



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

June 3, 2019

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Drew Benson, Assistant to the City Manager

Subject: City Council Questions & Answers – 6.3.19

The following are communications that City Administration would like Council to be made aware of. For questions or comments initiated by citizens, the answers provided in this document have also been sent to the citizens directly.

On Sun, Jun 2, 2019 at 9:00 PM -0400, "David Hamilton" <David.Hamilton@troymi.gov> wrote:

J-02a Under O-1, My comment in Council Comments is about Captain Bob Redmond. He is listed as a Sergeant in the minutes.

David Hamilton
Troy City Council Member

Answers: Aileen Dickson, City Clerk

The minutes have been amended to include this change, and the amended minutes will be laid on the table at the meeting.

From: Edna Abraham [<mailto:edab@me.com>]
Sent: Monday, June 3, 2019 1:58 PM
To: Mark F Miller <Mark.Miller@troymi.gov>; Lori G Bluhm <BluhmLG@troymi.gov>
Subject: Questions on the 6/3 Regular Council Meeting Agenda

See below for my questions on the 6/3 agenda.

Thanks,
Edna

E-01 / Preserves of Troy

- Has Mondrian committed to OHM's recommendations?
- By right, how many homes could have been built on those 6.1 acres (not the entire 81 acres) with the current zoning?

H-02 / Concrete Slab Replacement

- Is there information on the "extensive interview process" or the analytic assessment that Plante Moran used that you could provide? (i.e., was staff and DiLisio interviewed? What data was used to determine no irregularities with DiLisio?)

J-06 / Agreement to Purchase Real Estate

- When was the last time the city had the opportunity to purchase a vacant parcel to mitigate risk associated with a road improvement project?
- Might other properties on Rochester be impacted by this project, specifically as it relates to possible condemnation or relocation of residents?

Answers:

E-01 / Preserves of Troy: **Answers: Brent Savidant, Planning Director**

Has Mondrian committed to OHM's recommendations? - [The quick answer is "Yes" but more explanation is required to clarify:](#)

1. [The off-set issue was vetted internally since the letter was prepared. Given that the offset with Slate is less than 8' and in accordance with RCOC "Typical Relative Approach Locations" detail, the offsetting to the left of the existing road is a "Preferred" design based on RCOC standards. Based on this, OHM accepted the offset.](#)
2. [Deceleration lanes and turn lanes are considered off-site improvements and are typically accommodated in project design following Preliminary Site Plan Approval, during Final Site Plan review. The applicant is aware of the recommendations and will be required to incorporate them moving forward.](#)
3. [The intent of the parking lot to provide access to the wetland area was indicated on the site plan.](#)

By right, how many homes could have been built on those 6.1 acres (not the entire 81 acres) with the current zoning? - [Based on the Parallel Plan it appears the applicant could develop 21 units on the 6.1 acres site.](#)

H-02 / Concrete Slab Replacement: **Answers: Lori Grigg Bluhm, City Attorney**

[We have not yet received Plante Moran's comprehensive report. We do know that staff was interviewed, and do not believe that Plante Moran interviewed anyone from DiLisio. Upon information and belief, Plante Moran relied on our purchasing and financial documentation to complete their analytic assessment.](#)

J-06 / Agreement to Purchase Real Estate: **Answers: Larysa Figol, Senior Right-of-Way Specialist**

When was the last time the city had the opportunity to purchase a vacant parcel to mitigate risk associated with a road improvement project?

The City of Troy made an advanced purchase of the Kwitt property on Rochester Road in 2007 (west side of Rochester, North of Wattles) in anticipation of the Torpey to Barclay phase of Rochester Road widening.

Might other properties on Rochester be impacted by this project, specifically as it relates to possible condemnation or relocation of residents?

Preliminary plans for the next phase of Rochester Road improvements will require partial and full acquisitions.