

**A. CALL TO ORDER:**

A Special Meeting of the Troy City Council was held on Monday, February 24, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

**B. ROLL CALL:**

- a) Mayor Ethan Baker  
 Theresa Brooks  
 Rebecca A. Chamberlain-Creanga  
 Hiram Chanda  
 Mark Gunn  
 David Hamilton  
 Ellen Hodorek-Absent (offered comments via Zoom)

- (b) Absent Council Members:

Resolution #2025-02-021  
 Moved by Baker  
 Seconded by Gunn

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hodorek at the Special City Council Meeting of February 24, 2025, due to being out of the County.

Yes: Baker, Brooks, Chamberlain-Creanga, Chanda, Gunn, Hamilton  
 No: None  
 Absent: Hodorek

**MOTION CARRIED**

**C. PUBLIC COMMENT:**

Alex Karpowitsch	Commented on the capital needs of the Library and the City in general.
Janice Girling	Commented on concerns regarding the bond proposal question being discussed for the November 2025 ballot.
April Church	Commented that she and the Friends of the Troy Public Library will support a bond proposal that benefits the library.
Jeff Schaeper	Commented that he doesn't support a tax increase but supports the library, and wants the City to seek grant funding for a new library building.

**D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:**

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**D-1 Capital Conference Follow Up**

City Manager Nastasi began the discussion with a recap of the Capital Conference, and assumptions gained from the Conference.

Public Works Director Bovensiep discussed capital projects, capital expenditures, and funding. He referenced the 5-year Capital Plan that is contained within the Budget document, which is on the City website, and commented that the presentation from this meeting will also be on the City website. Council Member Hamilton requested that the Capital Plan be its own document. Mayor Baker requested that Mr. Bovensiep recap the Facilities Condition Assessment that was performed in 2019.

Communications Director Flynn discussed citizen engagement, and the need for a conversation with Council to assure they're all on the same page. Mayor Baker commented that he wants education, transparency, and easily-digestible information for the public. Mrs. Flynn discussed some options for Council to consider while they are thinking of projects that could be funded.

Council Member Chamberlain-Creanga asked if there could be multiple bonds, with each bond dedicated to specific projects. Chief Financial Officer Maleczyk answered that bonds could be dedicated to specific, separate projects on the same ballot. Mrs. Flynn commented that even if it was all in one bond proposal, she is confident that there could be education and information sharing that would make the purposes very clear to the public. Mayor Pro Tem Gunn commented that most of the bond proposals that are similar in size are for schools, and he questioned if the voters would approve a proposal that size for the City. He said that he would like to learn about other funding options available, including grants, and make sure that all the options have been sought. He commented on concerns he has about combining all these projects into one bond and risking the library in case the proposal failed. Council Member Hamilton commented that educating the public and conducting public engagement would resolve the issue of voters being confused. Council Member Brooks commented that the population of the City and voter fatigue are questions that need to also be considered when deciding the dollar amount and content of a ballot proposal. Council Member Hodorek commented that these capital expenditure discussions are not new and are based upon engagement and a facilities assessment. She said the operating millage cap voted in the mid-2000's has impacted the ability to invest back in the community. She said City Council and City Administration have cut staff and programs years ago, and have not been investing in quality of life items for years. She said that all items are critical and splitting the items into separate proposals suggests that one item is more important than others. She said it is important to convey in the engagement piece that investing in the community hasn't been done since 1999.

Mayor Baker commented that in January there was consensus of City Council to move forward with the bond on the November ballot and a push for City staff to provide the information for tonight's meeting. He said now there seems to be a few reservations. He said the current timeline does not allow for community engagement to test out potential projects and still maintain the timeline.

Mayor Baker commented that he has concerns with breaking apart the bonds, but he does understand the appeal. He said a capital bond for the City of Troy is the category and doesn't distinguish importance. He said they have explored alternative sources of funding, and there is

not any grant funding coming soon and raising private funds will probably be minimal. Mayor Baker said that most consensus indicated more community engagement and he doesn't know if that is feasible. City Manager Nastasi said that the Capital Conference was on January 11<sup>th</sup> and City Council requested more information from City Administration. He said that due to the expedited timeline, Ms. Flynn has many items planned based upon consensus from the Capital Conference. He said more community surveys would impact the timeline of being on the November ballot. City Manager Nastasi said the ballot language deadline is August. Ms. Flynn said that conversations are already starting in the community and it is important from a community engagement standpoint to stay in line or ahead of those conversations. She said community engagement provides information to the public and can include questions regarding the projects. She said the more time the City has to provide the education regarding the projects, the better off the community will be to make their decision. Council Member Gunn said his concerns came about due to community members contacting him regarding a newspaper article about the library, and he does not want to sacrifice the library for other projects. Council Member Hamilton said that some of the projects are a no brainer, but he would like community feedback regarding the other projects. He said he would like more information on projects dating out 15-20 years to determine if this money will suffice for 20 years without asking for more money.

Mayor Baker asked for consensus from City Council for community engagement. There was consensus from Council Member Brooks, Council Member Hamilton, Council Member Hodorek, Council Member Chanda, and Council Member Chamberlain-Creanga to have community engagement on all items above the green line. Council Member Gunn said he was in favor of splitting the proposals with the library and City Hall being on one proposal and the other projects on another proposal. Mayor Baker clarified that the consensus is only for community engagement. There was consensus from Council Member Gunn to have community engagement on all items above the green line.

Ms. Flynn asked for clarification regarding City Council's expectation of community engagement either sending a survey or doing focus groups for everything above the green line or moving forward with the education strategy and informing the community of the needs of the community. She said that education strategy can be expensive. Council Member Hamilton commented that education on items 5 and above are low priority because the community understands the need. He said items 6 to the green line require education for the community. Council Member Gunn asked if community engagement would be extended to homeowner's associations. Ms. Flynn explained the depth of the community engagement education strategy.

There was consensus from City Council to proceed with community engagement on items above the green line.

City Manager Nastasi said he has received information to move forward with education and community engagement. He said there is a lot of work to do within the same timeline.

## **E. OTHER BUSINESS:**

## **F. ADJOURNMENT:**

The Meeting **ADJOURNED** at 7:25 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC3  
City Clerk

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

April 14, 2025.....Special Meeting – Budget  
April 16, 2025..... Special Meeting – Budget (as needed)

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

February 24, 2025..... Regular Meeting  
March 10, 2025..... Regular Meeting  
March 17, 2025..... Regular Meeting  
April 7, 2025..... Regular Meeting  
April 21, 2025..... Regular Meeting  
May 5, 2025..... Regular Meeting  
May 19, 2025..... Regular Meeting  
June 9, 2025..... Regular Meeting  
June 30, 2025..... Regular Meeting  
July 14, 2025..... Regular Meeting  
July 28, 2025..... Regular Meeting  
August 11, 2025..... Regular Meeting  
August 25, 2025..... Regular Meeting  
September 8, 2025..... Regular Meeting  
September 29, 2025..... Regular Meeting  
October 6, 2025..... Regular Meeting  
October 20, 2025..... Regular Meeting  
November 10, 2025..... Regular Meeting  
November 17, 2025..... Regular Meeting  
December 1, 2025..... Regular Meeting  
December 15, 2025..... Regular Meeting