 897.20		\$ 1,080.55	
Task 4 TROY HISTORIC MUSEUM	12.5" Remove Asphalt Pavemt	2,245 S.Y.	\$ 4.70	\$ 10,551.50	\$ 4.85	\$ 10,888.25	\$ 6.40	\$ 14,368.00
	8" 21AA Aggregate	925 Ton	\$ 13.60	\$ 12,580.00	\$ 12.75	\$ 11,793.75	\$ 15.00	\$ 13,875.00
	3" MDOT Bituminous Mix	371 Ton	\$ 37.00	\$ 13,727.00	\$ 40.30	\$ 14,951.30	\$ 44.00	\$ 16,324.00
	1.5" MDOT Bituminous Mix	185 Ton	\$ 43.00	\$ 7,955.00	\$ 43.75	\$ 8,093.75	\$ 45.00	\$ 8,325.00
	Stripping (Yellow & White)	720 L.F.	\$ 0.15	\$ 108.00	\$ 0.20	\$ 144.00	\$ 0.40	\$ 288.00
	Handicapped Parking Space	2 each	\$ 30.00	\$ 60.00	\$ 8.00	\$ 16.00	\$ 5.00	\$ 10.00
	Traffic Maintenance Control	Included	Included		Included		Included	
	Concrete Curb & Gutter	150 L.F.	\$ 22.00	\$ 3,300.00	\$ 25.00	\$ 3,750.00	\$ 20.00	\$ 3,000.00
Total			\$ 48,281.50		\$ 49,637.05		\$ 56,190.00	
Task 5 BOULAN PARK	12.5" Remove Asphalt Pavemt	1,100 S.Y.	\$ 4.90	\$ 5,390.00	\$ 7.50	\$ 8,250.00	\$ 7.40	\$ 8,140.00
	8" 21AA Aggregate	452 Ton	\$ 14.20	\$ 6,418.40	\$ 14.20	\$ 6,418.40	\$ 15.00	\$ 6,780.00
	3" MDOT Bituminous Mix	182 Ton	\$ 39.00	\$ 7,098.00	\$ 44.20	\$ 8,044.40	\$ 48.00	\$ 8,736.00
	1.5" MDOT Bituminous Mix	91 Ton	\$ 47.00	\$ 4,277.00	\$ 46.50	\$ 4,231.50	\$ 50.00	\$ 4,550.00
	Stripping (Yellow & White)	418 L.F.	\$ 0.25	\$ 104.50	\$ 0.40	\$ 167.20	\$ 0.75	\$ 313.50
	Handicapped Parking Space	1 each	\$ 50.00	\$ 50.00	\$ 8.00	\$ 8.00	\$ 5.00	\$ 5.00
	Traffic Maintenance Control	Included	Included		Included		Included	
Total			\$ 23,337.90		\$ 27,119.50		\$ 28,524.50	

VENDOR NAME:		** NAGLE PAVING		ASPHALT		T&M ASPHALT	
		COMPANY		SPECIALISTS INC		PAVING	
PROPOSAL B							
LIBRARY PARKING LOT							
	Est Qty	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Butt Joint	25 L.F.	\$ 12.00	\$ 300.00	\$ 4.00	\$ 100.00	\$ 16.00	\$ 400.00
12" Remove Asphalt Pavemt.	7,897 S.Y.	\$ 3.80	\$ 30,008.60	\$ 3.00	\$ 23,691.00	\$ 4.75	\$ 37,510.75
6" - 21 AA Aggregate	2,435 Ton	\$ 13.00	\$ 31,655.00	\$ 13.06	\$ 31,801.10	\$ 12.00	\$ 29,220.00
Install 6" Edge Drain	100 L.F.	\$ 12.00	\$ 1,200.00	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00
4" Bituminous Mix	1,738 Ton	\$ 34.50	\$ 59,961.00	\$ 37.65	\$ 65,435.70	\$ 38.00	\$ 66,044.00
2" Bituminous Mix	868 Ton	\$ 38.00	\$ 32,984.00	\$ 40.50	\$ 35,154.00	\$ 39.00	\$ 33,852.00
Stripping (Yellow & White)	4,468 L.F.	\$ 0.12	\$ 536.16	\$ 0.10	\$ 446.80	\$ 0.13	\$ 580.84
Handicapped Parking Space	8 each	\$ 25.00	\$ 200.00	\$ 8.00	\$ 64.00	\$ 5.00	\$ 40.00
Traffic Maintenance Control	Included	Included		Included		Included	
Total		\$ 156,844.76		\$ 157,692.60		\$ 168,647.59	
ESTIMATED GRAND TOTAL:		\$ 247,560.96		\$ 251,197.60		\$ 269,485.42	
Insurance: Can Meet		BLANK		XX		XX	
Cannot Meet							
Site Inspection:							
Yes or No		YES		YES		YES	
Date		4/15/03		4/20/03		4/17/03	
Completion Date:		June 30, 2003					
Can Meet		XX		XX		XX	
Cannot Meet							
Terms:		BLANK - NET 30		30 DAYS		AS SPECIFIED	
Warranty:		BLANK - 1 YEAR		ONE YEAR		AS SPECIFIED	
Exceptions:		BLANK		BLANK		BLANK	
Bidder Questionnaire: Returned filled		COMPLETED		XX		XX	
Returned Unfilled		XX					
Not returned							

**** BOLDFACE TYPE DENOTES LOW TOTAL BIDDER**

ATTEST:

Charlene McComb
Marina Basta-Farouk
Thomas Rosewarne
Linda Bockstanz

 Jeanette Bennett
 Purchasing Director

VENDOR NAME:

	AJAX PAVING	AL'S ASPHALT
	INDUSTRIES INC	PAVING CO INC
Check number	197751795	650196913
Check amount	\$ 2,500.00	\$ 2,500.00

Proposal: To complete the City of Troy Parking Lot Maintenance Program for Fire Station #5, Fire Station #1, Redwood Park Troy Historic Museum, & Boulan Park.

Task	Est Qty	Unit Price	Extension	Unit Price	Extension
Task 1 FIRE STATION #5					
10" Remove Asphalt Pavemt.	300 S.Y.	\$ 15.00	\$ 4,500.00	\$ 10.00	\$ 3,000.00
4" 21AA Aggregate	66 Ton	\$ 25.00	\$ 1,650.00	\$ 18.00	\$ 1,188.00
4" MDOT Bituminous Mix	69 Ton	\$ 65.00	\$ 4,485.00	\$ 72.00	\$ 4,968.00
2" MDOT Bituminous Mix	33 Ton	\$ 70.00	\$ 2,310.00	\$ 75.00	\$ 2,475.00
Crack & Joint Sealing Concrete	2,700 L.F.	\$ 0.65	\$ 1,755.00	\$ 1.00	\$ 2,700.00
Seal Coat Asphalt	1,570 S.Y.	\$ 0.50	\$ 785.00	\$ 0.70	\$ 1,099.00
Stripping (Yellow & White)	750 L.F.	\$ 0.30	\$ 225.00	\$ 0.50	\$ 375.00
Handicapped Parking Space	2 each	\$ 18.00	\$ 36.00	\$ 25.00	\$ 50.00
Traffic Maintenance Control	Included	Included		Included	
Total			\$ 15,746.00		\$ 15,855.00
Task 2 FIRE STATION #1					
Crack & Joint Sealing	2,800 L.F.	\$ 0.70	\$ 1,960.00	\$ 1.00	\$ 2,800.00
Seal Coat	1,755 S.Y.	\$ 0.70	\$ 1,228.50	\$ 1.00	\$ 1,755.00
Stripping (Yellow & White)	666 L.F.	\$ 0.35	\$ 233.10	\$ 0.50	\$ 333.00
Handicapped Parking Space	2 each	\$ 18.00	\$ 36.00	\$ 25.00	\$ 50.00
Traffic Maintenance Control	Included	Included		Included	
Total			\$ 3,457.60		\$ 4,938.00
Task 3 REDWOOD PARK					
Crack & Joint Sealing	500 L.F.	\$ 1.20	\$ 600.00	\$ 2.00	\$ 1,000.00
Seal Coat	554 S.Y.	\$ 12.00	\$ 6,648.00	\$ 1.50	\$ 831.00
Stripping (Yellow & White)	126 L.F.	\$ 2.00	\$ 252.00	\$ 2.00	\$ 252.00
Handicapped Parking Space	1 each	\$ 18.00	\$ 18.00	\$ 25.00	\$ 25.00
Traffic Maintenance Control	Included	Included		Included	
Total			\$ 7,518.00		\$ 2,108.00
Task 4 TROY HISTORIC MUSEUM					
12.5" Remove Asphalt Pavemt	2,245 S.Y.	\$ 8.00	\$ 17,960.00	\$ 6.25	\$ 14,031.25
8" 21AA Aggregate	925 Ton	\$ 15.00	\$ 13,875.00	\$ 14.50	\$ 13,412.50
3" MDOT Bituminous Mix	371 Ton	\$ 34.00	\$ 12,614.00	\$ 41.40	\$ 15,359.40
1.5" MDOT Bituminous Mix	185 Ton	\$ 40.00	\$ 7,400.00	\$ 41.40	\$ 7,659.00
Stripping (Yellow & White)	720 L.F.	\$ 0.30	\$ 216.00	\$ 0.20	\$ 144.00
Handicapped Parking Space	2 each	\$ 18.00	\$ 36.00	\$ 25.00	\$ 50.00
Traffic Maintenance Control	Included	Included		Included	
Concrete Curb & Gutter	150 L.F.	\$ 16.00	\$ 2,400.00	\$ 20.00	\$ 3,000.00
Total			\$ 54,501.00		\$ 53,656.15
Task 5 BOULAN PARK					
12.5" Remove Asphalt Pavemt	1,100 S.Y.	\$ 8.50	\$ 9,350.00	\$ 6.50	\$ 7,150.00
8" 21AA Aggregate	452 Ton	\$ 15.00	\$ 6,780.00	\$ 15.00	\$ 6,780.00
3" MDOT Bituminous Mix	182 Ton	\$ 40.00	\$ 7,280.00	\$ 47.00	\$ 8,554.00
1.5" MDOT Bituminous Mix	91 Ton	\$ 60.00	\$ 5,460.00	\$ 67.00	\$ 6,097.00
Stripping (Yellow & White)	418 L.F.	\$ 0.50	\$ 209.00	\$ 0.50	\$ 209.00
Handicapped Parking Space	1 each	\$ 18.00	\$ 18.00	\$ 30.00	\$ 30.00
Traffic Maintenance Control	Included	Included		Included	
Total			\$ 29,097.00		\$ 28,820.00

VENDOR NAME:

AJAX PAVING
 INDUSTRIES INC

AL'S ASPHALT
 PAVING CO INC

PROPOSAL B

LIBRARY PARKING LOT

	Est Qty	Unit Price	Extension	Unit Price	Extension		
Butt Joint	25 L.F.	\$ 50.00	\$ 1,250.00	\$ 10.00	\$ 250.00		
12" Remove Asphalt Pavemt.	7,897 S.Y.	\$ 6.00	\$ 47,382.00	\$ 6.25	\$ 49,356.25		
6" - 21 AA Aggregate	2,435 Ton	\$ 15.00	\$ 36,525.00	\$ 14.50	\$ 35,307.50		
Install 6" Edge Drain	100 L.F.	\$ 20.00	\$ 2,000.00	\$ 13.00	\$ 1,300.00		
4" Bituminous Mix	1,738 Ton	\$ 31.00	\$ 53,878.00	\$ 41.40	\$ 71,953.20		
2" Bituminous Mix	868 Ton	\$ 36.00	\$ 31,248.00	\$ 41.40	\$ 35,935.20		
Stripping (Yellow & White)	4,468 L.F.	\$ 0.15	\$ 670.20	\$ 0.20	\$ 893.60		
Handicapped Parking Space	8 each	\$ 18.00	\$ 144.00	\$ 25.00	\$ 200.00		
Traffic Maintenance Control	Included	Included		Included			
Total			\$ 173,097.20		\$ 195,195.75		
ESTIMATED GRAND TOTAL:			\$ 283,416.80		\$ 300,572.90		

Insurance: Can Meet
 Cannot Meet

XX

XX

Site Inspection:
 Yes or No
 Date

YES

YES

4/14/03

MONDAY

Completion Date:

June 30, 2003

Can Meet
 Cannot Meet

XX

XX

Terms:

BI-WEEKLY

NET 30 DAYS

Warranty:

BLANK

ONE YEAR

Exceptions:

BLANK

BLANK

Bidder Questionnaire: Returned filled
 Returned Unfilled
 Not returned

XX - with attachment

XX



Matching and Downloading History for ITB-COT 03-01

This report shows all fax and e-mail vendors that matched the document when it was issued. It also shows all vendors (including those that are registered free), that have obtained the document and any subsequent amendments up to and including **4/28/2003**.

Document Title: Parking Lot Maintenance Program
 Date Issued: 4/4/2003
 Close Date: 4/22/2003
 Date amendment #1 was issued: 4/22/2003

Acct #	Company Name	Service	Date Obtained Document	Date Obtained Addenda
10101	Vac-All Service, Inc.	E-mail	4/4/2003	
10113	Sullivan Corporation	Free	4/14/2003	
10139	B & J Parking Lot Maintenance, Inc.	E-mail	4/4/2003	
10142	Benchmark Financial Ltd	E-mail		
10223	MEMORY 101	E-mail	4/21/2003	
10327	T & M ASPHALT PAVING, INC.	E-mail	4/22/2003	#1 4/22/2003
10429	Metropolitan Asphalt Paving, Inc.	Fax		#1 4/22/2003
10604	white excavating company inc.	Fax		#1 4/22/2003
10709	B & W Landscape Supply	Fax		#1 4/22/2003
10833	Hartwell Cement Company	E-mail	4/7/2003	
10850	DiLisioContracting Inc.	E-mail		
10856	ROAD RUNR MAINTENANCE, INC	Free	4/9/2003	
10864	Richter's Contracting, Inc.	E-mail		
10938	Great Lakes Landscaping & Construction Inc.	Fax		#1 4/22/2003
10974	The Avrie Group, Inc.	E-mail		
11211	Florence Cement Company	E-mail	4/10/2003	#1 4/22/2003
11455	e-Business Partners Inc.	E-mail	4/4/2003	
11469	Nagle Paving Company	E-mail	4/7/2003	
11478	S and J Asphalt Paving Co.	Free	4/5/2003	
11514	Highway Maintenance & Construction Co.	E-mail	4/7/2003	
11517	Hart Pavement Striping Corporation	E-mail	4/9/2003	
11526	Ajax Paving Industries	E-mail	4/7/2003	

11608	INDUSTRIAL PAINTING CONTRACTORS, INC.	Free	4/9/2003	
11691	Asphalt Specialists, Inc.	Free	4/25/2003	#1 4/22/2003
11720	Rolar Property Services Inc.	E-mail	4/16/2003	
11732	Curbco, Inc.	Fax	4/16/2003	#1 4/22/2003
11800	ABC PAVING COMPANY	Free	4/21/2003	

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April 29, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Asst. City Manager/Services
Steven J. Vandette, City Engineer 
John K. Abraham, Traffic Engineer 

SUBJECT: Traffic Committee Recommendations

At the Traffic Committee meeting of April 16, 2003, the following recommendations were made for City Council approval:

1. Recommend removal of the NO TURN ON RED sign at northbound Coolidge at Long Lake Road (Item 3).
2. Recommend no changes at the intersection of Lamb and Willow Creek (Item 4).
3. Recommend establishing fire lanes at 5600 Crooks Road, per the attached sketch (Item 5).
4. Recommend establishing fire lanes at 1152 East Long Lake Road, per the attached sketch.



Geographical Information Systems

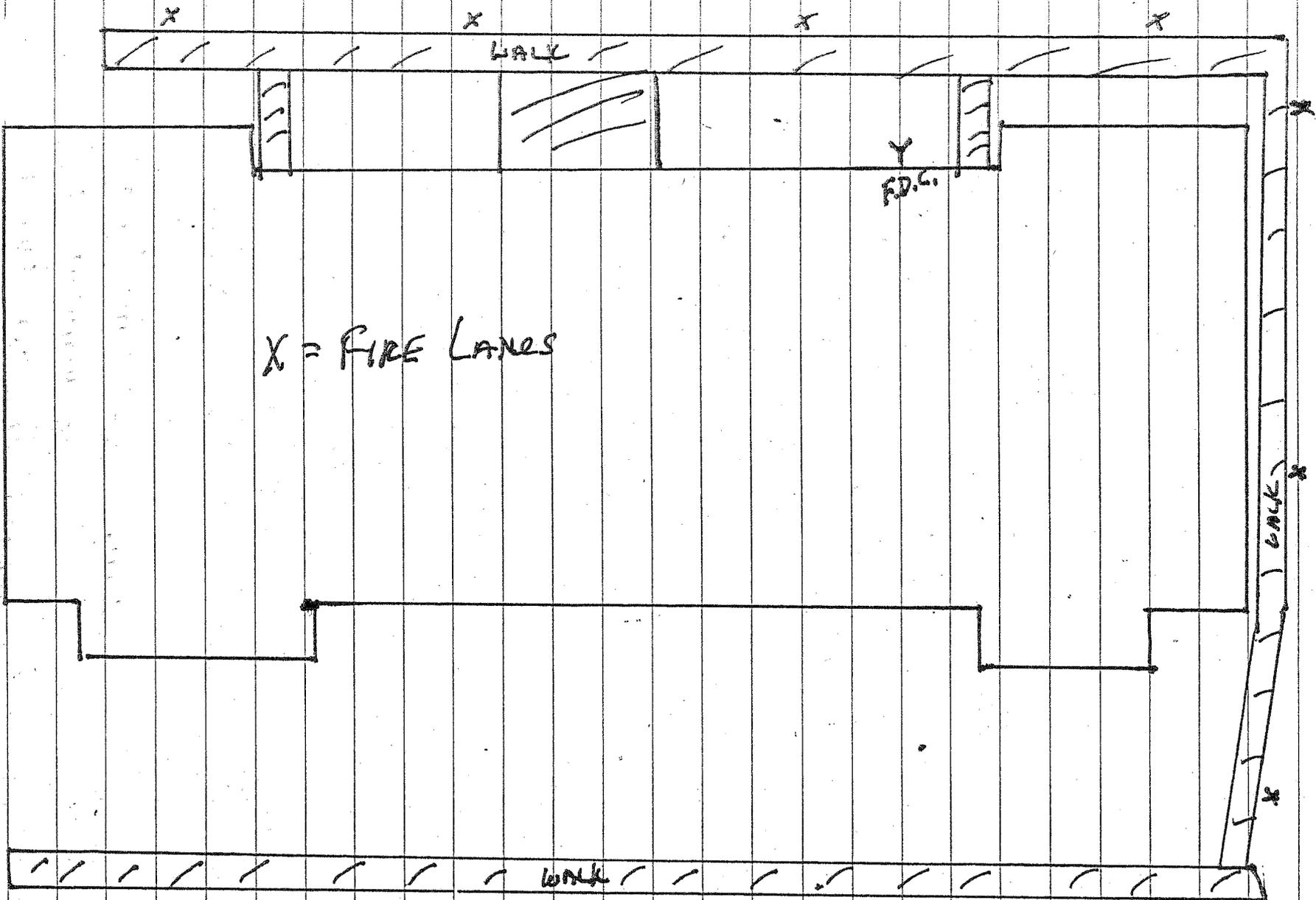


X--- = PROPOSED FIRE LANES

5600 CROOKS - PALMS

HAYMAH COMPANY
5700 CROOKS
TROY 48098

WORKING LOT



X = FIRE LANES



1152 E. LONG LAKE RD

DRIVE

ITEM 6

DRAFT

The Traffic Committee meeting was called to order at 7:30 p.m. in the Lower Level Conference Room at Troy City Hall on April 16, 2003 by Ted Halsey.

1. Roll Call

PRESENT: Ryan Deel
John Diefenbaker
Ted Halsey
Richard Kilmer
Thomas Sawyer, Jr.

ABSENT: Jan Hubbell
Charles Solis

Also present: John Abraham, Traffic Engineer
Lt. Robert Matlick, Fire Department

and Item 3 Howard Toben, 3437 Balfour

Item 5 John Pitrone, The Hayman Co., #400, 5700 Crooks, Troy

2. Minutes – March 19, 2003

Motion by Kilmer
Seconded by Diefenbaker

To excuse Mr. Solis and Ms. Hubbell, as they are out of town.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

Mr. Sawyer asked that the minutes reflect that he had previously informed the Traffic Engineer that he would be out of town and unable to attend the March meeting. The Traffic Engineer indicated that the reason for absence was mentioned at the March meeting. Mr. Sawyer requested a motion at this time to excuse him from the March meeting.

Motion by Diefenbaker
Seconded by Kilmer

That the minutes reflect that Mr. Sawyer is excused from the March 19 meeting.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

Motion by Kilmer
Seconded by Diefenbaker

To approve the March 19, 2003 minutes as printed.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

3. Remove NO TURN ON RED 7-8 a.m. Prohibition at Coolidge and Long Lake.

Mr. Howard Toben of 3437 Balfour requests that the above-mentioned turn restriction be removed. Mr. Toben indicated that in the mornings between 7:15 and 7:45 the right turn lane is full of vehicles that are waiting to make right turns, and at times the right-turn vehicles overflow into the through lanes on northbound Coolidge, causing congestion on northbound Coolidge for everybody. Mr. Toben requested a study to determine prohibiting right turns on red between 7 and 8 a.m. is necessary.

The NTOR signs were installed in early 1994 as a result of requests from the Troy High School. At that time, the major access to the school was from Long Lake Road and making left turns from westbound Long Lake into the school driveway was difficult due to very few gaps in traffic.

A study in 1994 also revealed that 82% of all right turn traffic on northbound Coolidge made a right turn on red, thus creating continuous flow of traffic on Long Lake Road in front of the high school. Subsequently, the restrictions were placed on Coolidge and were found to help the high school traffic during arrival time.

Today, the high school traffic is controlled by a traffic signal at the high school drive and Long Lake Road. A study of traffic on northbound Coolidge between 7:15 and 7:45 a.m. was also performed, and it was found that in the 30-minute period, 230 vehicles made a right turn. During the same period, there were seven occasions when more than 30 vehicles were waiting to make right turns. There was heavy congestion on northbound Coolidge between 7:30 and 7:45 when all lanes were moving very slowly approaching the intersection. Allowing right turns on red can ease some of this congestion. The approach was also studied to find if the following

warrants for NTOR are met. NO RIGHT TURN ON RED (NRTOR) signs are normally installed if one or more of the following conditions exist:

1. Sight distance to vehicles approaching from the left is inadequate.
2. The intersection area has geometric or operational characteristics which may result in unexpected conflicts.
3. There is an exclusive pedestrian phase.
4. Significant pedestrian conflicts are resulting from RTOR maneuvers.
5. More than 3 RTOR traffic crashes per year.
6. There is significant crossing activity by children, elderly or physically challenged people.

None of the warrants were met for the northbound Coolidge approach.

Mr. Toben addressed the committee and reiterated his concerns about the turn prohibition causing traffic congestion. The committee agreed that since there is now a traffic signal to facilitate turns into the high school drive, the NRTOR sign is no longer needed to provide gaps in Long Lake Road traffic.

The committee mentioned that if parents would drop their kids on Northfield Parkway instead of taking them to the school door, traffic in the school driveway would be considerably lighter.

Mr. Toben asked about the possibility of having a police officer direct traffic in front of the high school for half an hour in the morning. Dr. Abraham said there is currently a school employee who does an admirable job directing traffic.

Motion by Diefenbaker
Seconded by Kilmer

To recommend removal of the NO TURN ON RED sign at northbound Coolidge at Long Lake Road.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

Mr. Halsey requests that the Traffic Engineer monitor traffic flow at the Coolidge/Long Lake intersection for a few days after the NRTOR sign is removed.

4. **Install STOP or YIELD Sign on Lamb at Willow Creek**

Ann O'Neill, 4250 Willow Creek, requests traffic control on Lamb at Willow Creek. She indicates that Lamb is being used as a cut-through between Rochester and John R, and vehicles are speeding through the area. She feels STOP or YIELD signs on Lamb may slow traffic. Given the configuration, the request will be to install 3-way STOP signs at the intersection.

Willow Creek carries around 320 vehicles in a day while Lamb carries around 1300 vehicles in a day. Average traffic volumes on Troy residential roads vary between 300 and 5000 vehicles per day.

Traffic counts indicated that the peak morning time for Lamb east of Willow Creek was between 7:45-8:00 a.m., with 41 vehicles. The afternoon peak was 5:30-5:45, with 40 vehicles.

A sight distance study was performed for the intersection and no significant sight obstructions were observed.

Installation of a multi-way STOP would be warranted under one of the following conditions as per the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

- a. Where traffic signals are warranted and urgently needed, the multi-way STOP is an interim measure that can be installed quickly to control traffic while arrangements are being made for traffic signal installation.
- b. An accident problem as indicated by five or more reported accidents of the type susceptible of correction by a multi-way STOP during a 12-month period. Such accidents include right and left turn collisions.
- c. Minimum Traffic Volume – The total vehicular volume entering the intersection from all approaches must average at least 500 vehicles per hour for any eight hours of an average day.

None of the above warrants were met for the intersection.

Mrs. O'Neill was mailed a brochure of the City's Neighborhood Traffic Harmonization Program. If there is enough support from the neighborhood, this program can be implemented in the neighborhood.

No one appeared to address this issue.

Motion by Kilmer
Seconded by Sawyer

To recommend no changes at the intersection of Lamb and Willow Creek.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

5. Establish Fire Lanes at 5600 Crooks Road

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

The problem at this property, the Palms Restaurant, is that valets use the north, south and west sides for parking customers' cars, restricting entrance by emergency vehicles. Lt. Matlick has spoken to them several times, but the practice has continued. Vehicles parked in these areas would pose obstructions to any fire/emergency vehicles.

John Pitrone, of the Hayman Company, is agent for the owners of the property. He had no objections to the proposed fire lanes and feels that the fire lanes will enhance safety in the area.

Motion by Diefenbaker
Seconded by Deel

To establish fire lanes at 5600 Crooks Road per the attached sketch.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

6. Establish Fire Lanes at 1152 East Long Lake Road

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes

shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

Motion by Diefenbaker
Seconded by Sawyer

To recommend that the fire lanes/tow away zones shown in the attached sketch be established at 1152 East Long Lake Road.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

7. **Visitors' Time**

No one appeared to address the Committee on items not on the agenda.

8. **Other Business**

There was some general discussion on traffic calming. Some localities use the method of narrowing sections of roads to slow traffic in neighborhoods. Dr. Abraham explained how speed humps are installed in residential areas.

Mr. Halsey referred to the crash statistics presented at the March meeting, and asked if there was anything the committee could do to improve the situation. Dr. Abraham indicated that he is still analyzing the data at this time.

9. **Adjourn**

The next meeting is scheduled for May 21, 2003.

Motion by Diefenbaker
Seconded by Deel

To adjourn the meeting at 8:15 p.m.

YEAS: 6

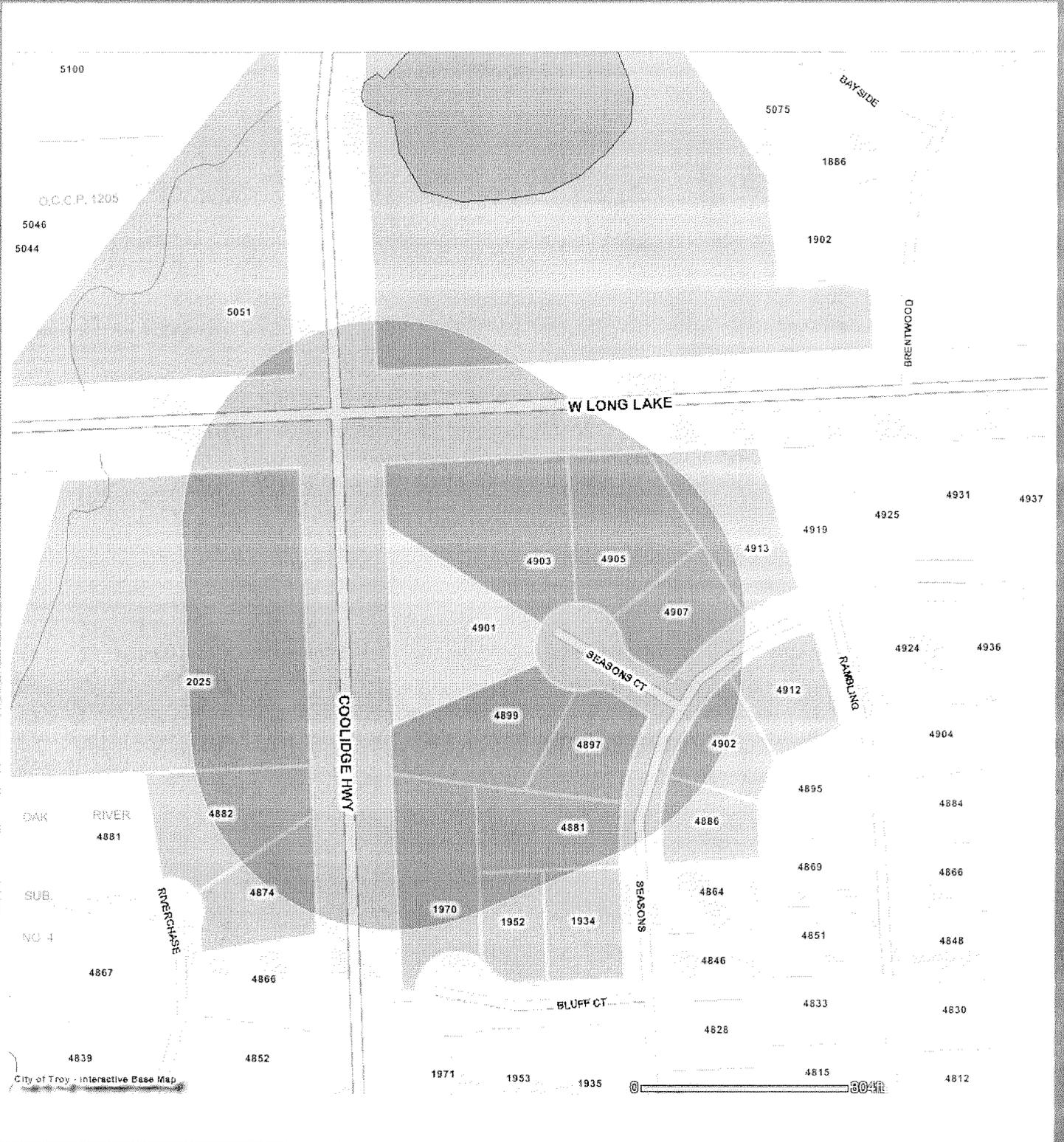
NAYS: 0

ABSENT: 1

MOTION CARRIED



Geographical Information Systems



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





3-WAY STOP SIGN REQUEST

ROBERTSON

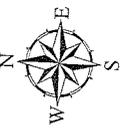
REILLY

REILLY CT

WILLOW CREEK

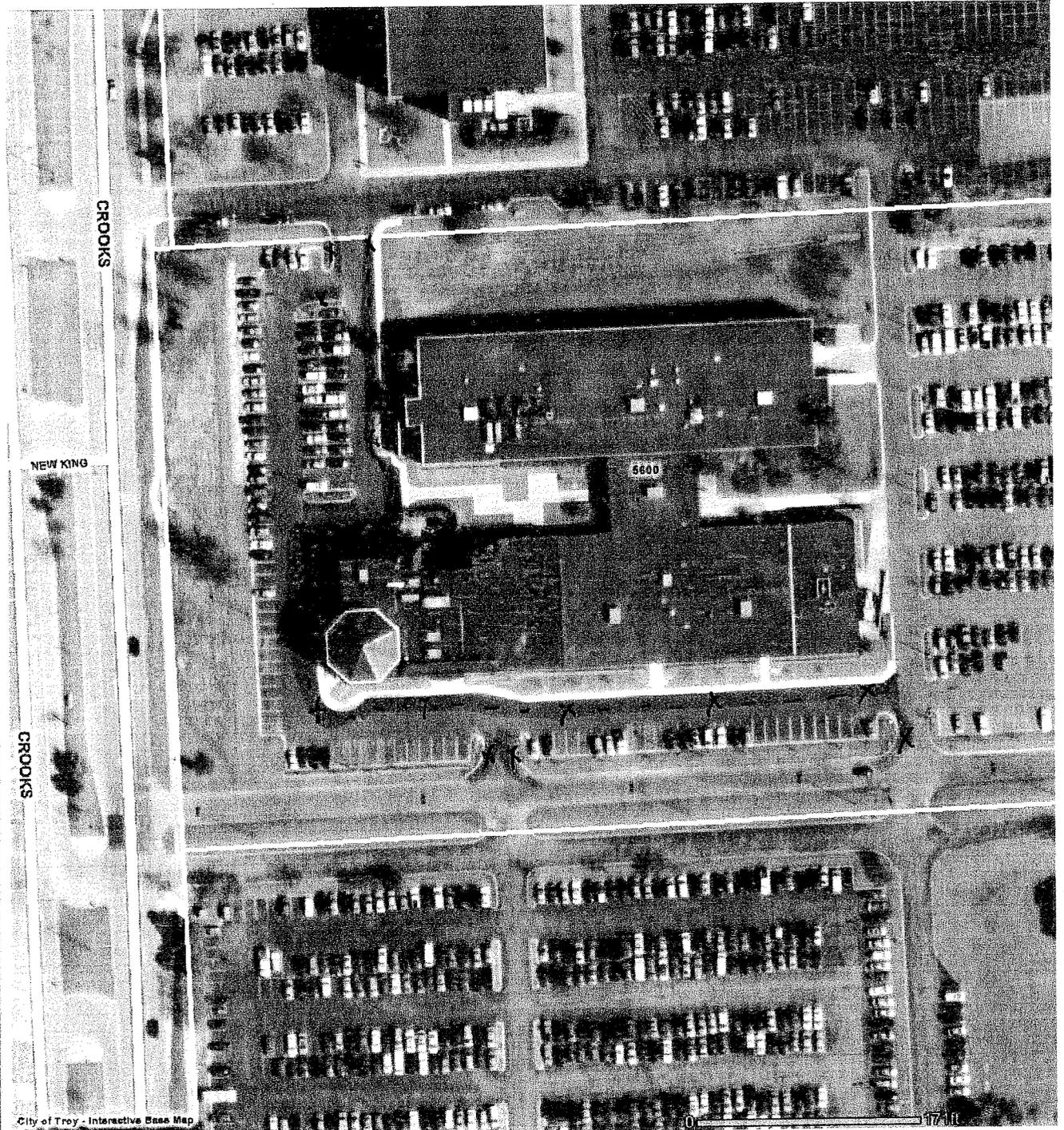
LAMB

ROCHESTER





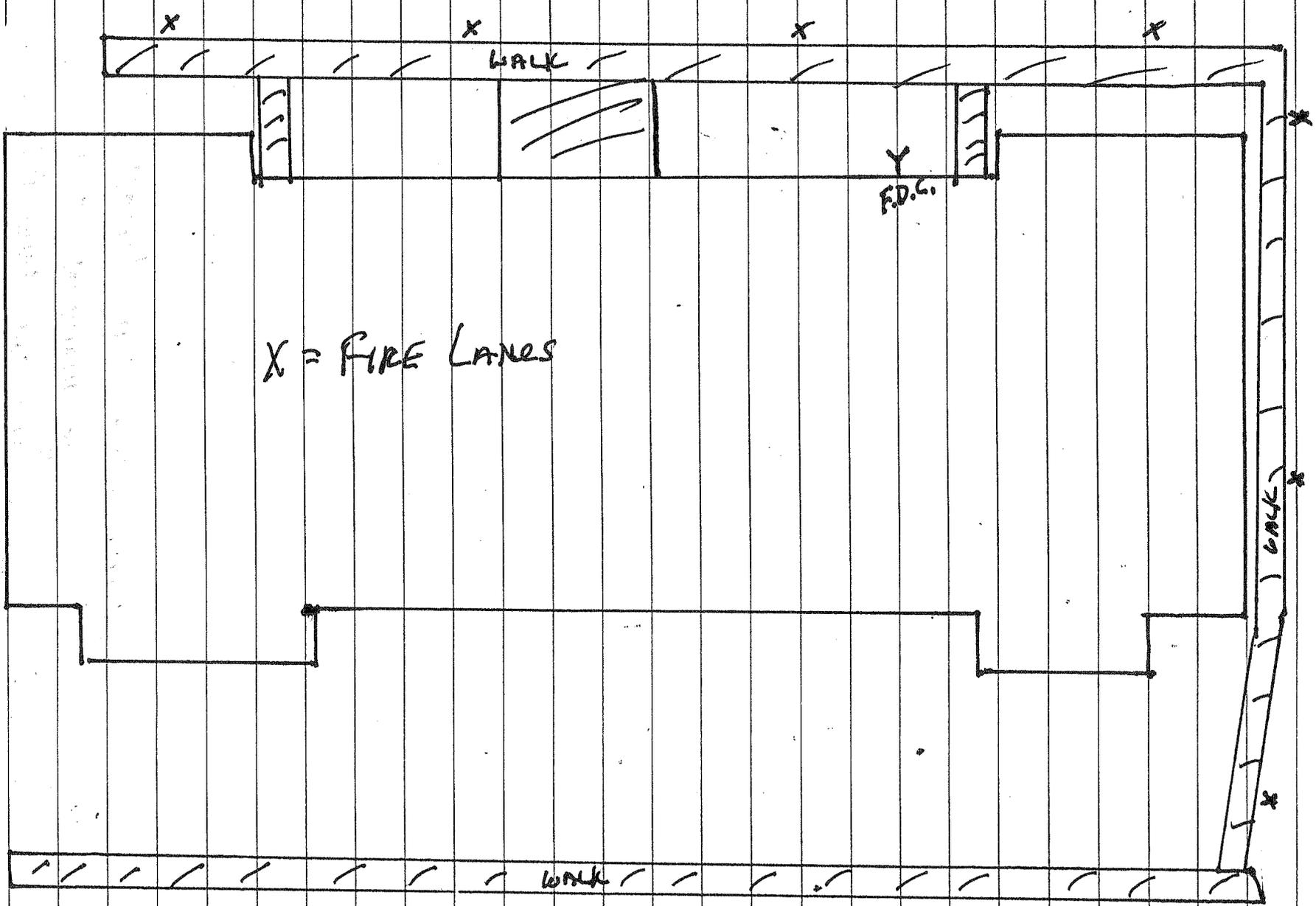
Geographical Information Systems



X... = PROPOSED FIRE LANES
 5600 CROOKS - PALMS

HAYMAH COMPANY
 5700 CROOKS
 TROY 48098

PARKING LOT



X = FIRE LANES

Y
F.D.C.

DRIVE



1152 E. LONG LAKE RD

ITEM 6

May 1, 2003

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Doug Smith, Real Estate and Development Director

SUBJECT: Appointments to the Local Development Finance Authority

Central to City of Troy participating in the Automation Alley SmartZone is the establishment of a joint Local Development Finance Authority (LDFA) under Public Act 281 of 1986. This LDFA will be coterminous with the certified technology park, which is a requirement by the Michigan Economic Development Corporation (MEDC) for Oakland County to receive the Automation Alley SmartZone designation.

The SmartZone legislation (PA281 of 1986) requires an agreement between the two municipalities in establishing the joint LDFA. The statute permits some freedom in selecting the number of members and the terms. The agreement between the two communities, modeled on the other joint LDFA's already established in the state, is the following:

The Mayor of the City shall appoint five members of the authority board subject to the approval of the Troy City Council. Initial terms of the members shall be staggered, so that two (2) of the members shall be appointed to terms ending June 30, 2004; two (2) shall be appointed to terms ending June 30, 2005, and one (1) member shall be appointed to a term ending June 30, 2006.

Consistent with this statute, it is recommended for mayoral appointees of the City Manager, John Szerlag, Real Estate and Development Director, Doug Smith, Keith Pretty, Walsh College President, and two other appointees that Mayor Pryor will recommend at the May 5th Council meeting.

DS/pg

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Doug Smith, Real Estate and Development Director

SUBJECT: May 5th Council Meeting for Smartzone

The next steps for the establishment for the Automation Alley Smartzone and Troy's participation in these are the following:

1. Resolution to approve participation in the Automation Alley Smartzone through the creation of a Certified Technology Park (CTP). (Resolution #1)
2. Approve a joint Local Development Finance Authority (LDFA) and establish the boundaries of the LDFA. (Resolution #2)
3. Resolution to approve the agreement between the City of Troy and the City of Southfield for the creation of the joint LDFA. (Resolution #3 and Agreement)
4. Appoint the members of the LDFA (recommendation is for mayoral appointees of the City Manager, Real Estate and Development Director, Walsh College President, and two other appointees that Mayor Pryor will recommend at the May 5th Council meeting).
5. Resolution to schedule a public hearing for May 12 to adopt the joint (Resolution #4) finance development plan for the LDFA. If Council approves the LDFA, then the LDFA will need to meet on May 9th to adopt the development and finance plan and then bring it back to Council May 12th for final approval. Southfield is scheduled to adopt the development and finance plan on May 19th.

With the above steps completed the Smartzone would be able to move forward and 2003 would be established as the base year. The first tax increment would be available in July 2004. Attached are projected estimates of the tax increment financing authority's tax revenue. The agreement is that 60% would be used on an annual basis for the business incubation or accelerator program and 40% would be for public infrastructure for the overall CTP development. The SmartZone begins with leveraging \$2 million from MEDC for the start up years of the accelerator program. The assumptions for the tax increment-financing chart are for the remaining property to be built out with one building in 2005 and two smaller buildings in 2006.

On May 12th Council will need to take action on:

- 1. Joint LDFA Development Plan and Tax Increment Financing**
- 2. Amend the existing CTP Agreement between Southfield and the State of Michigan**

Attached is the resolution and memo from the March 5th City of Troy Public Hearing on the SmartZone.

**City of Troy
Smart Zone - LDFA**

Schedule of Estimated Projected State *Equalized (*Taxable) Values & Captured Taxes

Year	Total Real	Total Personal	Total Real & Personal	Base *Assessed Value	Captured *State Equalized Value	Captured Taxes (26.2725) Mills
2003	12,689,690	858,780	13,548,470	13,548,470	0	0.00
2004	17,097,650	2,895,457	19,993,107	13,548,470	6,444,637	169,316.73
2005	25,757,239	6,155,535	31,912,774	13,548,470	18,364,304	482,476.18
2006	33,197,423	8,517,484	41,714,907	13,548,470	28,166,437	740,002.72
2007	33,695,384	8,261,959	41,957,344	13,548,470	28,408,874	746,372.14
2008	34,200,815	8,014,101	42,214,916	13,548,470	28,666,446	753,139.20
2009	34,713,827	7,773,678	42,487,505	13,548,470	28,939,035	760,300.80
2010	35,234,535	7,540,467	42,775,002	13,548,470	29,226,532	767,854.06
2011	35,763,053	7,314,253	43,077,306	13,548,470	29,528,836	775,796.35
2012	36,299,499	7,094,826	43,394,324	13,548,470	29,845,854	784,125.21
2013	36,843,991	6,881,981	43,725,972	13,548,470	30,177,502	792,838.42
2014	37,396,651	6,675,522	44,072,172	13,548,470	30,523,702	801,933.97
2015	37,957,601	6,475,256	44,432,857	13,548,470	30,884,387	811,410.05
2016	38,526,965	6,280,998	44,807,963	13,548,470	31,259,493	821,265.03
2017	39,104,869	6,092,568	45,197,437	13,548,470	31,648,967	831,497.50
2018	39,691,442	5,909,791	45,601,233	13,548,470	32,052,763	842,106.23
2019	40,286,814	5,732,497	46,019,311	13,548,470	32,470,841	853,090.18

Total 15 year Captured Taxes

11,733,524.73

*Real Property estimated at + 1.5% per year after 2006

** Personal Property estimated at - 3.0% per year after 2006

**City of Troy - Assessing Department
3 Year Estimated Captured Taxes for Proposed SMART Zone**

Captured Millage Calc

Taxing Authority	Total Mills	Non-Capt or Debt Mills	Captured Mills	City Only
City of Troy	9.4500	0.7500	8.7000	9.4500
Oakland County	4.6523	0	4.6523	0
Transportation	0.6000	0	0.6000	0
*Oakland Intern	3.4224	0	1.7112	0
Community College	1.6090	0	1.6090	0
*State Education	6.0000	0	0.0000	0
*School Operating	18.0000	0	9.0000	0
School Debt	3.1400	3.1400	0	0
Administration	0.3742	0.3742	0	0
Total Mills	47.2479	4.2642	26.2725	9.4500

* = 1/2 millage levy minus debt;

State Education tax must be requested and will be reflected in the LDFA plan.

February 25, 2003

TO: Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Doug Smith, Real Estate and Development Director DS

SUBJECT: Resolution of Intent to Establish a Smartzone, Certified Technology Park and Associated Multi-jurisdictional Local Development Finance Authority (L.D.F.A.)

At the invitation of Oakland County and Southfield, Troy has the opportunity to be part of the Automation Alley Smartzone. Management continues to feel it is worth the City being part of the Automation Alley Smartzone for a number of reasons. First is the ability to leverage regional and statewide efforts to market the Big Beaver Business Park and Troy as a location for high technology companies. In joining this consortium, it also improves the image of Troy as the home to high technology companies (not just a premier office location) helping us with retention and attraction efforts, and taking a leadership role within Oakland County.

Central to Troy's inclusion in this proposal would be to designate an area as a "certified technology park" (see map). This zone would be created as a Local Development Finance Authority (LDFA), and the tax increment would be used to fund infrastructure for the park, marketing efforts to attract high technology companies to this certified technology park and establishment of a "technology accelerator program" to assist technology based companies in bringing new products to market. Perhaps the most immediate benefit is that part of the tax increment from this park could be used to pay for the local share of the completion of Big Beaver Road from John R to Dequindre. The local cost at this point is estimated to be nearly \$1.5 million. An additional local impact is the inclusion of Walsh College in the technology accelerator program in assisting companies with business plans in the high technology field.

Management would encourage Council to adopt this Resolution of Intent to create the LDFA and certified technology park (see attached map), which is the major step towards creation of the Smartzone.

Attached are an overview and a draft of the Automation Alley Smartzone Plan, the Technology Accelerator Plan and an addendum from Walsh College, which all give more detail about the joint effort.

DS/pg



Geographical Information Systems

CERTIFIED TECHNOLOGY PARK (LDFA)



MONEY & BUSINESS

FRIDAY APRIL 4 2003

www.theoaklandpress.com

SECTION C ☆☆☆

Automation Alley to get new home

By CAROL HOPKINS
Of The Oakland Press

Automation Alley — operating for the past four years inside an Oakland County office building — may soon have a place to call its own in Troy.

The planned site is at an office in a business park at Big Beaver Road and John R.

"We've been working in this direction for a year and a half," said Ken Rogers, Automation Alley's executive director, "and now the sun has risen

and a new day is almost here."

Automation Alley is a regional technology consortium of approximately 500 businesses dedicated to supporting and marketing the area's technology industry. Since its formation in 1999, the organization has been operating out of county offices in Pontiac and funded by dues from its members and by county dollars.

AUTOMATION
ALLEY
OAKLAND COUNTY'S TECHNOLOGY CLUSTER

The decision hinges on passage of a Troy City Council resolution, due for a final vote at a May 5th meeting.

Specifically, the vote will be for the creation of a joint finance authority with the city of Southfield. Under the authority, the city can capture tax increment financing and use the money for development purposes. Southfield has a financing mechanism called a Local Development Finance Authority (LDFA) already on its books, and is extending it to Troy as a cooperative initiative, said

Rogers.

According to Douglas Smith, Troy's real estate and development director, "(State legislation) has allowed us to capture half of the school operating millage. The money can be used for infrastructure such as roads, water, sewer, even fiber optics (in the development of an industrial park or tech center)."

If approval comes, the new Automation Alley offices initially would be in a 20,000-square-foot unoccupied "speculation" building

(built without a pre-arranged occupant) in a 75-acre business and technology park now owned by the Malvern, Penn.-based real estate company, Liberty Property Trust.

Rogers hopes to move in by June, adding "Then we would work on constructing a new building."

Oakland County has footed a portion of the costs of Automation Alley, a nonprofit corporation, since it was initiated in 1999. After the move,

PLEASE SEE HOME/C-2

HOME

FROM PAGE C-1

Project received \$2M from state's Economic Development Corp.

Rogers said, the Alley, operating with a \$1 million budget, will assume all of the expenses for staff, excluding a supervisor. Rogers, also a deputy county executive, intends to split his day between the county and the Troy offices.

The State's Michigan Economic Development Corp. has provided \$2 million toward financing of the new center.

The taxes raised in Troy would also fund a business incubator assistance program. Staff would work to build a cluster of technology businesses to rival those in other

major zones in Boston and California's Silicon Valley.

"We'll have a presence," said Rogers. "(This center) will work to identify Automation Alley as a world-class center for technology within the state and internationally."

While some communities fight tooth and nail to lure new businesses to their areas, Smith believes the cooperative nature of Automation Alley's approach to development benefits all parties.

"Nothing is worse for a business (trying to decide where to locate) than to watch feuding cities compete for them. You need to be regional to get their attention."

Smith sees only good things coming for his city if approval is given. "We, here in Troy, would be even a more premiere site to attract high-tech companies. We will get that much more of a leg up."



RECEIVED

APR 24 2003

CITY OF TROY
CITY MANAGER'S OFFICE

22 April 2003

Honorable Mayor Matt Pryor and Members of City Council
City of Troy
500 West Big Beaver
Troy, MI 48084

RE: TROY SMARTZONE

Dear Mayor and Council:

We understand you will consider creation of a SmartZone at the 5 May 2003 Troy City Council meeting. The Troy Chamber strongly supports an affirmative vote, and passed the attached *Resolution of Support* at its meeting of 18 February 2003. The resolution iterates the advantages of a SmartZone.

This is the same resolution shared when City Council last considered SmartZones on 3 March 2003. Our purpose in re-transmitting it is to re-affirm our support, and to once again highlight advantages.

A SmartZone is an important tool in insuring Troy's future economic health, and we urge you to vote affirmatively. Thank you for your consideration, and please contact us if we can assist you in any way.

Sincerely,

Michael DePoli
Chairperson

Michele Hodges
President

CC: John Szerlag, City Manager
Doug Smith, Director of Real Estate & Development

Troy Chamber
President
Michele Hodges

Board of Directors
2003 Chairman
Mike DePoli
Doeren Mayhew

Vice Chairman
Keith Pretty
Walsh College

Secretary/Treasurer
Brad Frederick
Media Genesis

John Bailey
John Bailey & Assoc.

Marie Baloga
Wm. Beaumont
Hospital-Troy

Julia Baran
ALCOS, Inc.

Dave Elston
Ford & Earl Assoc.

Dave Grenville
Standard Federal Bank

Karen Healy
Delphi Corp.

Tim Hoerner
DigiCom, Inc.

Bill Kennis
Leap-Marketing, L.L.C.

Anna Maiuri
Miller, Canfield,
Paddock & Stone, P.L.C.

Nancy Negohosian
HMS Products

Jerry Rush
ArvinMeritor

Sam Segesta
Auburn MetalFab, Inc.

Ron Shamma
Observer Eccentric
Newspapers

Kevin Shea
Liberty Property Trust

Kamal Shouhayib
The Choice Group

Larry Wright
Snelling Personnel
Services



Troy Chamber
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Services

Troy Chamber of Commerce Board of Directors Resolution of Support – Creation of a Troy SmartZone

The availability of tools designed to attract, retain and expand business investment in Troy, is critical to future economic health, and is a high priority for the Troy Chamber. To that end, its Board of Directors supports creation of a SmartZone, as proposed, in Troy. Implementation would demonstrate vision, strategic thinking, and a concern for long-term stability in Troy. With it, Troy will be better equipped to at least maintain its premier status, if not enhance it.

WHEREAS it will better enable new investment in the City of Troy;

WHEREAS it enables the City of Troy to develop a core of New Economy companies, which will better position the City to thrive in the global marketplace;

WHEREAS it would enable Troy to reap benefit from marketing efforts at county, regional and state levels;

WHEREAS it will result in a more substantive working relationship between officials at local, county, regional, and state levels;

WHEREAS tax dollars in the SmartZone district can be leveraged for more efficient utilization within the City;

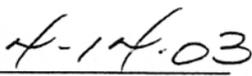
WHEREAS its development will further the City of Troy as an anchor of Automation Alley, and will allow the city to enjoy continued status as a premier location to live, work and play.

NOW THEREFORE BE IT RESOLVED, the Board of Directors of the Troy Chamber of Commerce, supports timely development of the Troy SmartZone, in its entirety and as described above, on this 18th day of February, 2003.

SIGNED:



Michael DePoli, Chairperson
Board of Directors



Date

AGREEMENT
BETWEEN CITY OF SOUTHFIELD
AND
CITY OF TROY
COUNTY OF OAKLAND, MICHIGAN
CREATING A
JOINT LOCAL DEVELOPMENT FINANCE AUTHORITY
PURSUANT TO PA 281 OF 1986 (AS AMENDED)

The Parties, the City of Southfield (“Southfield”) and City of Troy (“Troy”) both located in Oakland County, Michigan, enter into this agreement, pursuant to Public Act 281 of 1986 (MCL 125.2151 et. seq.), as amended. This agreement shall be effective as of the date the last party executes the agreement. .

Recitals:

The legislative bodies of the Parties have determined that it is in the best interest of the residents of their respective communities, to promote economic growth, and to make an effort to prevent or eliminate conditions of unemployment, underemployment and joblessness in the communities. In furtherance of this interest, the Parties have acted to establish a multi-jurisdictional local development finance authority (“the Authority”) and to designate an Authority district (the “District”). The local development finance authority has been named “Local Development Finance Authority of the City of Southfield and City of Troy.” (The “Authority”) The establishment of the Authority is contemplated to allow expansion of the Certified Technology Park designation, as set forth in the Automation Alley SmartZone Agreement, dated December 16, 2002, (between the Michigan Economic Development Corporation (MEDC), the City of Southfield, and the Southfield Local Development Finance Authority), to include the new district property located in the City of Troy. The establishment of the Authority also facilitates the Technology Accelerator Program with Oakland County/Automation Alley.

Agreement:

The Parties agree to the following:

1. The Authority shall only exercise its powers in the certified technology park designated as the "Automation Alley Certified Technology Park" pursuant to the Automation Alley SmartZone™ Agreement dated December 16th, 2002, by and between the Michigan Economic Development Corporation, the City of Southfield, and the Southfield Local Development Finance Authority (the "Agreement"), which will necessarily be amended to include the District area within the City of Troy. This agreement, as amended, is incorporated herein by reference.
2. The Authority shall have all powers and duties as set forth in Act 281 of the Public Acts of 1986 (MCL 125.2151 et. seq.), as amended (PA 281) and in the Agreement.
2. Governing Board; Terms and Appointment: The governing body of the Authority ("Board") shall consist of eleven (11) voting members and two (2) non-voting members, appointed in the following manner:
 - a. The Mayor of the City of Southfield shall appoint five (5) members of the Authority Board, subject to the approval of the Southfield City Council. The initial terms of the members shall be staggered, so that two of the members shall be appointed to terms ending June 30, 2004; two (2) members shall be appointed to terms ending on June 30, 2005, and one (1) member shall be appointed to a term ending on June 30, 2006. The appointees shall not be elected officials of the City Council.
 - b. The Mayor of the City of Troy shall appoint five (5) members of the Authority Board, subject to the approval of the Troy City Council. The initial terms of the members shall be staggered, so that two (2) of the members shall be appointed to terms ending June 30, 2004; two (2) members shall be appointed to terms ending on June 30, 2005, and one (1) member shall be appointed to a term ending on June 30, 2006.
 - c. The Oakland County Executive shall appoint one (1) member of the Authority Board. The initial term of the member shall end June 30, 2006. The appointee shall not be an elected official of any Oakland County jurisdiction.
 - d. The Authority Board shall appoint a representative from the Michigan Economic Development Corporation (MEDC), who shall be selected by the MEDC, as an ex-officio non-voting Authority Board member. The Authority Board shall also appoint a representative from the Technology Accelerator Program as an ex-officio non-voting Authority Board member. In addition, the Board may appoint other ex-officio non-voting members for the Board, except that the Board members shall not be elected officials.

e. Except as provided in this Section 1 for the initial appointments to the Authority Board, members of the Board appointed under Section 1 (a), (b) and (c) shall serve terms of four (4) years. Upon expiration of a member's term, the member appointed under Section 1 (a), (b) and (c) shall continue serving as a member of the Authority Board until the appointment of their successor. An appointment to fill a vacancy on the Authority Board shall be made in the same manner as the original appointment. An appointment to fill an unexpired term shall be for the unexpired portion of the term only.

4. Board Member Terms and Removal:

- a. Subject to notice and an opportunity to be heard, a governing body may remove its appointed member of the Authority Board for cause, as defined in the by-laws of the Authority Board. This removal can be done prior to the expiration of his or her term. Any removal is subject to review by the Oakland County Circuit Court. The Oakland County Circuit Court has jurisdiction to review any removal of an appointed Authority Board member.
- b. At least sixty (60) days prior to the expiration of an Authority Board member's term, the Authority Board shall notify the appointing authority of the expiration of the term of each voting member of the Board appointed by the Party.

5. Minutes and By Laws:

- a. The approved minutes of the meetings of the Board shall be furnished by the Board on a timely basis to the governing bodies of each of the Parties and every quarter the Board shall submit a written quarterly report of the status of the Authority's activities and finances to the governing body of each Party.
- b. This Agreement in no manner constitutes the official by-laws of the Board. The initial by-laws shall be proposed by the Board, and approved by both governing bodies of the Parties. Any subsequent amendments to the by-laws shall first be submitted to the Board for approval. If amendment(s) are approved by the Board, the amendment(s) shall then be provided to the governing bodies of the Parties, and shall become effective unless objected to by at least one of the governing bodies of the Parties within thirty (30) days of the receipt of the proposed amendment.
- c. A quorum of the Board or the sub-committees of the Board is required for formal action. A quorum is defined as the majority of voting members of the Authority Board or the sub-committee. Authority Board members can participate by electronic presence (speaker phone, video conferencing or web casting), and this participation will be included in the determination of whether the quorum requirement is satisfied. The participation of non-voting, ex-officio or ad-hoc

members of the Authority Board does not count toward the establishment of quorum.

d. The Authority Board will elect officers at its first meeting. Officers will have such duties as set forth in PA 281 and this Agreement and the Authority Board's by-laws and Rules of Procedure. Officers will serve for one year, with terms ending on June 30. The first term of elected officers will expire on June 30, 2004. The Board will elect the following officers: Chairman, Treasurer, and Secretary. Each of these three officers have signatory authority on behalf of the Board. At least one of the three designated officers shall be a Board appointee of the City of Southfield, and at least one of the three designated officers shall be a Board appointee of the City of Troy.

6. **Budget:** The Authority shall annually prepare and submit the Authority's operating budget for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information generally required of the annual budgets for the municipal Parties. The budget shall be in conformance with the SmartZone™ and Accelerator Plan requirements, and shall be consistent with the annual plan of the Technology Accelerator for the fiscal year. Each of the governing bodies of the Parties shall approve only that portion of the Authority budget that utilizes tax increment financing funds collected within their own jurisdiction. Once the Parties have approved their respective portion(s) of the Authority's annual budget, it shall be submitted to the Board for final approval.
7. All tax increment financing funds shall be expended only inside the community in which they are collected, with the sole exception being the payment of joint expenses of the Authority. Joint expenses of the Authority includes, but are not limited to those expenses related to audit services, administrative costs and supplies. In order to facilitate this separation, two separate sub-committees shall be formed. The appointed Board members of the City of Southfield, in addition to the appointed Board member of Oakland County, shall constitute a separate sub-committee responsible for all tax increment financing funds generated within the City of Southfield. The appointed Board members of the City of Troy, in addition to the appointed Board member of Oakland County, shall constitute a separate sub-committee responsible for all tax increment financing funds generated within the City of Troy.
8. **Financial Records of the Authority:** The Board shall submit monthly financial reports to the Parties
9. **Audit:** The Authority shall be audited annually by independent auditors approved by the Board. All expense items of the Authority shall be publicized annually and records of the Authority shall be open to the public pursuant to the provisions of the Freedom of Information Act, Act No. 442 of the Public Acts of 1976 (MCL 15.231 et. seq.), as amended.

10. Dissolution of the Authority: Either party may resolve to dissolve the Authority after written notice is given to the other Party at least thirty (30) days prior to such action being taken. This written notice shall be given to the City Administrator/Manager and City Clerk for the other party. In addition, Authority shall be automatically dissolved on July 1, 2004 unless the MEDC includes the district area within the City of Troy as an official part of the "Automation Alley Certified Technology Park" pursuant to the Automation Alley SmartZone™ Agreement dated December 16th, 2002, by and between the Michigan Economic Development Corporation, the City of Southfield, and the Southfield Local Development Finance Authority (the "Agreement"), and an amended agreement is executed by all necessary parties. In addition, the Authority shall also be automatically dissolved on July 1, 2004 unless the Authority has successfully implemented the Tax Increment Financing Plan. Prior to dissolution, all expenses and liabilities of the Authority must be paid. In addition, there shall be sufficient tax increment revenue remaining to satisfy any remaining bond obligations. Thereafter, the Authority shall distribute and convey all remaining real property rights and interests owned by the Authority to the Party where the subject real property is located. All other tangible and intangible assets of the Authority, other than unexpended tax increment revenues, shall be distributed and conveyed by the Authority between the Parties on a pro-rata basis, considering each community's contributions to the previous year's budget, over the period of the Authority captured tax increment revenues, on the aggregate captured values of property located in each city that was subject to the Authority's tax increment financing plan for purposes of determining tax increment revenues. All unexpended and unencumbered tax increment revenues of the Authority upon dissolution shall be remitted to each taxing jurisdiction in proportion to their millage subject to capture.
11. Governing Law: This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
12. Severability: If any court of competent jurisdiction shall rule any clause of this Agreement invalid or unenforceable, the invalidity or enforceability of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections.

IN WITNESS WHEREOF, the Parties have caused this Joint LDFA Agreement to be duly executed as of the date first written above.

CITY OF SOUTHFIELD
26000 Evergreen Road
Southfield, MI. 48037-2055

Date: _____

BY: _____
Brenda L. Lawrence, Mayor

Date: _____

BY: _____
Nancy L.M. Banks, City Clerk

CITY OF TROY
500 W. Big Beaver
Troy, MI 48084

Date: _____

BY: _____
Matt Pryor, Mayor

Date: _____

BY: _____
Tonni Bartholomew, City Clerk

April 30, 2003

TO: The Honorable Mayor and City Council Members

FROM: John Szerlag, City Manager
Mary Redden, Office Coordinator
Cindy Stewart, Community Affairs Director

SUBJECT: Possible Dates for a Strategic Planning Meeting
with Carl Hendrickson of Market Measurement

We compiled the information each of you submitted regarding your summer schedules and based on those dates, we were able to coordinate several possible dates when Carl Hendrickson of Market Measurement is available to present a half-day strategic planning workshop. The workshop would run from 8:00 AM to approximately 1:00 PM.

Friday, May 16
Friday, June 13
Tuesday, June 24
Wednesday, July 9
Thursday, July 10
Thursday, July 17
Wednesday, July 30
Thursday, July 31
Wednesday, August 13
Friday, August 15
Wednesday, August 27
Wednesday, September 10
Thursday, October 2
Wednesday, October 8
Thursday, October 9
Wednesday, October 22
Thursday, October 23

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on March 25, 2003, in Conference Room "F" of the Troy City Hall.

1. ROLL CALL

Present

Gary Chamberlain
Dennis A. Kramer
Lawrence Littman
Cindy Pennington
Robert Schultz
Walter Storrs
David T. Waller
Wayne Wright

Absent

Mark J. Vleck (excused)

Also Present

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney

2. MINUTES

Resolution

Moved by Waller

Seconded by Schultz

RESOLVED to approve the March 4, 2003 Special Meeting and the March 4, 2003 Special/Study Meeting minutes as published.

Yeas

Kramer
Littman
Schultz
Storrs
Waller

Abstain

Chamberlain
Pennington
Wright

Absent

Vleck

MOTION CARRIED

Chairman Littman requested the March 11, 2003 Regular Meeting minutes reflect the following correction:

Page 22, 2nd paragraph, the words "Rochester Road" be edited to "Big Beaver Road".

Resolution

Moved by Chamberlain

Seconded by Wright

RESOLVED to approve the March 11, 2003, Planning Commission Regular Meeting minutes as corrected.

Yeas

Chamberlain
Kramer
Littman
Storrs
Waller
Wright

Abstain

Pennington
Schultz

Absent

Vleck

MOTION CARRIED

3. PUBLIC COMMENT

Phil Ode of 4508 Whisper Way, Troy, was present to speak. Mr. Ode said that he has discussed emergency communications and amateur radios with Mayor Pryor. The Mayor's concern was communication to Oakland County's Emergency Operations Center (EOC) and to Lansing. Mr. Ode said that it is a direct line of site to the EOC, but Lansing is more difficult. He estimates that Lansing would require a 40-meter band and an approximate 66-foot high antenna. Mr. Ode believes that Washington, D.C. also would require a 40-meter band. Mr. Ode stated that in the event of an emergency, Troy's emergency coordinator plans to use 64 ham radio operators per shift, and noted that if the operators work 12-hour shifts, it would average out to be 128 volunteer operators per day.

Mr. Ode reported that currently amateur radio operators are relaying information and messages to and from troops overseas and family and friends.

Mr. Ode said that the Mayor cited the definition of "effective communication" at the last City Council meeting as "worldwide communication, 24 hours a day, 7 days a week", and has charged the Planning Commission to arrive at its definition of "effective communication" for the next City Council meeting. Mr. Ode offered his assistance to the Commission.

Mr. Miller explained that the City Manager has requested input on the definition of "effective communication" from both the Police Chief and Fire Chief.

Chairman Littman reminded the Commission and Mr. Ode that Amateur Radio Antennas is an agenda item for the April 1, 2003 Special/Study Meeting.

Mr. Ode provided the Commission with a compact disc narrated by Walter Cronkite, and noted that one of Mr. Cronkite's statements is "the only means of communication that has never failed is ham radio."

It was determined that the compact disc would be shown to the Commission at the April 1, 2003 Special/Study Meeting.

Mr. Storrs questioned the type of antenna that is needed to communicate to Lansing.

Mr. Ode gave a brief explanation of the horizontal antenna and different frequencies.

4. BOARD OF ZONING APPEALS REPORT

Mr. Miller reported on behalf of Mr. Vleck, BZA representative. Mr. Vleck stated that there were no items of particular interest at the March 18, 2003 Board of Appeals Meeting.

5. PLANNING AND ZONING REPORT

Mr. Miller reported on Council actions taken at its March 17, 2003 Regular Meeting.

Council Action Items

*Revisions to Fees in Section 1 of Development Standards (inclusive of Planning Department Fees) - **Approved***

*Construction of Cricket Field at the Nelson Drain – **Approved***

*Preliminary Site Plan Review (S.P. #887) – Troy Fire Station #3 Redevelopment, North Side of Big Beaver Road, East of Lakeview, Between Coolidge and Crooks, Section 20 – C-F and O-1 - **Approved***

Mr. Miller reported that:

- (1) the Police and Fire Departments are reviewing a practical definition of "effective communication" with respect to amateur radio antennas;
- (2) final plans for Woodside/Northwyck PUD continue to be reviewed and a tentative City Council date is within the next two months;
- (3) amendments to the Municipal Planning Act were inclusive of the meeting packet.

Mr. Chamberlain asked when the wall would be opened between the two attached condominiums at Long Lake, west of Livernois.

Mr. Miller replied he did not know.

6. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-2) – Proposed Rochester Commons PUD (formerly Backbay Village), North side of Big Beaver, East of Rochester Road, Section 23 – R-1E

Mr. Miller noted that a letter from the Jackson's and an updated traffic study was received and distributed to the Commissioners prior to tonight's meeting. He reported that the petitioner has not submitted any revised plans since the Public Hearing on March 11.

The petitioner, Nick Donofrio of Tadian Development, 2038 Big Beaver, Troy, was present.

Chairman Littman questioned the type of materials that would be used for the condominium development.

Mr. Donofrio briefly reviewed the external materials proposed for the development. He stated that cultured stone is proposed for the base and hardy plank is proposed for the shakes, siding, corner boards and trim boards. He noted that standard 30-year shingles will be used and wood pine is proposed for the rails. Mr. Donofrio said that garage doors would be a panel style and balcony decks are proposed to be cedar. Mr. Donofrio noted that the Enclaves development at John R and Wattles was constructed with identical materials that are proposed for Rochester Commons, and suggested interested parties to visit the site. Additional developments constructed with similar materials are Forester Square in Auburn Hills (on Adams Road) and Cherry Hill in Canton. Mr. Donofrio said he would be glad to provide material samples to the Planning Department and at the Public Hearing. Mr. Donofrio said additional stone and more architectural detail has been added along the windows and garages, and noted the buildings would be the same color.

Mr. Kramer questioned the required maintenance of the condominiums with the use of hardy plank.

Mr. Donofrio responded that in an upscale neighborhood hardy plank is a more desirable material than vinyl and aluminum; and confirmed the material would require some maintenance. He noted the maintenance would be covered in association fees.

Ms. Pennington questioned if the proposed development is similar to the development in Lake Orion on Atwater Street.

Mr. Donofrio confirmed that the proposed development would be identical to the Lake Orion development, which is located at the corner of M-24 and Atwater Street and includes an extension of the Paint Creek Trail.

Mr. Chamberlain addressed his concerns with respect to the petitioner's coordination with the Planning Department to have all the required documentation submitted within a reasonable timeframe for Planning Commission approval.

A brief discussion followed.

Mr. Donofrio said that his deadline to submit the final required documentation to the Planning Department is April 15, and noted that all public concerns will be addressed and resolved at such time.

Chairman Littman announced that the proposed PUD will be a discussion item again on the April 22, 2003 Special/Study Meeting, and the Public Hearing is tentatively scheduled for the May 13, 2003 Regular Meeting.

7. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Miller stated that the proposed Sterling Corporate Center PUD rendition in front of the Commissioners tonight, dated March 21, 2003, has been distributed to the appropriate City departments and the Planning Consultant for review. At the request of the petitioner and after discussion with City management, a Public Hearing has been scheduled for the April 8, 2003 Regular Meeting. Mr. Miller announced that a public informational meeting was held tonight at 6:00 p.m. and noted attendance was very low.

Mr. Miller reviewed the concerns cited by the Planning Consultant related to the previously submitted rendition, and further noted the Planning Department and Planning Consultant would have their review of the March 21st rendition and report ready for the April 8th Public Hearing.

Ms. Lancaster confirmed that a Public Hearing can be requested by a petitioner if the petitioner feels he/she is ready to submit the plan before the Commission, and noted that the Planning Commission would not be required to vote on the project if it was the consensus that enough information was not available to make an informed decision.

Mr. Storrs and Mr. Chamberlain agreed there was not enough information available tonight to hold a discussion.

Chairman Littman asked the petitioner to address why he believes the proposed development qualifies as a PUD project.

Mr. Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio stated that he and his firm are not trying to be adversarial with the City with respect to the proposed development. Mr. DiMaggio stated that since its original submission date of December 4, 2002, they have met with the Planning Consultant and City staff to address concerns, and the third rendition presented to the Commission tonight incorporates those concerns. Mr. DiMaggio said the PUD ordinance criteria as well as the administrative criteria specified by the City Manager have been addressed.

Mr. DiMaggio specifically addressed how the proposed project meets the PUD criteria. He stated the proposed project is of a high quality in terms of enhanced landscaping, integration of the parking deck and building, materials, design and developer, as well as perspective tenants. He noted the very distinctive design would be a trademark at the proposed location. Mr. DiMaggio said the proposed project is a mix of office, restaurant and retail uses, and noted the relationship of the two restaurants that open up to outdoor patios that, in turn, open up to an outdoor plaza. Mr. DiMaggio stated that public improvements are being addressed by landscaping the intersection of I-75 and Big Beaver and along Wilshire Boulevard, as well as incorporating a gateway feature yet to be established. Mr. DiMaggio said it is proposed to alleviate traffic congestion by providing a right-hand turn lane from westbound Big Beaver onto Wilshire and widening the turnaround from westbound Big Beaver to eastbound Big Beaver. Mr. DiMaggio stated that the proposed project would promote the Master Plan goal by providing major office development and a pedestrian relationship between the development and Big Beaver Road is provided.

Mr. Chamberlain requested that the proposed gateway feature be coordinated with both the Gateway Committee and Parks and Recreation. Mr. Chamberlain further stated that the PUD process is a lengthy one and he cannot see how the proposed project could be ready for a Public Hearing in two weeks, especially in light of the fact that the Commission has not had the opportunity to review the most recent rendition.

Mr. Miller asked for direction from the Commission whether it wished to have the newest rendition of the proposed PUD as a part of their April 1, 2003 Special/Study Meeting package, and if so, a request would have to be made to the petitioner to provide the plans in sufficient time for delivery. Mr. Miller again noted that review and final report from the Planning Department and Planning Consultant would not be available until the April 8, 2003 Regular Meeting.

A brief discussion followed with respect to receiving plans for review and discussion at the next meeting.

Ms. Lancaster reminded the Commission that the project is in the negotiation stage and the developer is showing his desire to work with the City. She said it could be very helpful for the Commission to review the latest rendition and discuss it at the next meeting prior to making its recommendation to Council at the Public Hearing.

Chairman Littman requested that the proposed Sterling Corporate Center PUD be placed on the April 1, 2003 Special/Study Meeting and requested the petitioner to provide the Commission with copies of its latest rendition for delivery in their meeting packets.

Mr. DiMaggio said they must demonstrate to prospective occupants that progress is being made with the PUD project; and whether approval is given at the Public Hearing or not, Mr. DiMaggio wishes to demonstrate goodwill in working with the City and bringing the project forward. He appreciated the Assistant City Attorney's words and confirmed they want to work with and receive feedback from City staff and the Commission.

8. ORDINANCE REVISION DISCUSSION – Parking Requirements – Article 40.20.00 (ZOTA #198)

The Commission thoroughly reviewed section by section the proposed ordinance text for off-street parking requirements.

The Planning Department documented all suggested revisions, and it was the consensus of the Commission that the revisions be implemented and that a glossary of terms be incorporated.

9. APRIL 8, 2003 REGULAR MEETING

Chairman Littman postponed this item to the April 1, 2003 Special/Study Meeting, and asked that any pertinent input be forwarded to him prior to the next meeting.

10. ORDINANCE REVISION DISCUSSION – Site Plan Approval (ZOTA #199)

Mr. Savidant reported the proposed ordinance text for Site Plan Approval incorporates the revisions suggested at the last meeting. Section 03.40.02, (8), reads: "Changes to pedestrian access or site and building interconnectivity." Also, Section 03.41.03 reads: "The Planning Department shall inform the Planning Commission of any inter-departmental comments or concerns."

Mr. Chamberlain brought attention to a typographical error in Section 03.41.01.

Brief discussions were held on the following sections:

Section 03.40.01, (2) Development of uses other than one family residential uses in the R-1A, R-1B, R-1C, R-1D and R-1E districts.

It was the consensus of the Commission to change the word "uses" to "unit".

Section 03.40.02 (7) A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Planning Director.

It was the consensus of the Commission to add:, as determined by the Planning Director *and the Building and Zoning Director.*

After a complete review, it was the consensus of the Commission to publish the proposed ordinance text for Site Plan Review/Approval as revised and to go forward with the Public Hearing.

Resolution

Moved by Chamberlain

Seconded by Waller

RESOLVED, that Mr. Vleck be excused from attendance at this meeting.

Yeas
All present (8)

Absent
Vleck

MOTION CARRIED

- 11. ORDINANCE REVISION DISCUSSION – Dumpster and Grease Containers Potential Ordinance Amendment – Article 39.70.09 (ZOTA #126)

Mr. Miller reported that minor changes to the proposed ordinance text, as suggested at the last meeting, have been incorporated.

It was the consensus of the Commission to publish the proposed ordinance text for Trash Receptacle Area Screening as written and to go forward with the Public Hearing.

- 12. WORK PROGRAM FOR PLANNING COMMISSION PROJECTS

Chairman Littman postponed this item to the April 1, 2003 Special/Study Meeting.

- 13. PUBLIC COMMENT

No one was present to speak.

GOOD OF THE ORDER

Mr. Miller said there has been a change in his vacation plans and he will be able to attend the April 1, 2003 Special/Study Meeting.

Ms. Lancaster remarked that she is looking forward to seeing all the Commissioners wearing their identification badges next week.

Mr. Kramer said he will not be able to attend the April 1, 2003 Special/Study Meeting. Mr. Kramer commented on the proposed ordinance text for amateur radio antennas that is on the April 1 agenda. He said there are many variables to the issue, and noted there are antennas at lower heights that can focus the radio waves in the desired direction to transmit and receive at nearly all frequencies, all bands and all power. It is Mr. Kramer's belief that the responsibility lies with the petitioner to convince the ZBA that alternatives are not adequate in a particular situation and that erecting a 75-foot tower is the only alternative.

Ms. Pennington reported that she and Mr. Chamberlain attended the Parks and Recreation Advisory Board, and the Advisory Board voted unanimously on a recommendation to City Management and City Council granting authority to the Parks and Recreation Department to research grants and other funding sources for gateway signage. The Advisory Board was advised that landscape plans are in process for Big Beaver Road, Rochester Road, and I-75, and that it is the Planning Commission's intent to incorporate the landscaping with the gateway signage. She indicated that Ron Hynd, Landscape Analyst, expressed his cooperation in creating signs, once he has the guidance from management and Council.

Mr. Chamberlain, on behalf of Mr. Vleck, distributed photographs taken approximately 10 days ago of the brick pavers located on the northwest quadrant of Big Beaver and Rochester Roads. The brick pavers are painted with orange "graffiti" apparently put there by utility companies. Mr. Chamberlain said that when Mr. Vleck questioned the Building Department if and what the City policy is on utility companies destroying property by marking streets and digging up sidewalks, the response given was one of "it's none of your business".

Mr. Chamberlain asked for a quick R.S.V.P. for Jim Starr's party.

Mr. Waller requested a color copy of the road map incorporated in the City Manager's memorandum. Mr. Miller said he would follow through on the request.

Mr. Wright concurred with the comments made by Mr. Kramer with respect to the ham radio antennas.

Chairman Littman reminded the Commission to review the planning tasks and forward him any suggested changes or revisions. He also announced that two speakers are scheduled for the April 1st meeting: Real Estate and Development Director, Doug Smith, and Fire

Chief, William Nelson. In addition, Chairman Littman said that a resolution must be drafted to City Council for approval to hold off-site meetings.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:40 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director

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**TROY DAZE MINUTES
MARCH 25, 2003**

Called to order at 7:32PM by Bob Berk

Present:	Bill Hall	Dave Swanson
	Jim Cyrulewski	Jeff Biegler
	Tonya Perry	Robert Preston
	Bob Berk	Cheryl Whitton Kaszubski
	Bob Matlick	Cele Dilley
	Steve Zavislak	Jessica Zablocki
	Sue Bishop	

Absent:	Dick Tharp	Kessie Kaltsounis
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Chairpersons & Guests:	Tom Kaszubski	JoAnn Preston
	Bob Broquet	Leonard Bertin
	Jeff Winiarski	Diane Mitchell
	Mike Gonda	

Motion by Cheryl, second by Bill, and carried, to excuse Kessie.

Minutes – Motion by Cheryl, second by Cele, and carried, to accept February minutes as submitted.

New Business – APPOINTMENT OF CHAIRPERSONS – none this month.

VOLUNTEER COMMITTEE MEETING AND SUGGESTIONS – The Committee met and made many suggestions. They covered vouchers, parking, developing policy, moving food to front of Headquarters trailer; expand coffee & donut area for shuttle drivers. Also, shirts and nametags, multi year recognition, volunteer meeting in midweek of the festival, and more.

JoAnn said she recently found information on the Internet regarding volunteers. She said some of the more appreciated rewards are training and the more intensive the better, a verbal and or written thank you, even a pat on the back. It seemed the more intangible rewards are appreciated most.

The Volunteer meeting and suggestions led to the following proposals:

Parking – All Troy Daze Advisory Committee members, Troy Daze General Chairperson, and Troy Daze Event Chairpersons will receive one parking pass each. One parking pass will be provided, by Event Chairpersons, to all workers on an event who have committed to work a minimum of four (4) hours. Chairpersons are responsible for deciding who gets a parking pass.

Award Jackets – Jackets will be awarded to Event Chairpersons after the completion of three (3) consecutive years of service as a Chairperson. Service does not have to be on a single project.

Event Chairpersons Shirts – Each Troy Daze Advisory Committee member, Troy Daze General Chairperson, and Troy Daze Event Chairperson will receive a Troy Daze Chairperson's polo shirt each year.

Volunteer's Shirts – All Troy Daze Volunteers will be provided a Volunteer tee shirt by their Event Chairperson so that they can be identified as Troy Daze Volunteers. The tee shirts will have the year of use printed on them and be the same color as the Event Chairpersons shirts.

Food – Light snacks will be provided for all Troy Daze workers in the headquarters trailer. Troy Daze will contract with Troy Daze food vendors to provide food to Troy Daze on a per ticket basis. Troy Daze will post food vendor ticket offerings in the headquarters trailer during Troy Daze. Troy Daze food tickets will be provided to all Troy Daze workers. A minimum of four (4) hours work will be required per ticket, with a maximum of two (2) tickets provided to each worker per day. Event Chairpersons will provide tickets to volunteers.

Motion by Jim, second by Cele, and carried, to accept the Proposals as submitted for Volunteer rewards.

Old Business – None.

Adjourned at 7:55PM.

Next Troy Daze Advisory Committee meeting April 22, 2003, at 7:30PM, followed by the Festival Committee meeting.

A meeting of the **Troy Youth Council (TYC)** was held on Wednesday, March 26, 2003 at 7:00 P.M., at City Hall in the Lower Level Conference Room. The meeting was called to order at 7:05 p.m.

MEMBERS PRESENT: Emily Burns
Allister Chang
Chris Cheng (arr. 7:06PM)
Min Chong
Maniesh Joshi
Andrew Kalinowski (arr.7:07PM)
Christina Krokosky
David Vennettilli
Manessa Shaw
YuJing Wang
Fred Wong

MEMBERS ABSENT: Ryan Chandonnet
Juliana D'Amico
Raymond Deng
Monika Govindaraj
Eric Gregory
Catherine Herzog
Matthew Michrina
Omar Hakim
Brian Rider

ALSO PRESENT: Laura Fitzpatrick, Assistant to the City Manager

1. Roll Call

2. Minutes

Resolution # 03-03

Moved by Vennettilli

Seconded by Chong

RESOLVED, that the minutes of the February 19, 2003 meeting be approved.

Yeas: All – 11

No: None

Absent: Chandonnet, D'Amico, Deng, Govindaraj, Gregory, Herzog, Michrina,
Hakim, Rider

3. **Attendance Discussion** – “excused” absences & Bylaws Approval. One hour was spent discussing attendance. The item was tabled. Fitzpatrick to bring back more options at the April meeting.
4. **Logo Adoption & T-Shirts** – on hold until more members are present to discuss
5. **Michigan Youth Symposium:** Report from Attendees (Burns, Govindaraj, Wong, Wang): *postponed*
6. **Web Site Recommendations** – feedback to City administration – *postponed* until April
7. **Future Speakers & Meetings** – suggestions, ideas
Chong suggested a joint meeting with City Council. Fitzpatrick will investigate. No other suggestions at this time.
8. **TYC Members for 2003-04** – renewal of terms (expiring 8/03) and recruitment of new members (if necessary) – Terms Expire in August – Let Laura know if you intend to renew.
9. **City Information**
 - ✓ *Troy Daze Committee* – Seeking TYC representatives to attend, May, June, & August planning meetings
 - ✓ *Teen Section at Library* – soon to be open (flyer)

Reminder Next Meeting: April 23rd 7:00 P.M.
@ City Hall – Lower Level Conference Room

Announcements:

Poster on Display –March at the Library; April at the Community Center

10. PUBLIC COMMENT – none

The meeting adjourned at 8:28 p.m.

Laura Fitzpatrick, Assistant to the City Manager

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on April 1, 2003, in Conference Room "F" of the Troy City Hall.

1. ROLL CALL

Present

Gary Chamberlain
Lawrence Littman
Cindy Pennington
Robert Schultz
Walter Storrs
Mark J. Vleck

Absent

Dennis A. Kramer
David T. Waller
Wayne Wright

Also Present

Mark F. Miller, Planning Director
Susan Lancaster, Assistant City Attorney
William Nelson, Fire Chief
Doug Smith, Real Estate & Development Director
David Roberts, Assistant Fire Chief
Kathy L. Czarnecki, Recording Secretary

Resolution

Moved by Chamberlain

Seconded by Schultz

RESOLVED, that Messrs. Kramer, Waller, and Wright be excused from attendance at this meeting.

Yeas

All present (6)

Absent

Kramer
Waller
Wright

MOTION CARRIED

2. PUBLIC COMMENT

Phil Ode of 4508 Whisper Way, Troy, was present to speak. Mr. Ode stated that Troy's emergency coordinator plans to use 64 ham radio operators per shift, which averages to 128 volunteer operators per day, and noted that the City's 911 service has gone down twice. Mr. Ode stated that arguments with respect to antennas falling onto neighboring properties are somewhat discriminatory in relation to light poles, flagpoles, trees and fences. Mr. Ode explained the FCC examination procedure for amateur radio operators. Mr. Ode referenced situations in which amateur radio operators have been of assistance to both the State of Michigan and the City of Troy. He relayed the

significance of vanity license plates carrying the call letters of amateur radio operators and the requirement to carry radios in their vehicles for emergency communications.

Mr. Ode believes the Mayor's definition of "effective communication" as "worldwide communication, 24 hours a day, 7 days a week" is more liberal than is realistic. He alluded to being more than happy if he has an antenna "to talk any place in the world some time and all places of the world part of the time."

Mr. Ode said it would be satisfactory and realistic from an operator's perspective to place a minimum of two antennas, and noted that a set height of 75 feet would result in multiple structures of the same height. Mr. Ode circulated material in relation to specific data, radio operation, frequencies, etc. Mr. Ode feels that his air space should not be restricted, just as another does not want his air space violated.

3. PRESENTATION BY / DISCUSSION WITH WILLIAM NELSON – Fire Chief – Emergency Access

Fire Chief Nelson introduced Dave Roberts, Assistant Fire Chief, who heads the Fire Prevention Division. Chief Nelson noted that Assistant Fire Chief Roberts reviews site plans as they relate to Fire Department concerns for the Planning Department.

Chief Nelson gave a PowerPoint presentation on emergency vehicle access. Chief Nelson stated that emergency accesses basically do not work. He noted that emergency accesses must be hard surfaced and visible and yet not look like cars should be using them. The presentation covered the Fire Department's goals and objectives, highlighted the concerns the Fire Department has with respect to emergency vehicle access as emergency responders and portrayed some of the potential risks involved with decisions made by the Planning Commission and other official bodies.

The floor was opened for questions and discussion.

The Commission thanked Fire Chief Nelson and Assistant Fire Chief Roberts for their exceptional presentation.

4. PLANNING AND ZONING REPORT

Mr. Miller reported that a revision to the Woodside Bible Church PUD site plan would be considered by City Council at their April 14, 2003 meeting. He noted that the Commission approved a 5-foot berm in front of Woodside Bible Church, parallel to Rochester Road, as part of the approved Preliminary Plan. Mr. Miller said the church's engineer proposes to lower the grade of the site, and the 5-foot high berm cannot be constructed without significant topography or elevation drops from Rochester Road. As an alternative, the petitioner is proposing to construct a berm in the area between the northern driveway and northern boundary with the Northwyck Condominiums, which

includes a height of 3.5 to 4 feet on the edges facing Rochester Road and 8 to 9 feet high facing the church. Mr. Miller reported that City Management recommended to City Council to approve the berm, as amended.

Mr. Chamberlain commented that requiring grade drawings at the time of site plan submission could possibly avoid matters of this type.

5. BOARD OF ZONING APPEALS REPORT

Mr. Vleck reported on the March 18, 2003 BZA meeting.

K-Mart, 100 E. Maple

The BZA granted K-Mart a one-year renewal of relief to allow for an outdoor display of plant material.

Bharatiya Temple, 6850 Adams

The BZA granted Bharatiya Temple a permanent variance for relief of the masonry screening wall with the condition that the buffer be maintained at the 150-foot setback to the east.

Bruce Burlager, 1749 Beech Lane Drive

The BZA granted a variance to the petitioner to maintain a covered deck structure. Of interest, Mr. Vleck said that if the deck had been constructed in the traditional shape of a gazebo and classified as a gazebo, a variance would not have been required.

Christopher May, 1145 W. South Boulevard

The BZA granted a variance to the petitioner for relief to construct an addition to his house that did not comply with the required setbacks.

6. SUB-COMMITTEE REPORTS

Amateur Radio Antenna

No report was given. (*Refer to agenda item # 11.*)

Gateway

Mr. Chamberlain said the sub-committee has nothing new to report.

Special Use

Mr. Chamberlain reported the sub-committee's target date for presenting its findings to the Commission is the 1st of May.

7. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Smith reported on the following DDA items.

Civic Center

The last direction given by City Council was for staff and the DDA chairman to meet with a group of developers to determine if Council's latest actions to slightly modify the DDA recommended model for the Civic Center site was still economically viable. Changes that City Council made to the model were the elimination of office and limiting the theater seating from 5,000 to 2,500. The remainder of the model stayed the same: 200,000 square foot conference center, up to a 500-room hotel, amenity retail, and up to three full service restaurants. Mr. Szerlag, Mr. Smith and the DDA chairman met with five developers and the results of those discussions will be reported to City Council at their April 28 meeting.

Development of Investment Standards

The DDA is working on a set of investment standards with relation to proactive and aggressive development in the downtown district as well as developing criterion and priorities for investments along the corridor. Mr. Smith confirmed that the DDA is open to a partnership with the Commission for the downtown/corridor development.

Mr. Chamberlain suggested that the Commission provide its plan and goal for the downtown/corridor area to the DDA as soon as possible.

Mr. Miller announced that Lorenzo Cavalier contacted him with respect to a preliminary planning opportunity for improving the area near the former Denny's restaurant site.

8. PRESENTATION BY / DISCUSSION WITH DOUG SMITH – Director of Real Estate & Development – Development Report

Economy

Mr. Smith reported a 20% vacancy rate for class A office, 25 to 26% overall vacancy rate, very little capital expenditure, and a very noticeable decline in travel as evidenced in restaurants and hotels. On an up beat, Mr. Smith said that he has had discussions with three major parties for office space.

Smartzone

Mr. Smith stated that Smartzone is a partnership between the Michigan Economic Development Corporation and Automation Alley for the establishment of a certified technology park in a 75-acre area encompassed by the Liberty Business Technology Park (fka the Big Beaver Airport) and the Preston Trucking Facility. Mr. Smith circulated a location map encompassing the Smartzone area. Institutions taking leadership roles in the project are Oakland University and Lawrence Tech. Mr. Smith said the key nature to the creation of Smartzone is not only the creation of a tax increment area but also a business incubation program to help with the commercialization of product. He noted the overall goal is to create clusters of technology where companies can work together to foster new companies and new product lines. Mr. Smith reported that City Council adopted a resolution of intent on March 3, and explained the procedure that City Council would follow in the project's execution.

A brief discussion and question and answer period followed.

The Commission thanked Mr. Smith for his up-to-date development report.

Chairman Littman requested a 5-minute recess at 9:00 p.m.

The meeting reconvened at 9:05 p.m.

9. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Miller confirmed that the Commission is in receipt of the latest rendition of the proposed PUD 3 project, dated March 21. He stated that the plan has not yet been reviewed by the Planning Department or the Planning Consultant, but noted that reports will be completed and ready for the April 8th Public Hearing. Mr. Miller reported that the petitioner has submitted written narrative with respect to the value analysis of the proposal, the recent revisions made, and a trip generation report.

Mr. Chamberlain requested that the Planning Director prepare a comparison report with respect to the building materials used in the Columbia Center and the building materials proposed for the PUD project with relation to quality and durability, and that the comparison report be provided to the Commission for the April 8th Public Hearing.

Mr. Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present and gave a five-minute presentation. Mr. DiMaggio highlighted the revisions incorporated in the March 21st rendition, and specifically noted the changes made to the parking deck. He confirmed that narrative has been submitted with respect to PUD compliance to both the Zoning Ordinances and City management. Mr.

DiMaggio provided several design boards that showed work products proposed to be incorporated in the development.

Mr. Vleck asked what the petitioner's expectation is with respect to the approval process and the ensuing time frame involved.

Mr. DiMaggio responded that he expects a recommendation once the Commission is comfortable with the criteria being met and comfortable with the plan itself.

Mr. Miller confirmed that a public informational meeting was held prior to last week's meeting, and noted that only two people from the public sector were present.

Chairman Littman stated that it would be helpful if the petitioner brought in building materials for the Public Hearing.

Mr. Vleck commented that information be provided with respect to the wearability and life expectancy of the proposed building materials.

Ms. Lancaster said it would be helpful if the petitioner provided more detail on the proposed water feature.

Mr. Chamberlain reminded the petitioner that the unique aspect of a PUD project is knowing exactly what is being proposed, and noted that the petitioner cannot make a proposal that a particular feature may or may not be incorporated in the development.

Mr. DiMaggio explained that there are some features and designs of which prospective tenants have not yet made a definitive decision, and asked how this should be handled.

Ms. Lancaster confirmed that a PUD project is presented as a final plan and anything proposed on the plan must be constructed. Ms. Lancaster suggested that items that remain uncertain at the time of presentation be omitted from the plan, and noted that the petitioner can always come back at a later date with revisions.

Mr. Vleck questioned the deed restrictions on the proposed site.

Mr. DiMaggio explained that deed restrictions were on the total 32 acres owned by Magna Corporation, and noted the restrictions were removed from the 3.5 acres purchased from Magna for the proposed project.

Mr. Vleck questioned participation of MDOT with respect to the maintenance of the proposed landscaping throughout the gateway area.

Ms. Lancaster said that the petitioner would be required to submit a letter from MDOT specifying its agreement and the maintenance issue would be negotiated.

Mr. Smith stated that MDOT would most certainly form a partnership with the City with respect to landscaping the gateway area. He noted that management is working on a

common theme for landscaping and signage and would like to see some flexibility within the PUD approval process to accommodate this.

A short discussion followed on this topic.

Mr. Storrs questioned the deed restrictions with respect to the overall density on the abutting parcels and the City's legal responsibility.

Mr. Smith explained that the City encouraged Magna Corporation to create the conservation easement, and suggested that the entire site be viewed as if it were an overlay district and the density be viewed in perspective to the overall 32 acres.

The Planning Department was directed to prepare a report on the relationship between the potential build-out of Magna Corporation and the deed restrictions placed on the site.

The Commission also asked the petitioner to provide a detailed listing of documents and dates, and a table of contents.

Mr. Vleck commented favorably on the significant amount of open space that became available by reducing the parking garage.

10. ORDINANCE REVISION DISCUSSION – Environmental Provisions – Walls – Article 39.10.01 (ZOTA # 193)

Mr. Miller reported that City Management is aware that one of the Commission's future tasks is the review of wall and landscaping standards, but that a practical problem in completing construction of the Section 1 Golf Course has occurred. Mr. Miller recollected that the Planning Commission made a recommendation to City Council to construct a berm in lieu of the required wall adjacent to the maintenance area parking lot, and that City Council overrode that recommendation because they prefer not to seek variances as a general rule. Mr. Miller cited that City Council had no concerns with the berm, but concerns with the City itself seeking a variance. In addition, the City purchased the Mead property that abutted the maintenance building and parking lot to the west. The property purchase resulted in the maintenance area parking lot being over 200 feet from the new Golf Course property line.

Mr. Miller reported that City Management developed the opinion that when a parking lot is at least 200 feet from a property line, a landscape buffer would be sufficient to screen headlights and automobiles. Mr. Miller provided a draft ordinance amendment that gives authority to the Planning Commission to permit the distance and landscaping in lieu of the required wall, and noted that the proposed ordinance text amendment has been published as a Public Hearing item for the April 8, 2003 Planning Commission Regular Meeting.

Mr. Vleck questioned the timing of the proposed ordinance change and City Council's reasoning for not seeking a variance.

Mr. Schultz wondered what City Council and staff's reception would be if a developer insisted on changing an ordinance to get what he/she desires on a site plan. Additionally, Mr. Schultz recalled that at the time the Mead property was acquired, it was City Council's intent to sell the property after the necessary easements had been obtained. He believes that if the change is wanted specifically at this point in time for the Golf Course, there should be something in writing stipulating that the Mead property has permanently become part of the Golf Course and that it would not be sold without a vote of the people.

Ms. Pennington questioned what plan is in place for the Mead property.

Mr. Storrs commented that the Commission reviewed of the Golf Course site plan and made its recommendation on that defined site plan which was not inclusive of the Mead property, and noted agreement with Mr. Schultz.

Ms. Lancaster confirmed that a City vote would be required to sell land acquired for parks and recreational purposes, and agreed that a setback on the Mead property would have to be determined and a revised site plan would have to come back before the Commission.

Mr. Miller said that he would confirm if the Mead property was or was not incorporated in the Golf Course site plan at the time of City Council review and consideration.

Chairman Littman referenced the City Manager's memorandum dated April 1, 2003, that was sent to the Commission late this afternoon with respect to "Methodology to Propose Ordinance Changes; in this Case, Off-Street Parking." Chairman Littman questioned if the Golf Course matter has gone through the empirical analysis that the City Manager is proposing for all ordinance changes.

Mr. Schultz referenced the partnership between the Commission and City Management that the City Manager spoke of at an earlier Planning Commission meeting, and stated that the proposed ordinance change specifically addressing the Golf Course matter should be held to the same standards.

Mr. Vleck questioned the specifications quoted in the proposed ordinance change.

Mr. Miller stated that the language used in the proposed ordinance amendment references standard language used in the Zoning Ordinance that relates to other berm situations and the landscape design tree preservation ordinance.

Chairman Littman directed the Planning Department to place the City Manager's memorandum "*Methodology to Propose Ordinance Changes; in this Case, Off-street Parking*" on a future agenda for discussion.

Mr. Chamberlain requested that the Planning Department prepare a report on the City's position on the Mead property; i.e., what is the City's plan for the property, how does the property tie into the Golf Course, and if the property was inclusive of City Council's site plan approval.

Mr. Schultz requested a descriptive site plan showing the relationship of the wall, the Mead property and the maintenance area parking lot.

11. ORDINANCE REVISION DISCUSSION – Height Limits for Amateur Radio Antennas (ZOTA #180)

A discussion was held with respect to the status of the sub-committee's findings and the definition of "effective communication".

Mr. Vleck requested that the sub-committee hold one more meeting, prior to coming before the Commission with its report. Mr. Vleck stated an invitation to the meeting would be extended to Fire Chief Nelson and Police Chief Craft.

Chairman Littman stated that the item would be placed on the April 22nd agenda for further discussion.

12. BY LAWS

Mr. Schultz noted a grammatical error in Article IV, Section 2.

Chairman Littman questioned if each meeting's Public Comment session should be inclusive of Article VII, Section 5.

Mr. Chamberlain voiced objection to limiting comments of any kind at any meeting.

Ms. Pennington referenced Article IV, Section 5, and questioned why minutes could not be approved at Study Meetings.

Ms. Lancaster confirmed that minutes cannot be voted on at Study Meetings, and noted that the Planning Director opts to title a study meeting as "Special/Study Meeting" so various items can be voted on.

Mr. Storrs questioned the validity of retaining all three definitions of meetings: Regular, Special and Study meetings.

It was the consensus of the Commission to correct all grammatical errors, retain the three definitions of meetings, and to go forward with the final draft of the Bylaws for approval.

13. WORK PROGRAM FOR PLANNING COMMISSION PROJECTS

Chairman Littman postponed this item to the April 22, 2003 Special/Study Meeting.

14. REVIEW OF APRIL 8, 2003 REGULAR MEETING

There was no discussion.

15. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Storrs referenced the photographs attached to the Planning Department's report on amateur radio antennas and remarked that some of the antennas are just plain ugly. He questioned if the Building Department is aware of their locations and if they have received any complaints. Again, Mr. Storrs stated that consideration must be demonstrated to the abutting neighbors.

Ms. Pennington commented that a recent road report stated there are future plans to widen Rochester Road into a boulevard from Torpey to Barclay.

Mr. Chamberlain requested a head count from members who are attending the farewell party for Jim Starr.

Mr. Vleck commented that antenna height is not the problem and noted that placing a restriction on an antenna height would not have an affect on the structure on top of the antenna, which is the problem.

Mr. Miller announced that he would be out of the office from April 2 through April 8 and would not be attending the April 8th meeting. Mr. Savidant will conduct the April 8th Regular Meeting.

Mr. Miller addressed an idea that he and Mr. Savidant have been discussing, and asked for direction from the Commission. Mr. Miller would like to know if the Commission would have an interest in touring different communities, citing as an example, Canton Township's Cherry Hill development.

A brief discussion was held with respect to conducting off-site meetings and the requirement to have all meetings taped and televised.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:35 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director

G:\MINUTES\2003 PC Minutes\Draft\04-01-03 Special Study_Final.doc

DATE: April 28, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Announcement of Public Hearing
Appeal of Outdoor Special Event Time Frame
Elder Ford, 777 John R

We have received a request for an outdoor special event from Elder Ford to be held at their facility at 777 John R Road. The event is to be held in conjunction with the Ford Motor Company's 100th anniversary celebration. According to the application, the event is to be held from June 1 until June 16, 2003. That time frame works out to a total of sixteen days. Paragraph C of Section 41.16.00 of the Zoning Ordinance regarding outdoor special events limits the events to no more than seven consecutive days. Because their event exceeds the time limitations of the ordinance, their request has been denied. In response to our denial they have filed an application for appeal of the time limitation. Paragraph F of Section 41.16.00 states that appeals of the provisions for outdoor special events are considered by City Council in lieu of Board of Zoning Appeals. A public hearing on their appeal has been scheduled for your meeting of May 12, 2003.

We have enclosed for your reference a copy of the application and associated correspondence regarding this matter. We will be happy to provide other information regarding this matter should it be required.

APR 25 2003

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
CITY OF TROY

BUILDING DEPARTMENT

TO BOARD OF ZONING APPEALS:

DATE: 4/25/03

I (We) IRMA ELDER Telephone (248) 585-4000

residing at 777 JOHN R RD. TROY, MI 48083
own the described property. (or attach letter of authorization from owner or leasee)

Address of Property: 777 JOHN R RD. TROY, MI 48083 Lot 88-20-35-276-005

Subdivision: _____ Sidwell _____

Property located on the WEST side of JOHN R RD between 14 MILE RD
and MAPLE RD. (Attach legal description if this is an acreage parcel)

This appeal is taken from a permit denial by the Director of Building & Zoning, in
the enforcement of the Zoning Ordinance on _____
(date of denial letter)

The following parts of that determination are being appealed: CHAPTER 39 SECTION 41.16.00, C -
SHORT TERM SPECIAL EVENT NOT TO BE LONGER THAN 7 DAYS IN ONE CALENDAR YEAR. REQUEST FOR 16 CONSECUTIVE
DAY TENT EVENT, VERSUS THE ALLOWED 7 DAYS.

INSTRUCTIONS TO APPELLANT: Fill in appropriate Section 1, 2, 3, or 4. Do not fill in more than one
of these sections. The application is not applicable unless all required statements have been made.
Additional information may be supplied on separate sheets. Ten 8-1/2"x11" plot plans shall accompany
this application, plot plans shall show all buildings and distances of setbacks, to scale.

SECTION 1. VARIANCE: A variance is for the use or property or structure otherwise prohibited by
ordinance, and can be granted only on showing practical difficulty. See Zoning Ordinance Section
04.20.151 and Section 43.72.00.

Appellant requests a variance of the terms of the Zoning Ordinance in this case because the following
PECULIAR OR UNUSUAL CONDITIONS are present, which justify a variance under the discretionary
power vested in the Board of Zoning Appeals: IN CELEBRATION OF THEIR 100TH ANNIVERSARY FORD
MOTOR COMPANY IS ENCOURAGING ALL METRO DETROIT FORD DEALERS TO PARTICIPATE IN THIS TENT EVENT FROM
JUNE 1- JUNE 16 2003. WE WOULD LIKE TO SHOW OUR SUPPORT IN THIS VERY SPECIAL YEAR BY
PARTICIPATING IN THIS EVENT WITH THE OTHER 28 METRO DETROIT DEALERS.

The following practical difficulty will result if the variance is not made: 90% OF OUR SALES ARE FROM FORD
EMPLOYEES, THEIR FAMILY MEMBERS AND ITS SUPPLIERS AND BEING CONSISTENT WITH FORD
MOTOR COMPANY PROMOTIONS IS VERY IMPORTANT TO THESE BUYERS. WE FEEL WE WILL LOSE
BUSINESS DUE TO THE NEGATIVE IMPACT OF NOT PARTICIPATING IN THIS CELEBRATION EVENT FOR THE FULL
TIME PERIOD.

SECTION 2. INTERPRETATION: Appellant respectfully requests an interpretation be made under the discretionary powers vested in the Board of Zoning Appeals - Section 43.75.00.

An appeal is made for an interpretation of the Zoning District as follows: _____

An interpretation is requested for the following reasons: _____

SECTION 3. ORDINANCE PROVISIONS - TEMPORARY PERMIT: Appellant respectfully requests that the following be approved pursuant to the power granted to the Board of Zoning Appeals under Section 43.80.00: ELDER FORD REQUESTS PERMISSION TO ERECT A 30'x60' TENT ON ITS PROPERTY

AS PART OF FORD MOTOR COMPANY'S CENTENNIAL. ELDER FORD REQUESTS THAT THE TENT BE PERMITTED TO STAND FROM JUNE 1, 2003 UNTIL JUNE 16, 2003.

SECTION 4. EXPANSION OF NON-CONFORMING USE: Expansion of non-conforming uses or structure is prohibited by Ordinance. However, where literal enforcement causes unnecessary hardship, an expansion may be granted. See Section 43.70.00.

Appellant requests permission to expand a non-conforming use or structure because the following exceptional conditions exist: _____

Has there been any previous appeal involving this property? If Yes, provide date and particulars: _____

Has there ever been a Site Plan approval by the Planning Commission? _____. If Yes, state date and attach a copy of the Site Plan that was approved and a copy of the Planning Commission minutes.

TEN (10) COPIES ON 8-12'X11' SHEETS ARE ATTACHED HERETO

STATE OF MICHIGAN
COUNTY OF OAKLAND

RECEIVED

APR 25 2003

BUILDING DEPARTMENT

I, IRMA ELDER HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN PAPERS SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

Date: 4/25/03

Irma B. Elder
Signature of Applicant

SIGNED AND SWORN TO BEFORE ME THIS 25th DAY OF April 2003.

Josephine Cossione
Notary Public

JOSEPHINE COSSIONE
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES ON 11, 2002

My Commission Expires: 10-14-03

Elder Ford

City of Troy
Department of Building Inspections
500 W. Big Beaver Road
Troy, MI 48084

RECEIVED

APR 25 2003

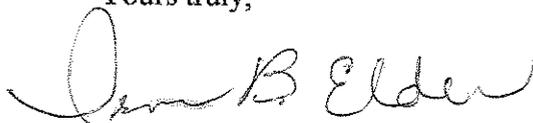
BUILDING DEPARTMENT

April 25, 2003

To the City of Troy:

I, Irma Elder, authorize Steve Landis to act as my agent before the Troy City Council.

Yours truly,



Irma B. Elder



OUTDOOR SPECIAL EVENT APPLICATION

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
248-524-3344

RECEIVED

APR 25 2003

BUILDING DEPARTMENT

OUTDOOR SPECIAL EVENT

Date: 4/25/03

Outdoor Special Events are permitted by the Zoning Ordinance, Chapter 39, Section 41.16.00. Please provide the information requested below and return it to the City of Troy Building Department, 500 West Big Beaver, Troy, MI 48084. Your application will then be reviewed for compliance with the Ordinance. If you have questions or need assistance, please call 248-524-3581.

NAME OF THE EVENT: CENTENNIAL CELEBRATION OF FORD MOTOR CO.
LOCATION OF EVENT: ELDER FORD USED VEHICLE DISPLAY AREA
SIDWELL (Property ID) NUMBER: 88-20-35-276-005
NAME OF APPLICANT: ELDER FORD
ADDRESS OF APPLICANT: 777 JOHN R
CITY: Troy STATE: MI ZIP: 48083
PHONE NUMBER: 248-585-4000 FAX: 248-585-4039

DATE(S) OF EVENT: FROM: JUNE 1, 2003 TO: JUNE 16th

WILL TENTS BE ERECTED? (FEE IS \$30) YES: X NO:
(IF YES, SEE ATTACHEMENT FROM FIRE DEPARTMENT)
VENDOR TO INSTALL
WILL FOOD BE SOLD/SERVED TO PUBLIC? YES: NO: X
(IF YES, CALL OAK. CNTY. HLTH. DIV. AT 248-424-7190)
(DAYS 1 PM.)
TEMPORARY LIGHTING OR ELECTRICAL? (MIN. FEE IS \$25) YES: NO: X
(IF YES, OBTAIN ELECT. PERMIT & ARRANGE INSPECTION)
ADDITIONAL SIGNS? (FEE IS \$30) YES: X NO:
(IF YES, COMPLETE ATTACHED SIGN PERMIT APP.)

In addition to the above information, please include a brief written description of the proposed event, including what activities will take place, your plan to handle traffic control, litter, restrooms needs, etc. Also, attach 2 copies of a detailed site plan, drawn to scale, showing where on site the special event will take place, location of existing buildings, parking, access lanes, tents and signs.

APPROVED BY: DATE:
COPY TO FIRE DEPARTMENT: DATE:

REVISED 5-19-00

Elder Ford

RECEIVED

APR 25 2003

BUILDING DEPARTMENT

Elder Ford's Ford Proposed Centennial Tent Event
June 1- June 16, 2003

Ford Motor Company is celebrating it's 100th Anniversary and the FDAF has planned a June Tent Event for all Metro Detroit Dealers for the first two weeks of June.

Ford Dealer Advertising will sponsor every Metro Detroit Dealer holding this event with the following package:

- One 30x60 blue and white stake tent
- 4'x24' Ford Centennial Banner
- Ice cream freezer with prepackaged ice cream
- Clown appearances during the two week period

Waste receptacles will be located at the tent and also available inside the dealership.

Restrooms are located inside the building and will be available during all the hours of the event.

Traffic flow will be controlled through our normal parking area and any overflow will be directed to our back lot as needed and will be monitored by our new and used vehicle managers.

Steve Landis will be the contact person and can be reached at 248.597.5128.

Elder Ford

RECEIVED

APR 25 2003

BUILDING DEPARTMENT

City of Troy
Department of Building Inspections
500 W. Big Beaver Road
Troy, MI 48084

April 23, 2003

To the City of Troy:

Elder Ford wishes to conduct a "Tent Sale" in celebration of Ford Motor Company's Centennial. We wish to hold the event from June 1, 2003 until June 16, 2003. We will feature the event in our print and radio advertising during the aforementioned time period.

During the event we will provide (30) two hour appearances by a clown who will distribute Ford Centennial balloons to children in attendance. The tent will be used for vehicle display only. No seating will be provided. We will have sufficient restroom facilities located in both of our buildings.

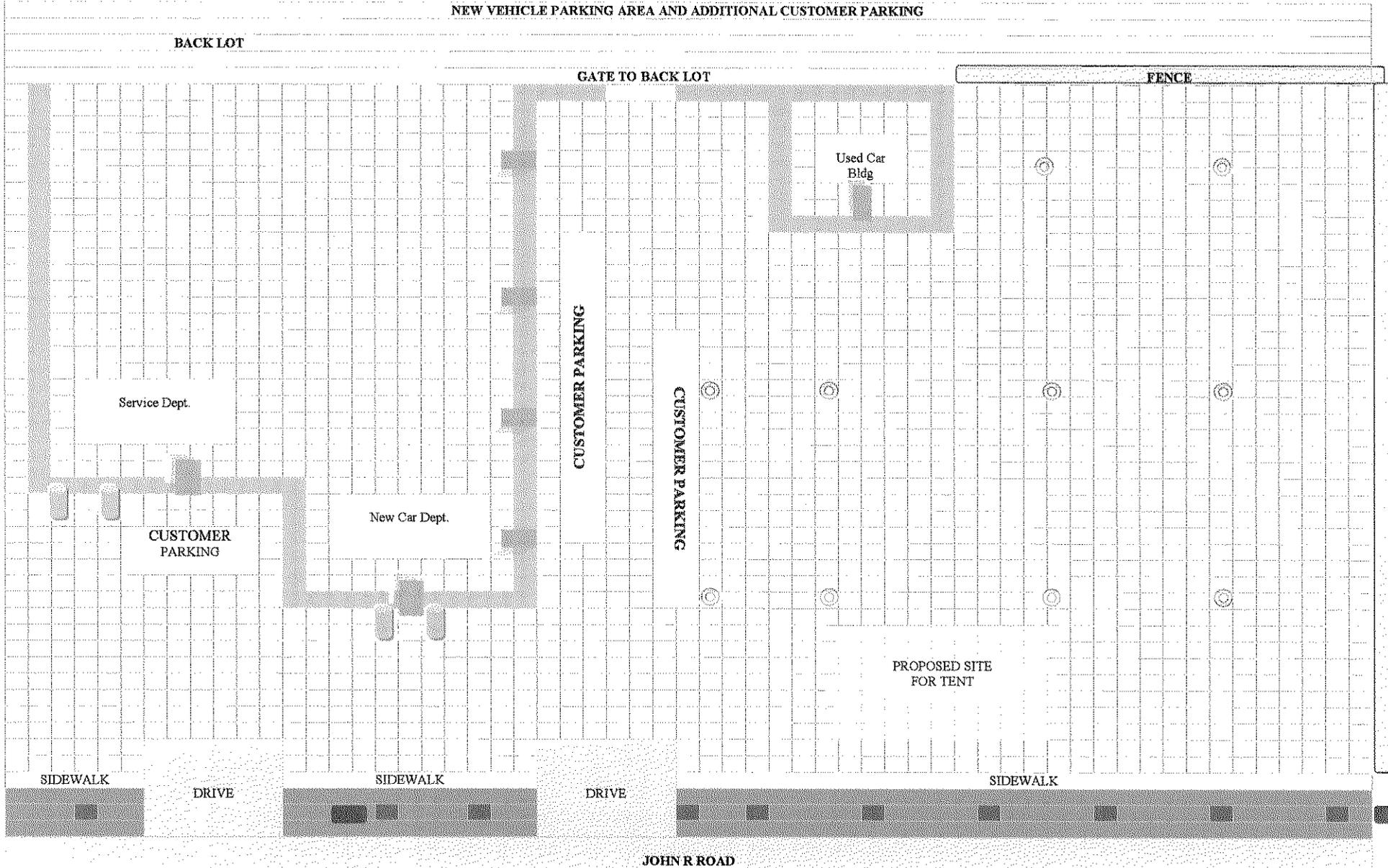
While we believe we have adequate parking for the event we will provide additional parking on our new vehicle display lot. During the event we will provide adequate staff to control litter and any additional traffic.

Yours truly,



Irma B. Elder

NEW VEHICLE PARKING AREA AND ADDITIONAL CUSTOMER PARKING



-  Lot Lights
-  Light Post with Flag
-  Ford Signs

1/4" = 10 ft

RECEIVED

APR 25 2003



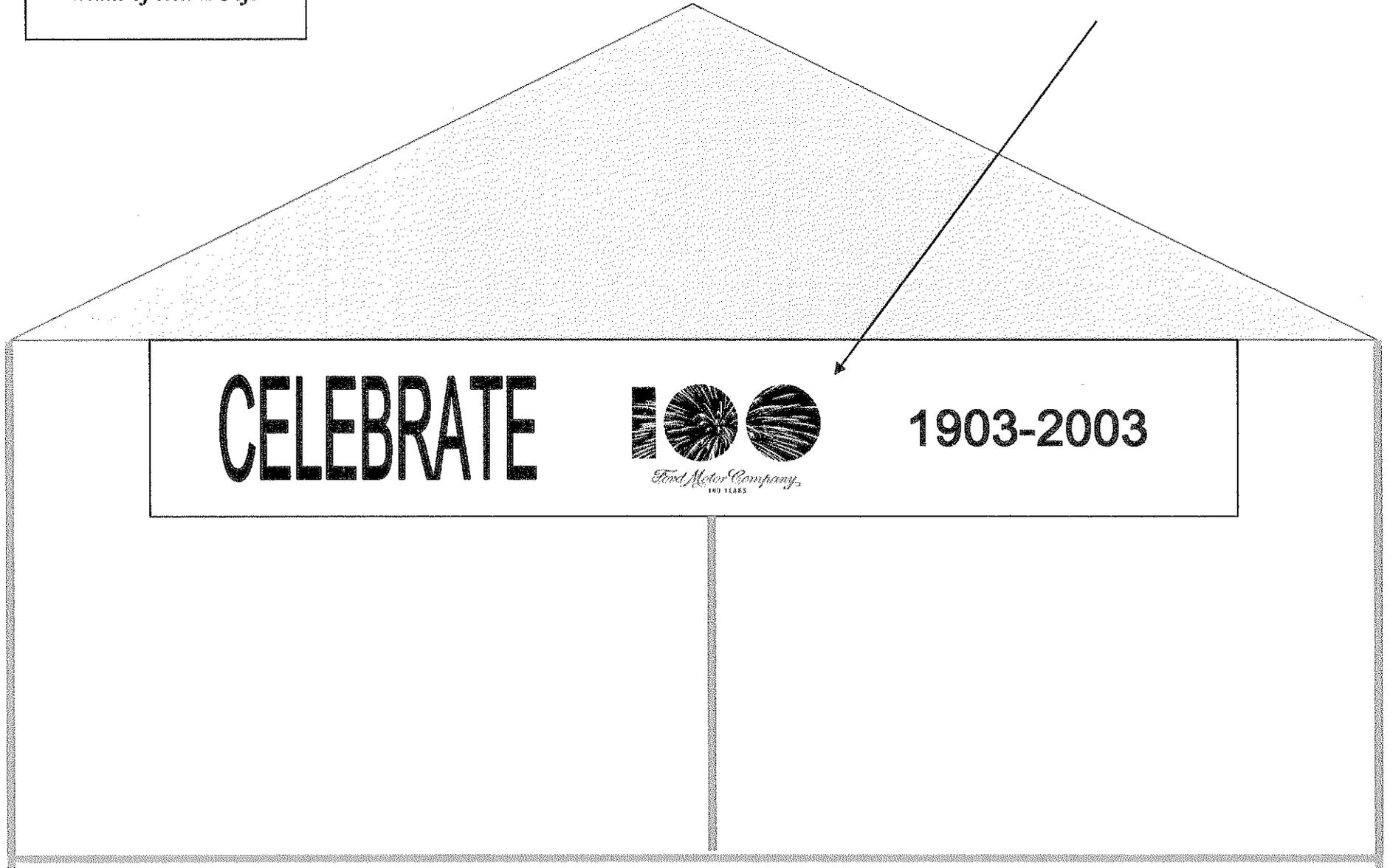
RECEIVED

APR 25 2003

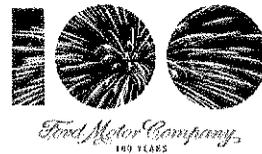
BUILDING DEPARTMENT

Length of tent shown
1/3 = 2'
width of tent is 30ft

4'x 24' Vinyl banner will
hang from side of tent



CELEBRATE



1903-2003

RECEIVED

APR 25 2003

BUILDING DEPARTMENT

**METRO DETROIT FORD DEALERS
CENTENNIAL TENT EVENT
DEALERSHIP PARTICIPATION FORM**

If your dealership is interested in participating, please fill out this form and fax back to the FDAF office (248) 932-4037 by April 14th.

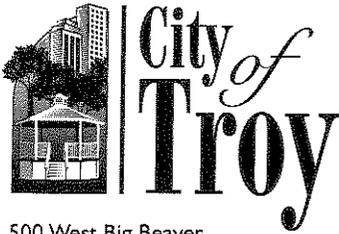
- Yes, I am interested in participating with the Tent Event and would like to set up a meeting regarding my selection of tent, entertainment and food.
- No, I do want to participate with this event. (FDAF funds will only be used for this package. No substitution or payments to stores not participating.)

Elder Ford	Steve Landis
Dealership	Dealer Contact Name

The dealership packages includes the following:

- (1) 40' x 40' or 30' x 30' blue and white or white-staked tent. The tent includes 120' of blue flag rope with the Ford logo, delivery, installation, maintenance and removal. Also includes repair of asphalt from stake holes.
- (2) 4'x24' "Tent Sale" banners with grommets and rope. Banner graphics will include the Ford Centennial and the FDAF logo.
- One helium tank with 300 balloons (9" white latex). Balloons will include the centennial logo. Includes delivery and removal.
- One ice cream freezer with 600 pieces of ice cream. Includes delivery and removal. Dealer to provide electric power and extension cord.
- 30 two-hour appearances by a clown during the two week event. Clown's appearance will include face painting, balloon animals, etc.
- 100 special edition Ford Centennial posters would be given out to each dealership to be used as consumer giveaways.
- if your dealership would like to continue your tent event and would like to rent the tent for an additional week or two, it would be at your dealership's expense.
- Dealership is responsible for city permit!

The FDAF Vendor will contact all participating dealerships in mid-April to set up a meeting to review each dealership's specific needs.



500 West Big Beaver
Troy, Michigan 48084
Fax: (248) 524-0851
www.ci.troy.mi.us

April 28, 2003

Area code (248)

Assessing
524-3311

Bldg. Inspections
524-3344

Bldg. Operations
524-3368

City Clerk
524-3316

City Manager
524-3330

Community Affairs
524-1147

Engineering
524-3383

Finance
524-3411

Fire-Administration
524-3419

Human Resources
524-3339

Information Technology
619-7279

Law
524-3320

Library
524-3545

Parks & Recreation
524-3484

Planning
524-3364

Police-Administration
524-3443

Public Works
524-3370

Purchasing
524-3338

Real Estate & Development
524-3498

Treasurer
524-3334

General Information
524-3300

Irma B. Elder
Elder Ford
777 John R
Troy, MI 48083

Subject: Outdoor Special Event Application
777 John R, Elder Ford

Dear Ms. Elder:

I have reviewed the Outdoor Special Event Permit Application you submitted for the outdoor event to be held at the above location from June 1 through June 16, 2003. Your proposal is to conduct a tent sale for a 16-day period in conjunction with Ford Motor Company's 100th anniversary. Unfortunately I find it does not comply with Section 41.16.00 of the Troy Zoning Ordinance, Chapter 39, of the Troy City Code and therefore, I am not able to approve the permit.

Paragraph C of Section 41.16.00, of the Zoning Ordinance limits the time frame of special events and accompanying signage to not more than 7 consecutive days. Your proposal exceeds the number of days that events are permitted. You must either revise your proposal to comply with the 7-day period or you may seek an appeal of this denial.

If you wish to appeal, please submit an application for variance for the Board of Zoning Appeals with the appropriate documents and fees. However, in accordance with Paragraph F of Section 41.16.00, Appeals for the Outdoor Special event are heard by City Council as opposed to the Board of Zoning Appeals. Once received, we will schedule your request before City Council at the earliest possible date. I am enclosing an application for your use.

Please feel free to call me 248-524-3348 if you have any questions.

Sincerely,

Mark Stimac, R.A., C.B.O.
Director of Building and Zoning

Copy: Steve Landis, Elder Ford



Wexford Parkhomes

2969 ROUNDTREE DRIVE, TROY, MICHIGAN 48083

RECEIVED

April 22, 2003

APR 25 2003

Honorable Matt Pryor, Mayor
Troy City Council
500 W. Big Beaver Rd.
Troy, MI 48084

CITY OF TROY
CITY MANAGER'S OFFICE

SUBJECT: WEXFORD PARKHOMES CONDOMINIUM ASSOCIATION

RE: EASTER WEEKEND TRAFFIC AND PARKING ENFORCEMENT

Dear Mayor Pryor and City Council:

On behalf of the Wexford Parkhomes Condominium Association, I wish to express our deepest appreciation for traffic control and parking enforcement in connection with Easter observation at St. Joseph Chaldean Catholic Church.

The efforts by Police Chief Charles Craft, Lt. Robert Rossman and members in the Traffic Safety Department in keeping church traffic out of the Wexford community were outstanding. Their cooperation with our Maintenance Staff was also appreciated.

In the past when there was no blocking of the Big Beaver entrance, the use of Wexford streets and some cases driveways, made it difficult for the residents get in or out, also the noise from car doors slamming was very disturbing.

Therefore the cooperation and efforts by the City and its Police Department are greatly appreciated by nearly 300 Co-Owners of Wexford.

We look forward to the same enforcement at Christmas.

Sincerely,

Jack Turner, President
Wexford Parkhomes Condominium Association

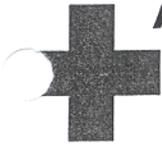
Cc: Chief Charles Craft, Troy Police Department
Lt. Robert Rossman, Troy Police Department



City of Troy 4-21-03

Thanks for the very
nice and well done
brochure of the Aquatic
Center. I think it
was a good thing
to include it with
our water bill. I also
think it is good to
be available to non-residents

Shirley King



American Red Cross

Southeastern Michigan Region
Blood Services
100 Mack Avenue
Box 33351
Detroit, MI 48232-5351
(313) 833-4440

April 24, 2003

Cindy Stewart
Troy City Employees
500 West Big Beaver
Troy, MI 48084

Dear Ms. Stewart:

The American Red Cross Blood Services staff extends their sincere appreciation for your efforts on behalf of the many patients whose lives depend on the availability of blood products in our community. Coordinating an American Red Cross blood drive—and knowing you're responsible for saving so many lives—makes you a precious asset in our community.

The results of your recent blood drive at Troy City Employees on Tuesday, 4/16/2003 are as follows:

Blood drive goal: 60

- 64 people were registered
- 3 persons were willing to donate but could not for minor medical reasons
- 5 persons were first-time donors, and

59 pints of life-saving blood were collected, giving 177 hospital patients a chance to regain their health.

Sincerely,

Carmen Timm
Regional Representative
Donor Resources Development

To donate blood, call 1-800-GIVE-LIFE

G-5c



Boulan Park Middle School PTO

3570 Northfield Parkway

Troy, MI 48084

248-823-4900

Detective Mork
Officer Kaptur
Troy Police Department
500 W. Big Beaver
Troy, MI 48084

April 22, 2003

Dear Detective Mork and Officer Kaptur,

Thank you for your presentation at our PTO meeting on April 10. We appreciate the time you took from your evening to educate our Boulan parents on Internet Safety.

Our audience was clearly amazed by your eye-opening presentation on how easily inappropriate information and requests can reach our children on the Internet. The stories of Internet predators are chilling, but what really makes the point is seeing some of those chat groups in action! I think you heightened every parent's awareness by about ten-fold! Thanks also for the handouts and practical tips on Internet Safety – hopefully everyone will make a renewed effort to keep the computer in an open family area and monitor Internet usage closely.

You provide a great community service by making these presentations. Most parents are anxious about the negative aspects of Internet use, but are not sure what to look for and/or what to do. Your real-life experiences, advice, and practical guidelines for safety have helped many of us realize just what can happen and how to prevent or stop it to keep our children safe on the Internet. I am going to recommend at the PTO Council that each PTO considers having you speak, and we at Boulan will certainly invite you back again next year! Thank you for your continued efforts.

Sincerely,



Laurie Cline
PTO President

RECEIVED
Chief of Police

4/29/2003 CTD

Cc: Charles T. Craft, Chief of Police
John Szerlag, Troy City Manager

Hello Cindy,

I never did get the chance to personally thank you for the opportunity to participate in the Troy Citizens Academy. The experience was not only educational but a lot of fun too.

Overall, there were two things I learned by participating in the program that really impressed me:

The first thing that really impressed me was the quality of everyone and everything associated with the city. We have a very skilled, well educated, experienced and dedicated team of individuals running our city. The quality of the services and facilities being provided is superior. From the parks to the computer systems and equipment the fire and police department use everything is first rate. Its no wonder Troy is consistently ranked in the top quartile of all cities in Michigan, if not the nation, for its services.

The second thing that really impressed me was that every department talked about "financial responsibility". Every department talked about spending money wisely and how they looked for ways of saving money. Each department bought the best equipment for the situation yet none of the departments seemed to spend money inappropriately. Some departments even actively look for alternative ways of bringing in revenue. From DPW servicing trucks from the City of Clawson and the new Nature Center gift shop to the way the Purchasing Department administers contracts each department showed their fiscal commitment to the residents of Troy.

I also actually learned a lot Monday night at the reception before graduation. Meeting members of the city council and former students at the reception was a particularly interesting and an insightful experience. I had the opportunity to talk to several city council members and learn about their backgrounds and experience. It is quite different talking to them vs. seeing them on cable TV or reading about them in the newspaper. The two former students I had the opportunity to talk to are now working on some boards/commissions. I learned quite a lot from talking to them also.

Thank you again for the opportunity to participate. I know it takes a lot of work and effort to do what you have done. It was very professionally done. I look forward to talking to you and possibly working with you in the future. Please extend my thanks to everyone involved in putting on the program.

Sincerely,
Steve Masters

May 2003

May 2003

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June 2003

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29	30					

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
			May 1 10:00am Sr Citizen Advisory Committee (Community Center)		2 3
					4
5 7:30pm City Council-Regular (Council Chambers)	6 7:30pm CC-Budget Review-Tentative (Council Board Room) 7:30pm Planning Commission-Study (Lower Level)	7 8:30am Building Code Board of Appeals (Lower Level) 7:00pm Adv. Comm. Pers w/Disabilities	8 7:30pm Library Board (Library) 7:30pm Parks & Recreation Board (Community Center)		9 10
					11
12 7:30pm City Council-Regular (Council Chambers) 7:30pm Liquor Committee (C)	13 7:30pm Planning Commission-Regular (Council Chambers)	14 3:00pm Retirement System Board of Trustees (C)	15 9:45am Police Memorial Day Ceremony (City Hall)		16 17
					18
19 Michigan Week	20 7:30pm Board of Zoning Appeals (Council Chamber) 7:30pm Historic District Commission (City Hall)	21 7:30am Downtown Development Authority (Lower Level) 7:30pm Traffic Committee (Lower Level)			22 23 24
					25
26 Memorial Day-City Offices Closed	27 7:30pm Historical Commission (Museum)	28 7:00pm Troy Youth Council (Contact Laura Fitzpatrick) (Conference Room LL)			29 30 31

5/5 PH Comm. Veh. Appeal-5361 Livernois
5/5 PH App Otdr Spec Evnt-2600 W. Maple

5/12 PH 2003-2004 Annual Budget
5/12 PH St Vac App-Sec 24
5/12 PH Comm.Veh.App.-4101 Cherrywood
5/12 PH Dev. Finance Plan-Joint Local Dev. Finance Auth.(LDFA)
5/12 Appr Spec Asses Dist-Chestnut & Walnut
5/12 Prelim Site Plan Rev-Sec 24

June 2003

June 2003						
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July 2003						
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Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
					June 1
2	3	4	5	6	7
7:30pm City Council-Regular (Council Chambers)	7:30pm Planning Commission-Study (Lower Level)	8:30am Building Code Board of Appeals (Lower Level) 7:00pm Adv Comm Pers w/Disabilities (City Hall)	10:00am Sr Citizen Advisory Committee (Community Center)		8
9	10	11	12	13	14
School Election 7:30pm Liquor Committee (C)	7:30pm Historical Society (Community Center) 7:30pm Planning Commission-Regular (Council Chamber)	3:00pm Retirement System Board of Trustees (C)	7:30pm Library Board (Library) 7:30pm Parks & Recreation Board (Community Center)		15
16	17	18	19	20	21
7:30pm City Council-Regular (Council Chambers)	7:30pm Board of Zoning Appeals (Council Chamber) 7:30pm Historic District Commission (City Hall)	7:30am Downtown Development Authority (Lower Level) 7:30pm Traffic Committee (Lower Level)			22
23	24	25	26	27	28
	7:30pm Historical Commission (Museum) 7:30pm Planning Commission-Study (Lower Level)	7:00pm Youth Council Meeting (Conference Room LL)			29
30					

July 2003

July 2003

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August 2003

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
	July 1	2	3	4	5
	7:30pm Planning Commission-Study (Lower Level)	8:30am Building Code Board of Appeals (Lower Level)		Independence Day-City Offices Closed	
					6
7	8	9	10	11	12
7:30pm City Council-Regular (Council Chambers)	7:30pm Historical Society (Community Center) 7:30pm Planning Commission-Regular (Council Chambers)	3:00pm Retirement System Board of Trustees (C)	7:30pm Library Board (Library)		
					13
14	15	16	17	18	19
7:30pm Liquor Committee (C)	7:30pm Board of Zoning Appeals	7:30am Downtown Development Authority (Lower Level) 7:30pm Traffic Committee (Lower Level)	3:00pm Brownfield Redevelopment Authority 7:00pm CATV		
					20
21	22	23	24	25	26
7:30pm City Council-Regular (Council Chambers)	7:30pm Historical Commission (Museum) 7:30pm Planning Commission-Study (Lower Level)	7:00pm Troy Youth Council (Lower Level)			
					27
28	29	30	31		

RECEIVED

APR 29 2003

CITY OF TROY
CITY MANAGER'S OFFICE

April 28, 2003

TO: The Honorable Mayor And City Council

FROM: John Szerlag, City Manager *JS*
Charles T. Craft, Chief of Police *Charles T. Craft*

SUBJECT: Liquor Law Compliance Testing

During the months of March and April of 2003, the police department's Directed Patrol Unit conducted liquor law compliance testing at 103 licensed liquor establishments. The tests utilized an underage Student Enforcement Aide. The results of the testing are as follows:

SDD/SDM Licensees (38 establishments) – Three (3) violations

- Farmer Jack's – South Boulevard and Crooks
- John's Market – 75 E. Square Lake
- Troy Paradise – John R. and Square Lake

Class C Licensees (65 establishments) – Two (2) violations

- Hooters – 1686 John R.
- National Coney Island – 3364 Rochester

Appropriate LCC and City of Troy ordinance violations for serving a minor were issued to each violator. All establishments passing the inspection will be notified and receive a certificate documenting their compliance.

Pursuant to City Council's direction, the 7-11 located at Long Lake and Crooks, as well as the Rite Aid located at Wattles and John R., were checked twice (once each in March and April). Both establishments passed the compliance tests.

G-7

April 17, 2003

To: Honorable Mayor and City Council

From: John Szerlag, City Manager 
John M. Lamerato, Assistant City Manager/Finance and Administration ✓
Gary A. Shripka, Assistant City Manager/Services *KS (MLP)*
Carol K. Anderson, Parks and Recreation Director *CA (MLP)*

Subject: Parks and Recreation Subsidy

The issue of funding recreation programs was discussed at the study session on February 24, 2003. Information given to Council stated that for fiscal year end 2002, the subsidy to the Parks and Recreation division was \$2,705,164.00. The City Manager has set the goal to keep the subsidy at the same funding level for future years.

If the recreation division is to meet this objective, the subsidy and addition of programs and growth of existing programs must be considered. Programs and services are set up in any of the following ways:

- 1) No cost recovery - full direct/indirect cost subsidy
- 2) Partial cost recovery - partial direct cost subsidy
- 3) Full direct cost recovery - indirect cost subsidy
- 4) Full direct cost recovery - partial indirect cost recovery - partial indirect cost subsidy.

It is reasonable to expect that when programs generate new participants or new programs are added, the subsidy would rise unless additional funds are generated. It is requested that there is agreement that fees be charged for both new and existing programs/services so that the subsidy is not eroded by growth or the addition of programs. In addition, there should be latitude to charge for programs/services that have historically been fully subsidized or even partially subsidized. In other words, new programs/services may not be expected to generate all costs both direct and indirect but existing programs that have been fully subsidized in the past may be expected to generate revenues through user fees.

For example, currently there is no fee to participate in the senior softball program. In the future, there may be a fee associated with the program in order to continue the total department subsidy at the current level.

G-8

Unless directed otherwise, staff will begin to implement fees where there has been, up to now, no cost or partial cost recovery. This is not to suggest that there will be immediate full implementation of cost recovery of direct costs and/or indirect costs but when fees are set, consideration will be given to:

- 1) What the market will bear
- 2) User group (senior citizen, youth, disabled, able bodied working adults, organizational ability to pay)
- 3) Administration of fee collection (recovery may be more trouble than it is worth)
- 4) Value of program/service to the community.

There may be programs or services that never have any cost recovery while others that traditionally have not had any/partial recovery will recover costs.

April 30, 2003

To: The Honorable Mayor and City Council

From: John Szerlag, City Manager
Gary Shripka, Asst. City Manager/Services
Steve Vandette, City Engineer 
John Abraham, Traffic Engineer 

Subject: Parking / Speeding Concerns on Virginia Street

Over the past couple of weeks, we have made several visits to Virginia Street between 11:30 AM and 1:00 PM (quoted by resident to be the time of maximum concern) to document any parking / speeding related concerns on the street. Average speeds on the street were around 19 miles per hour and almost all cars clocked were residents of Virginia street and 2 were utility vehicles.

No vehicles were observed to be parked at the closed end of Virginia street to access the restaurant / other businesses located at the corner of John R and Maple road.

DATE: April 30, 2003

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Mark Miller, Planning Director
Mark Stimac, Director of Building and Zoning

SUBJECT: Outside Storage of Commercial Vehicles
On Non-Residential Zoned Sites

Numerous requests have come before City Council seeking variances from the regulations on the storage of commercial vehicles found within the Troy Zoning Ordinance. One of the reasons often cited for the need for a variance is the lack of available facilities in town for the off-site storage of these vehicles. Recently the code enforcement officers of the Building Department have identified commercial vehicles being stored at one of our mini storage facilities. While these facilities are located in the M-1 (Light Industrial) Zoning Districts where outdoor storage of vehicles is a permitted use, permission for this use is subject to obtaining Special Use Approval from the Planning Commission. Unfortunately this facility has not obtained such approval. As such, the Building Department has issued violation notices to the owner of the facility. The violation notice asks that the outside storage be removed or that the Special Use Approval be obtained.

In reviewing this site, as well as other mini storage facilities in the City, we find that many would have difficulty in meeting the requirements of the Ordinance in order to obtain this Special Use Approval. Most facilities do not have an abundance of excess parking on the site. In using the available parking spaces for outdoor storage of commercial vehicles, the sites would lack the parking required by the Zoning Ordinance for storage customers. Some sites do have some areas for expansion of parking but these currently landscaped areas are necessary in order to meet Ordinance required minimum landscaping standards.

Staff does recognize that these types of facilities are located in areas that would make the outside storage of commercial vehicles a compatible use. We also recognize that revisions to the required parking and/or landscaping for these types of facilities would increase the possibilities for these services to be provided at the existing developed sites in the City.

It would seem appropriate to discuss these potential revisions to the Zoning Ordinance at the same time that we review the provisions for outdoor storage of vehicles in residential districts. City Council has asked that the matter of outdoor storage on residential sites be scheduled as a study session topic at an upcoming meeting. Staff would be happy to provide background information on this additional matter for your consideration at the same meeting. If revisions to the Zoning Ordinance relating to the provisions for outdoor storage of commercial vehicles at mini storage facilities are going to be a topic of discussion at a future study meeting, it may be appropriate to hold off further enforcement activities at this existing facility. Please advise as to what direction you would like us to take.

City of Troy
Building Department
500 West Big Beaver, Troy, MI 48084

Notice of Violation

04/01/2003

Cindy Rhinehart, Manager
Secured Storage
1485 Maple Way
Troy, MI 48084

Subject: 1485 Maple Way - Zoning Violation

Dear Ms. Rhinehart,

I inspected the above site on March 31, 2003, and observed:

Several vehicles including passenger vehicles, trailers, and commercial vehicles stored outside along the East property line. All types of outside storage is not permitted without Special Use Approval.

The above condition(s) violate(s) section(s) 28.30.02 of the Troy City Zoning Ordinance. The deadline for removal of these vehicles and any other outside storage is April 15, 2003. I will reinspect the site on April 16, 2003, to confirm the violation has been corrected.

Should you wish to apply for Special Use Approval, you may pick up an application at the City of Troy Planning Department. Their phone number is 248-524-3364 if you have any questions related to the Special Use process.

Please call me at 248-680-7284 if you have any questions.

Sincerely,

Don Phillips
Housing & Zoning Inspector

3-27-03 GN observed 2 vehicles & 2 trailers stored against E fence.

3-28-03 Referred to DP for enforcement.

4-1-03 MJS received a complaint on her v/m of the storage of trailers and junk cars. GN

4-15-03 - Spoke to mgr Jeff Hutton (248-649-4404) - they are going to apply for Special Use Approval but are attempting to correct violation. Explained to Hutton that all outside storage is prohibited,

4-16-03 - Hutton says he is having difficulty with some owners - I will check back on 4-21-03

4-21-03 - I spoke to Hutton - More vehicles have been moved, but some still remain - I will check site on 4-22-03

4-22-03 - Site is used by contractors (landscapers, snow removal, asphalt company) to pick up equipment or supplies, park their vehicles and leave them there for the day. Mgr Cindy Rhinehart states she has been notifying the owners of the vehicles that outdoor storage is not permitted and the vehicles would have to park elsewhere. There are some vehicles along the West fence line they are having trouble notifying owners to remove their vehicles/equipment. There are 2 abandoned vehicles on site which I will address on 4-28-03. Rhinehart lives on site and has a travel trailer stored there. Rhinehart has requested a 2 week extension to have all vehicles removed. Extension - ok Owner is Ron Hutton

4-24-03 - P/C from Rhinehart - Asphalt company will start removing vehicles & equipment on 4-25-03.

4-24-03 - Left msg. for C. Rhinehart -she is not permitted to store her travel trailer on site

May 1, 2003

To: Honorable Mayor and City Council

From: John Szerlag, City Manager
Gary A. Shripka, Assistant City Manager/Services
Carol K. Anderson, Parks and Recreation Director

Subject: Golf Course Name

Attached please find the Parks and Recreation Advisory Board action regarding the naming of the golf course.

The Parks and Recreation Advisory Board was informed at the March 13, 2003 meeting that the leading contender for the naming of the golf course was "The Sanctuary."

The April 28, 2003 City Council agenda contained a report announcing the winning name for the course as The Sanctuary, submitted by resident Jo Anne Mouch.

The authority for naming public parks lies with the City Council as outlined in the Policy for Naming Public Places. Should Council wish to take further action please advise.