



TROY CITY COUNCIL

SPECIAL MEETING AGENDA

APRIL 16, 2025

CONVENING AT 6:00 P.M.

PERMITTED BY CITY COUNCIL RESOLUTION #2025-04-037

FOR THE PURPOSE OF:
2025 BOND PROPOSAL

Submitted By
The City Manager

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", written in a cursive style.

Frank Nastasi
City Manager



Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance
Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

Signed this 25th day of November, 2024.

A handwritten signature in blue ink, appearing to read "Ethan Baker", written over a horizontal line.

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Theresa Brooks", written over a horizontal line.

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain-Creanga", written over a horizontal line.

Council Member Rebecca Chamberlain-Creanga

A handwritten signature in blue ink, appearing to read "Hirak Chanda", written over a horizontal line.

Council Member Hirak Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn", written over a horizontal line.

Mayor Pro Tem Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton", written over a horizontal line.

Council Member David Hamilton

A handwritten signature in blue ink, appearing to read "Ellen C. Hodorek", written over a horizontal line.

Council Member Ellen Hodorek



SPECIAL CITY COUNCIL AGENDA

April 16, 2025 – 6:00 PM

City Council Boardroom
 500 W. Big Beaver Rd.
 Troy, MI 48084
 (248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast
 or on Local Access Cable Channels
 (WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

<u>A.</u>	<u>CALL TO ORDER:</u>	<u>1</u>
<u>B.</u>	<u>ROLL CALL:</u>	<u>1</u>
<u>C.</u>	<u>PUBLIC COMMENT:</u>	<u>1</u>
<u>D.</u>	<u>BUSINESS STATED IN THE SPECIAL MEETING NOTICE:</u>	<u>1</u>
D-1	2025 Bond Proposal	1
<u>E.</u>	<u>OTHER BUSINESS:</u>	<u>1</u>
<u>F.</u>	<u>ADJOURNMENT:</u>	<u>1</u>
<u>2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:</u>		<u>2</u>
	April 28, 2025 Special Joint Meeting with Planning Commission.....	2
<u>2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:</u>		<u>2</u>
	April 21, 2025 Regular Meeting	2
	May 5, 2025 Regular Meeting.....	2
	May 19, 2025 Regular Meeting.....	2
	June 9, 2025 Regular Meeting.....	2
	June 30, 2025 Regular Meeting.....	2
	July 14, 2025 Regular Meeting	2
	July 28, 2025 Regular Meeting	2
	August 11, 2025 Regular Meeting	2
	August 25, 2025 Regular Meeting	2
	September 8, 2025 Regular Meeting.....	2
	September 29, 2025 Regular Meeting.....	2
	October 6, 2025 Regular Meeting.....	2
	October 20, 2025 Regular Meeting.....	2
	November 10, 2025 Regular Meeting.....	2

November 17, 2025	Regular Meeting	2
December 1, 2025	Regular Meeting	2
December 15, 2025	Regular Meeting	2

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

(b) Absent Council Members:

Suggested Resolution

Resolution #2025-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Special City Council Meeting of April 16, 2025, due to _____.

Yes:

No:

C. PUBLIC COMMENT:

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 2025 Bond Proposal

E. OTHER BUSINESS:

F. ADJOURNMENT:

Respectfully submitted,



Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 28, 2025 Special Joint Meeting with Planning Commission

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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
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November 10, 2025 Regular Meeting
November 17, 2025 Regular Meeting
December 1, 2025 Regular Meeting
December 15, 2025 Regular Meeting



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D-01

FROM THE OFFICE OF THE CITY MANAGER

Date: April 14, 2025
To: Honorable Mayor and City Council
From: Frank A. Nastasi, City Manager
Subject: 2025 Bond Proposal

Background

On January 11, 2025 City Council and staff met for the 2025 Capital Conference facilitated by Jaymes Vettrano. Based on feedback from the City Council between the 2023 Advance and the 2025 Capital Conference, the Planning Committee and facilitator made the following assumptions when planning for the 2025 Capital Conference:

- The city wants to focus on short-term capital needs, investing in long-term assets
- The tool to fund the capital needs is capital bond debt (20-year bond)
- The city wants to plan for a ballot proposal for the November 2025 election
- The city has considerable capital needs and wants to limit the need for future ballot proposals for those capital needs

During the meeting, Council members prioritized eighteen (18) capital expenditures totaling \$200 million based on need, cost, and tax impact. After the meeting, city staff conducted further due diligence on the top ten (10) capital expenditures totaling \$165 million. This due diligence included cost analysis and community engagement. The City Council held a special meeting on February 24, 2025 to receive updates from and provide feedback to city staff.

On April 7, 2025, the City Council scheduled another special meeting on April 16 to consider the 2025 Bond Proposal below. The April 16 meeting will also be facilitated by Jaymes Vettrano.

2025 Bond Proposal

\$50 million for a new library
\$35 million for streets
\$17 million for parks and recreation improvements
\$10 million for public safety
\$112 million total

More information will be provided at the meeting.

Attachments

February 20, 2025 special meeting memo
February 24, 2025 special meeting presentation



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FROM THE OFFICE OF THE CITY MANAGER

Date: February 20, 2025
To: Honorable Mayor and City Council
From: City of Troy Capital Conference Planning Committee
Subject: February 24, 2025 Special Meeting – Capital Conference Follow Up

Background

On January 11, 2025 City Council, Management, Staff and facilitator Jaymes Vettraino met for the *2025 Capital Conference*.

This meeting began with City Council affirming Management's assumptions that:

- The City wants to focus on short-term capital needs, investing in long-term assets
- The tool to fund the capital needs is capital bond debt (20-year bond)
- The City wants to plan for a ballot proposal for the November 2025 election
- The City has considerable capital needs and wants to limit the need for future ballot proposals for those capital needs

City Council was then presented with an overview of public engagement surveys, with the following takeaways:

- Troy continues to beat state, regional, and national benchmarks
- Resident survey respondents are willing to provide additional funding for top priorities such as roads and public safety
- Few resident respondents favor reducing expenditures.

This information was accompanied by a potential timeline for a public awareness initiative, beginning with general information about Troy and its capital needs, before turning to bond-specific information in August when ballot language is due.

City Council was also presented with information about capital funding and assets in Troy, outlining a decrease in capital revenues (adjusted for inflation) over the last 20 years and a decrease in capital outlay. Each year, various departments and projects compete for limited capital funds, resulting in projects, repairs, and upgrades being delayed, increasing the capital project fund deficit.

Finally, City Council was presented with a list of capital projects along with their associated costs. City Council was asked to rank them according to priority. Then, council was asked to place a line to determine which projects the body would be comfortable presenting to voters as part of a bond proposal. City Council's consensus is reflected below.



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FROM THE OFFICE OF THE CITY MANAGER

Rank	Expenditures	Cost	Cumulative			
			Cumulative Cost	Estimated Millage		
			Cumulative Estimated Annual Tax	Month		
1	A - Library planned expenditures	\$8,970,000	\$8,970,000	0.0778	\$13.61	\$ 1.13
2	Police Department planned expenditures	\$5,390,000	\$14,360,000	0.1245	\$21.79	\$ 1.82
3	Fire apparatus planned expenditures	\$10,100,000	\$24,460,000	0.2121	\$37.11	\$ 3.09
4	B - Library replacement (marginal expenditures)	\$43,280,000	\$67,740,000	0.5873	\$102.78	\$ 8.56
5	Streets (major and local) proposed increase (additional expend	\$30,000,000	\$97,740,000	0.8474	\$148.30	\$ 12.36
6	A - City Hall planned expenditures	\$9,680,000	\$107,420,000	0.9313	\$162.98	\$ 13.58
7	B - City Hall renovation (marginal expenditures)	\$5,320,000	\$112,740,000	0.9775	\$171.05	\$ 14.25
8	Parks and Recreation improvements (additional expenditures)	\$15,750,000	\$128,490,000	1.1140	\$194.95	\$ 16.25
9	Parks and Recreation planned expenditures	\$9,458,000	\$137,948,000	1.1960	\$209.30	\$ 17.44
10	Public Works municipal parking lots (additional expenditures)	\$5,950,000	\$143,898,000	1.2476	\$218.33	\$ 18.19
10	Streets (major and local) planned expenditures	\$21,510,000	\$165,408,000	1.4341	\$250.97	\$ 20.91
12	Fire station planned expenditures	\$957,000	\$166,365,000	1.4424	\$252.42	\$ 21.03
13	Sidewalk replacement planned expenditures	\$4,574,000	\$170,939,000	1.4820	\$259.36	\$ 21.61
14	Public Works planned expenditures	\$1,330,000	\$172,269,000	1.4936	\$261.38	\$ 21.78
15	A - Aquatic Center planned expenditures	\$2,245,000	\$174,514,000	1.5130	\$264.78	\$ 22.07
16	District Court planned expenditures	\$3,210,000	\$177,724,000	1.5409	\$269.65	\$ 22.47
17	Fire station replacement (additional expenditures)	\$5,500,000	\$183,224,000	1.5886	\$278.00	\$ 23.17
18	B - Aquatic Center reconstruction (marginal expenditures)	\$11,755,000	\$194,979,000	1.6905	\$295.83	\$ 24.65
		\$194,979,000				

* Estimated Taxable Value of \$175,000

City Council provided consensus that all projects above the green line ought to be considered as part of the potential bond proposal. Management and Staff were tasked with continuing to drill down projected project costs and to create the City’s FY 2025-2026 budget with a bond in mind.

That said, the projects between the orange and green line created some pause for City Council. City Council reached consensus that additional information, including community engagement strategies, about those “in between” projects was desired to ensure they ought to be included. Proposed next steps will be discussed at the February 24 Special Meeting.



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FROM THE OFFICE OF THE CITY MANAGER

Advanced Reading

Capital Conference Post Meeting Report

Detailed overview of the January 11, 2025 Capital Conference from facilitator Jaymes Vettrano.

Updated Projects

City Staff has created an updated and detailed list of projects relating to the “in between” items. This includes updated estimated costs, bringing the total of these items from \$57,668,000 to \$52,668,000.

Parks and Recreation improvements (planned and additional)

Municipal parking lots

Streets (planned)

These projects were chosen because of their potential benefit to the community, in response to requests from the public, as well as City Council’s priorities.

Bond Proposals in Oakland County

Bond proposals (and results) appearing on ballots in Oakland County between November 2020 and November 2024.

Post Meeting Report 2025 Capital Conference Meeting

City of Troy

January 27, 2025





**City of Troy
January 11, 2025, Capital Conference Meeting
Post Meeting Report**

January 2025

Vettraino Consulting (VC) was retained to prepare for and facilitate the City of Troy's 2024 Advance Meeting. Based on the current needs and personnel changes, the City determined a Capital Conference, rather than an Advance, was most needed. The consultant agreed to facilitate the Capital Conference using the same scope of work as the Advance. The consultant used a phased approach to execute the project. This Post Meeting Report is intended to review the activities of the meeting and highlight suggested post-meeting action steps.

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Phase 1: Preliminary Assessment and Identifying Goals for the Capital Conference

During December 2024, VC reviewed the project goals with the executive staff of the City and studied the project deliverables from the prior year's Advance Meeting. As an experienced local government professional, VC partnered with Troy's leadership team to develop a plan for the January 11, 2025 Capital Conference. The preliminary assessment included reviewing the notes and outcomes from the 2022 and 2023 Advance, as well as strategic planning, budgeting, and objective-setting documents of the City.

Phase 2: Data Collection and Meeting Preparation with Executive Staff

In early December, VC had conversations/meetings with staff leadership to review the objectives, expectations, and desired outcomes for the Capital Conference. During these discussions the objectives of (1) identifying priority capital projects; and (2) determining the funding level required to meet the capital projects became apparent.

On December 19, VC met with the Planning Committee (City Manager Nastasi, Deputy City Manager Bruner, Chief Financial Officer Rob Maleszyk, Public Works Director Kurt Bovensiep, Management Analyst Dylan Clark, and Communications Director Flynn) to review the meeting objectives. The group brainstormed ways to present the capital needs of the community and to provide funding level options. The group developed a plan for presenting both of these ideas.

January 2 and 9, the Planning Committee had meetings to develop the capital presentation and rating tool. VC provided a mini-demo of the tool and the group decided this was a good approach. The Planning Committee members did significant work to develop the costs of the capital projects, a public engagement plan based on an assumed November 2025 ballot question for capital bond funding, and millage calculations.

Phase 3: Assembly of Meeting Agenda and Distribution of Relevant Data

From December 19 through January 9, numerous draft documents were prepared by the Planning Committee, distributed via email, feedback provided, and final documents were distributed to City Council on January 3 and 8.

-- Continued on next page --



Phase 4: Facilitation of the Capital Conference Meeting

The Capital Conference was held at the Troy Community Center on January 11. Attendees are listed in Appendix 1. The meeting started at 9:00 am and concluded at 3:00 pm. The activities of the meeting included:

- A. Public Comment
- B. Framing the Day
- C. Review of the Purpose of the Day
- D. History of Troy (Icebreaker)
- E. Part 1: Assumptions for the Day
- F. Part 2: Community Engagement
- G. Part 3: Capital Project Needs and Funding
- H. Part 4: Capital Project Descriptions
- I. Part 5: Capital Project Prioritization and Funding
- J. Next Steps
- K. Wrap Up

While each activity was important, below are the important items from Parts 1 through 5 of the meeting.

Part 1: Assumptions for the Day

Based on feedback from the City Council between the 2023 Advance and the 2024/5 Capital Conference the Planning Committee and consultant made the following assumptions when planning for the day. City Council confirmed that the assumptions were accurate. It was important to establish these as a starting point in order to be about to proceed with the remaining activities.

Important Assumptions:

- The city wants to focus on short-term capital needs, investing in long-term assets
- The tool to fund the capital needs is capital bond debt (20 year bond)
- The city wants to plan for a ballot proposal for the November 2025 election
- The city has considerable capital needs and wants to limit the need for future ballot proposals for those capital needs

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Part 2: Community Engagement

Communications Director Flynn reviewed the resident and priority studies/surveys conducted by the City since 2021 and reviewed the Community and Citizen Engagement Strategy: January to August 2025 and August to November 2025.

The following poster boards were presented during the meeting:

Ballot 2025 Community Engagement and Education Outline

Communications and Citizen Engagement: Phase I

Items to note:

- Content will be disseminated through various communication channels
- As information is published, it will be strategically re-shared (beyond "focus month")
- Content will be adjusted as needed according to City priorities and community comments and questions
- Phase I information will be presented with an educational tone and not necessarily make a direct link to potential future ballot language

January 2025

- January 11: Capital Conference
 - Establish Capital Priorities for potential November 2025 Ballot
- January 27: Regular City Council Meeting: Library Architectural/Engineering Services
- January Focus Content: Capital Conference recap

February 2025

- Begin rollout of educational content related to established Capital priorities
- February Focus Content: Details of 2024 Resident Survey

March 2025

- March Focus Content: Fire/Police

April 2024

- April Focus Content: Funding and conditions of Troy roads

May 2025

- May Focus Content: City of Troy Financial Information
- May 30: Library Schematic Design and Opinion of Cost Completion Date

June 2025

- June Focus Content: Information on current Troy Public Library facilities, strategic plan and finished Library schematic design

July 2025

- July Focus Content: Parks and Recreation

August 2025

- August Focus Content: City Facilities
 - Additional information will likely be disseminated prior to August in the context of Troy's History (Troy is 70 years old in 2025)
- Explanation of ballot language
- August 12: Deadline for ballot wording of proposals qualified to appear on the November ballot certified to local or county clerks



Ballot 2025 Community Engagement and Education Outline

Communications and Citizen Engagement: Phase II

September-November, 2025

Ballot Proposal Education and Engagement Content Outline

- **Print campaign rollout**
 - Minimum two informational postcards mailed to Troy residences
 - Utilize one full cycle of Utility Bills to place an informational insert
 - Information in Troy Today/other City publications
 - Flyers/Posters in all City facilities
 - Information available on the TPL Book Mobile
 - Consider hanging banners in Troy parks
- **Social media campaign rollout**
- **Digital/Web campaign rollout**
 - Create dedicated webpage for centralized hub of information
 - Create e-newsletter to disseminate information
- **2-3 Town Halls/Q&As a month**
- **City staffed information booths at existing events**
 - Library Events
 - Recreation Events
 - Farmers Markets
 - Summer Concerts
 - Troy Daze
- **Pop-up events/coordination with community stakeholders (e.g. churches, Seniors of Troy, HOAs, etc.)**
- **Work with local media to tell Troy's story/provide accurate and timely information**

November 4, 2025

- **Election Day**



Part 3: Capital Project Needs and Funding

Chief Financial Officer Maleszyk presented historic data regarding the City’s investment in capital assets, the 1999 capital bond ballot questions (which passed) to fund Streets, Public Safety, City Hall, and Recreational facilities, and the ballot questions related to Library funding. CFO Maleszyk reviewed capital bond funding, voter approval for this type of funding, and how a 20-year bond could fund capital needs. City Council asked several clarifying questions.

Part 4: Capital Project Descriptions

Public Works Director Kurt Bovensiep presented eighteen (18) capital project needs. The capital projects were selected by the Planning Committee and provided the City Council in the meeting preparation material. Many of the projects are from the Capital Projects Fund section of the fiscal year 2024-2025 budget (see pages 225-282 of the budget document), others have emerged over the past year.

The projects included (in alphabetical order):

Expenditures	Cost Estimate (MM)
<u>Aquatic Center planned expenditures</u>	\$2.25
<u>Aquatic Center reconstruction (marginal expenditures)</u>	\$11.76
<u>City Hall planned expenditures</u>	\$9.68
<u>City Hall renovation (marginal expenditures)</u>	\$5.32
<u>District Court planned expenditures</u>	\$3.21
<u>Fire apparatus planned expenditures</u>	\$10.10
<u>Fire station planned expenditures</u>	\$0.96
<u>Fire station replacement (additional expenditures)</u>	\$5.50
<u>Library planned expenditures</u>	\$8.97
<u>Library replacement (marginal expenditures)</u>	\$43.28
<u>Parks and Recreation improvements (additional expenditures)</u>	\$13.00
<u>Parks and Recreation planned expenditures</u>	\$14.16
<u>Police Department planned expenditures</u>	\$5.39
<u>Public Works municipal parking lots (additional expenditures)</u>	\$8.00
<u>Public Works planned expenditures</u>	\$1.33
<u>Sidewalk replacement planned expenditures</u>	\$4.57
<u>Streets (major and local) planned expenditures</u>	\$22.51
<u>Streets (major and local) proposed increase (additional expenditures)</u>	\$30.00



Director Bovensiep answered several questions from City Council members regarding the projects.

Part 5: Capital Project Prioritization and Funding

VC prepared the City Council to utilize a prioritization tool build specifically for Troy. The tool allowed City Council members to “move” the projects up-and-down establishing their individual prioritization of all 18 projects. Each Council member was partnered with two city staff members. Staff had a laptop to access the detailed information for each of the capital projects. While the City Council members engaged in conversation and received data from the staff members, the Council members were instructed to submit their prioritization as “theirs” (not the group’s).

The City Council members started their prioritization from a list in the order of priority established by the Planning Committee.

Below is a snapshot of the tool, displayed on a phone, the four lines on the left could be “dragged” up and down:

Capital Project Prioritization

1. Please rank the following items from the HIGHEST to the LOWEST priority.

1 A - Library planned expenditures \$8.97	▲ ▼
2 B - Library replacement (marginal expenditure) \$43.28	▲ ▼
3 Police Department planned expenditures \$5.39	▲ ▼
4 Fire apparatus planned expenditures \$10.10	▲ ▼
5 Streets (major and local) proposed increase (additional expenditures) \$30.00	▲ ▼
6 A - City Hall planned expenditures \$9.68	▲ ▼



Once City Council submitted their preferred priority, VC displayed the cumulative results. City Council discussed the list together in the open meeting and established the below prioritization:

Rank	Expenditures	Cost
1	A - Library planned expenditures	\$8,970,000
2	Police Department planned expenditures	\$5,390,000
3	Fire apparatus planned expenditures	\$10,100,000
4	B - Library replacement (marginal expenditures)	\$43,280,000
5	Streets (major and local) proposed increase (additional expenditures)	\$30,000,000
6	A - City Hall planned expenditures	\$9,680,000
7	B - City Hall renovation (marginal expenditures)	\$5,320,000
8	Parks and Recreation improvements (additional expenditures)	\$13,000,000
9	Parks and Recreation planned expenditures	\$14,158,000
10	Public Works municipal parking lots (additional expenditures)	\$8,000,000
10	Streets (major and local) planned expenditures	\$22,510,000
12	Fire station planned expenditures	\$957,000
13	Sidewalk replacement planned expenditures	\$4,574,000
14	Public Works planned expenditures	\$1,330,000
15	A - Aquatic Center planned expenditures	\$2,245,000
16	District Court planned expenditures	\$3,210,000
17	Fire station replacement (additional expenditures)	\$5,500,000
18	B - Aquatic Center reconstruction (marginal expenditures)	\$11,755,000
		\$199,979,000

With the priority established, VC provided information to the City Council regarding the associated cumulative Millage need to fund (through a capital bond) the priorities. Below is the information provided:



Rank	Expenditures	Cumulative Cost	Cumulative Estimated Millage	Cumulative Estimated Annual Tax
1	A- Library planned expenditures	\$8,970,000	0.0778	\$13.61
2	Police Department planned expenditures	\$14,360,000	0.1245	\$21.79
3	Fire apparatus planned expenditures	\$24,460,000	0.2121	\$37.11
4	B- Library replacement (marginal expenditures)	\$67,740,000	0.5873	\$102.78
5	Streets (major and local) proposed increase (additional expenditures)	\$97,740,000	0.8474	\$148.30
6	A- City Hall planned expenditures	\$107,420,000	0.9313	\$162.98
7	B- City Hall renovation (marginal expenditures)	\$112,740,000	0.9775	\$171.05
8	Parks and Recreation improvements (additional expenditures)	\$125,740,000	1.0902	\$190.78
9	Parks and Recreation planned expenditures	\$139,898,000	1.2129	\$212.26
10	Public Works municipal parking lots (additional expenditures)	\$147,898,000	1.2823	\$224.40
10	Streets (major and local) planned expenditures	\$170,408,000	1.4774	\$258.55
12	Fire station planned expenditures	\$171,365,000	1.4857	\$260.00
13	Sidewalk replacement planned expenditures	\$175,939,000	1.5254	\$266.94
14	Public Works planned expenditures	\$177,269,000	1.5369	\$268.96
15	A- Aquatic Center planned expenditures	\$179,514,000	1.5564	\$272.37
16	District Court planned expenditures	\$182,724,000	1.5842	\$277.24
17	Fire station replacement (additional expenditures)	\$188,224,000	1.6319	\$285.58
18	B- Aquatic Center reconstruction (marginal expenditures)	\$199,979,000	1.7338	\$303.42

As a group, City Council discussed the direction they wanted to provide the staff for further researching and developing a capital bond proposal.

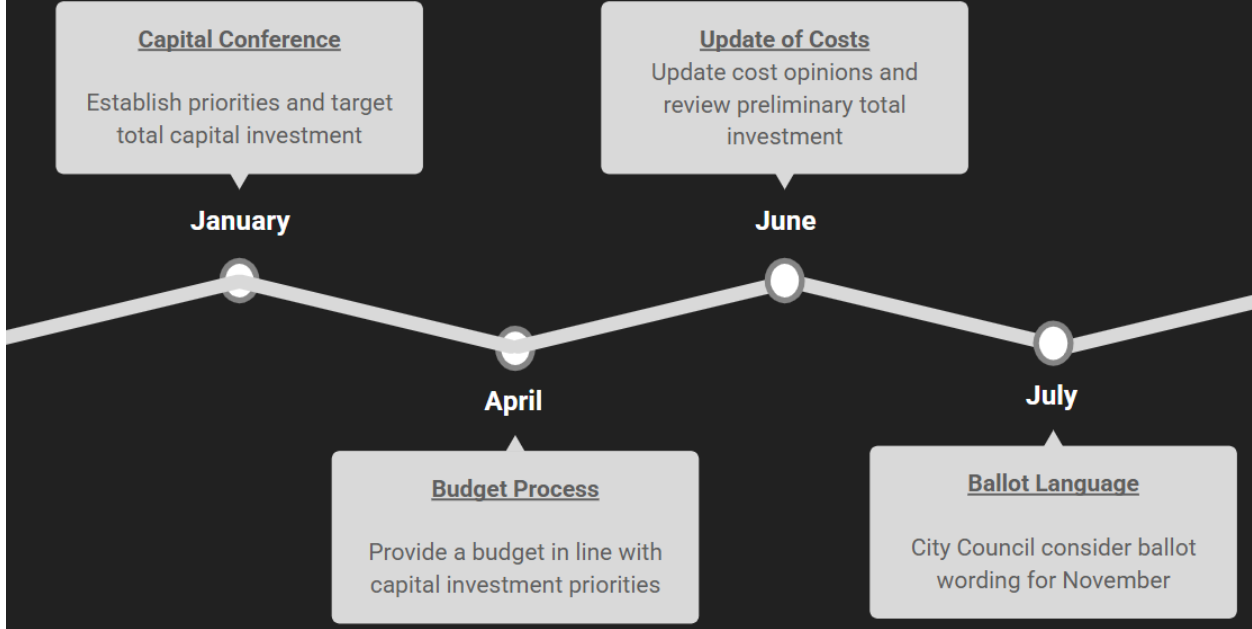
Consensus was reached by the Council that they are interested in projects at and above a rank of 10 to be developed by staff to be included in a capital bond proposal. Further, Council noted that projects at and above a rank of 7 were of particular and significant importance.

Next Steps

It was agreed that much progress was made during the meeting and that staff has been provided significant direction to work on the next steps in the process of developing a Capital Bond project proposal. It was also noted (several times) during the meeting that nothing done at the meeting is final, this is just a planning meeting. City Council and staff will revisit the capital needs list (and associated cost), a proposed bonding plan, communications and public engagement plan, and (ultimately) ballot language several time before November 2025. Below is a simplified timeline presented at the meeting:



Next Steps



-- Continued on next page --



Phase 5: Delivery of Summary Report

The report was prepared in draft form for review by the City Manager's office and is submitted in final for distribution. The consultant bio is provided at the end of the report. Post-meeting participant survey feedback will be provided separately from this report.



Appendix 1: Attendees

Title	Name	Title	Name
Mayor	Ethan Baker	Public Works Director	Kurt Bovensiep
Mayor Pro Tem	Mark Gunn	Controller	Kyle Vieth
Councilmember	Ellen Hodorek	City Attorney	Lori Grigg Bluhm
Councilmember	Rebecca Chamberlain Creanga	City Engineer	Scott Finley
Councilmember	Theresa Brooks	Management Analyst	Dylan Clark
Councilmember	David Hamilton	Library Director	Emily Dumas
Councilmember	Hirak Chanda	Recreation Director	Brian Goul
City Manager	Frank Nastasi	Fire Chief	Peter Hullinger
Deputy City Manager	Robert Bruner	Police Chief	Josh Jones
Chief Financial Officer	Rob Maleszyk	Assistant Library Director	Phillip Kwik
Communications Director	Courtney Flynn	Deputy Public Works Director	Dennis Trantham



Project Lead, Jaymes Vettraino

Jaymes provides municipal management consulting services to communities. His focus is on assisting with operational management, financial planning, community engagement, facilitation, and economic development. In addition, Jaymes has extensive experience in executive recruitment, executive evaluation, and employee class and compensation study services.

Prior to starting his consulting service in 2016, Jaymes spent 17 years as a City Manager. Most recently as the City Manager of Rochester, MI, where he had the opportunity to lead a dynamic management team to simultaneously reduce expenses and increase the level of community service during years of the “great recession.” Prior to serving the City of Rochester, Jaymes was the Manager of Kutztown, PA and had the chance to be the first Manager of Pen Argyl, PA.

Jaymes currently serves Rochester University in its School of Business as the Chair of Management and Leadership programs. He has an MBA in Management from Lehigh University (Bethlehem, PA) and a BA in Political Science from Michigan State University (East Lansing, MI).

Select Clients Served by Jaymes Vettraino*

Bloomfield Township Library	City of Rochester DDA
City of Albion	City of Rochester Hills
City of Ann Arbor DDA	City of Royal Oak
City of Berkley	City of South Lyon
City of Charlotte	City of Sterling Heights
City of Clawson	City of Troy
City of Dearborn	County of Kent
City of Eastpointe	County of Macomb
City of Ferndale	County of Oakland
City of Hamtramck	County of Ottawa
City of Huntington Woods	County of Saginaw
City of Jackson	Mich. Local Community Services Authority
City of Lincoln Park	Michigan Municipal Services Authority
City of Melvindale	Township of Kochville
City of Northville	Township of Oakland
City of Oak Park	Township of Oscoda
City of Pleasant Ridge	Tri-County Planning Commission
City of Pontiac	Village of Oxford
City of Rochester	Village of Romeo
* Some projects completed in partnership with GovHR USA or Municipal Analytics	



Prepared for the City of Troy

For questions or additional information, please contact Vettraino Consulting.

Thank you for the opportunity to serve your community.

James Vettraino



❖ **Parks and Recreation Planned Expenditures- \$9,458,000**

- Boulan Park LED Field Lighting Upgrade- \$150,000
 - The two baseball fields and eight tennis courts are currently lit with high-pressure sodium lights. The voltage for these lights is regulated by ballasts and are beginning to be difficult to purchase. The upgrade to LED will be more energy efficient and have parts more available.
- Boulan Park Scoreboard Replacement- \$23,000
 - The current scoreboards for both baseball fields have reached the end of their useful life. The proposed replacement will use LED lights and wireless controllers for the scorekeeper.
- Troy Farm Retaining Wall Replacement- \$1,200,000
 - There are approximately 1,302 linear feet of wood retaining wall that was installed almost 25 years ago. The retaining wall was installed because of the significant grade difference between the sidewalk and the forested area. The wood retaining wall is failing and the proposed replacement is a poured stamped concrete wall like what was replaced at Union Corners Cemetery.
- Park Playground Structure Replacement- \$2,100,000
 - Play structures are inspected regularly by our in-house certified playground safety inspectors. When defects are found only original manufactured items can replace the broken piece. Some of our play structures are approaching 20 years old and parts are harder to find. Additionally, play structures have evolved over the last 20 years and our current play structures are not keeping up with modern play practices. Structures are proposed to be replaced at, Milverton Park, Beaver Trail Park, Jaycee Park (north structure), Raintree Park, Brinston Park, Redwood Park, and Firefighters Park.
- Park Pavilion Replacement- \$560,000
 - The current pavilions at the listed parks are wood structures and have reached the end of their useful life. Some wood posts have deteriorated causing significant repairs and the concrete under the shelter is cracked in several locations causing trip hazards. All structures will be replaced with steel structures and metal roofs. Parks proposed to receive new pavilions include; Jaycee Park, Raintree Park, Robinwood Park (2), and Firefighters Park.
- Trails and Pathways- \$3,000,000
- Picnic Tables- \$75,000
 - Currently the Parks Division maintains over 360 picnic tables. These tables are metal framed with wood seats and tops. The proposed replacement is metal frames with expanded metal seats and tops. This would replace 75 picnic tables.
- Community Center- \$2,350,000
 - Gym Floor Replacement- \$65,000
 - Office Carpet Replacement and Paint- \$250,000
 - Pool Boat Slide Replacement- \$40,000
 - Locker Replacement- \$130,000
 - Interior Painting- \$400,000
 - Banquet Area- \$500,000
 - ◆ Building Lighting Controls
 - ◆ AV Upgrades
 - Interior Building Lighting LED Upgrade- \$450,000
 - Communications Room Air Unit Replacement- \$15,000

- Exterior Repairs- \$250,000
- Outdoor Patio Renovation- \$250,000

❖ **Parks and Recreation Improvements (Additional Expenditures)- \$15,750,000**

- Pickleball Court- \$1,000,000
 - This would include 6-8 courts at the Community Center and possibly be enough for lights. We will have a better idea of cost on March when we bid the courts at Firefighters out.
- Basketball Courts- \$250,000
 - This would include the construction of two basketball courts at two different parks. The parks would likely be Jaycee Park and Raintree Park.
- Troy Farm- \$2,000,000
 - Pavilion
 - Restroom Facility
 - Paved Parking Lot
 - Play Structure
 - Increase Garden Plots
- Safety Town Development- \$3,000,000
 - Proposes to develop one of our vacant park properties with a permanent safety town that would include miniature buildings, working traffic lights, restroom facility and small parking lot.
- Huber Park Improvements- \$1,000,000
 - Improvements would include drainage improvements and new work out stations. The pathway would remain natural.
- Athletic Field Improvements- \$1,500,000
 - Improvements to all current athletic fields through drainage improvements and turf establishment.
- Community Center Gym and Indoor Walking Track- \$7,000,000
 - Adding two additional adjoining gyms to the current gyms and installing a raised walking track around all four gyms.

❖ **Parking Lots- \$5,950,000**

- City Hall Police Lot- \$ 400,000
- Troy Family Aquatic Center Lot- \$600,000
- Fire Station #3- \$200,000
- Fire Station #6- \$100,000
- District Court- \$300,000
- Fire Station #1- \$125,000
- City Hall West Lot- \$150,000
- Community Center- \$800,000
- Fire Station #5- \$100,000
- Jaycee Park- \$350,000
- Brinston Park- \$200,000
- Firefighters Park- \$600,000
- Sylvan Glen Golf Course- \$400,000
- Park and Ride- \$150,000
- Historical Village- \$100,000

- Milverton Park- \$75,000
- Sanctuary Lake Golf Course- \$300,000
- Boulan Park- \$600,000
- Tennis Bubble- \$100,000
- Beach Road Park- \$50,000
- Public Works Public Lot- \$250,000

❖ **Streets (major and local) planned expenditures- \$21,510,000 of Capital Funds**

- Major Roads- \$18.683 million
 - Concrete Slab Replacement- Industrial Roads- \$12 million
 - Industrial roads are partially funded through the Major Road Fund. Over the next 5 years there is a \$12 million dollar need. Project locations are determined annually based on the City's Pavement Management System and field inspections, and are not typically delineated on the 6-year CIP map. This work involves removal and replacement of failed concrete pavement to repair and extend the life of the pavement or mill and overlay projects.
 - Concrete Slab Replacement – Major Roads- \$5.5 million
 - Major roads are partially funded through the Major Road Fund. Over the next 5 years there is a \$5.5 million dollar need. Project locations are determined annually based on the City's Pavement Management System and field inspections, and are not typically delineated on the 6-year CIP map. This work involves removal and replacement of failed concrete pavement to repair and extend the life of the pavement. An annual allocation is budgeted to complete this work and is targeted at City major roads.
 - Tri Party- \$1,183,000
 - Tri-Party program funds are made available on an annual basis for projects on County roads within the city. Specific project locations are typically not delineated on the CIP map as locations are determined annually dependent on road conditions. The City is responsible for 1/3 of the program amount while Oakland County and RCOC are responsible for the remaining 2/3. Over the next 5 years there is a City responsibility of \$1,183,000.
 - Oakland County Local Road Improvement (OCLRP)- \$1,050,000
 - The Oakland County Local Road Improvement Program was established to provide funding for road improvements on non-County roads that would improve economic development in Oakland County. Specific project locations are typically not delineated on the CIP map as locations are determined annually dependent on road conditions. The City is responsible for 50% of the program amount while the Oakland County Board of Commissioners is responsible for the remaining 50%. Over the next 5 years the City's responsibility is \$1,050,000.
 - Rochester Road- Elmwood to Maple- \$750,000
 - This project will provide for a new pavement surface to improve ride quality and extend service life. The existing asphalt pavement will be milled (ground off) and a new asphalt pavement surface will be placed, curbs will be replaced as needed and sidewalk ramps will be improved to comply with ADA requirements. This project will be paid for entirely with City funds and the cost is \$750,000.
- Local Roads- \$18.1 million
 - Concrete Slab Replacement- \$7.5 million

- \$7.5 million is needed over the next 5 years and this is partially funded from the Local Road Fund. Concrete slab replacement removes and replaces spot sections of failed concrete pavement. Using PASER ratings in conjunction with our Roadsoft Pavement Management software and field verification, the Department of Public Works (DPW) identifies specific locations within sections throughout the City and prepares bid documents for concrete slab replacement work to be done by a contractor. Locations are determined annually based on updated PASER ratings so specific locations are not identified for future years. Local road concrete slab replacement is paid for entirely with City funds.
- Asphalt Pavement Overlay- \$10.6 million
 - Section 3- \$2 million
 - ◆ Lesdale, Hurst, Booth, Hannah, Deetta, Marengo, Quill Creek, Ottawa, Donaldson, Montclair, Norton and Peacock. The work will include milling (grinding) of the existing pavement and then placing a 1.5" to 3" asphalt overlay. This project will be paid for entirely by City funds.
 - Section 20- \$2 million
 - ◆ McManus, Boulan, Muer, Banmoor, Sachin Way, Alpine and McClure. The work will include milling (grinding) of the existing pavement and then placing a 1.5" to 3" asphalt overlay. This project will be paid for entirely by City funds.
 - Section 23,26,27- \$2 million
 - ◆ Torpey, Hartland, Boyd, Urbancrest, Daley, Larchwood, Arthur, Woodslee, Vermont, Birchwood, Chopin Lydia and Hennrietta. The work will include milling (grinding) of the existing pavement and then placing a 1.5" to 3" asphalt overlay. This project will be paid for entirely by City funds.
 - Section 16,18- \$2 million
 - ◆ Hart, Webb, Paragon, Carter, Lange and Virgilia; Section 18 - Hylane, Pine Hill, Butternut Hill, Walnut Hill, Chestnut Hill, Rouge Circle, Juniper Court and Bronson. The work will include milling (grinding) of the existing pavement and then placing a 1.5" to 3" asphalt overlay. This project will be paid for entirely by City funds.
 - Section 35- \$2 million
 - ◆ Keywest, Wacon, Redwood, Burtman, Lyons, Kenyon, Sheffield, and Jamiaca . The work will include milling (grinding) of the existing pavement and then placing a 1.5" to 3" asphalt overlay. This project will be paid for entirely by City funds.
- Charnwood Hills Chip Seal- \$600,000
 - Tewksbury, Bretby, Anslow, Ramsbury, Tutbury, Malvern, Charnwood, Glyndebourne, Chalgrove, Dalesford, Charnwood and Windrush. The work will include base repairs of the existing pavement, then placing a double chip seal treatment (a double layer of asphalt emulsion and crushed stone) and a single fog seal treatment (a single application of liquid asphalt on top). This project will be paid for entirely by City funds.



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

Date: February 20, 2025
To: Frank A. Nastasi, City Manager
From: Robert J. Bruner, Deputy City Manager
M. Aileen Dickson, City Clerk
Subject: Bond Proposals

The following bond proposals appeared on Oakland County ballots between November 2020 and November 2024. They are presented in chronological order.

November 3, 2020 General Election

Birmingham Parks and Recreation Bond Proposal

Shall the City of Birmingham, Oakland County, Michigan, borrow the principal sum of not to exceed Eleven Million Two Hundred Fifty Thousand Dollars (\$11,250,000), and issue its unlimited tax general obligation bonds in one or more series, payable over a period not to exceed twenty-one (21) years from the date of issuance, to be used by the City for the purpose of paying all or part of the cost of acquiring, constructing, furnishing, equipping and renovating parks and recreation improvements, including parks, playgrounds and trail system improvements and renovations to the Birmingham Sports Ice Arena, including all appurtenances and attachments? The estimated millage to be levied in 2021 is 0.0485 mills (\$0.05 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.2064 mills (\$0.21 per \$1,000 of taxable value).

Approved **Yes 9,550** **No 4,053**

Lathrup Village Street Improvements Bond Proposal

Shall the City of Lathrup Village, County of Oakland, Michigan, borrow the principal sum of not to exceed Five Million Eight Hundred Forty-five Thousand Dollars (\$5,845,000), and issue its unlimited tax general obligation bonds, payable in not to exceed ten (10) years from the date of issue, to pay the cost of constructing street improvements throughout the City, consisting of paving, repaving, resurfacing, reconstructing and improving streets? If approved, the estimated millage to be levied in 2021 is 3.9307 mills (\$3.93 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 3.9176 mills (\$3.95 per \$1,000 of taxable value).

Approved **Yes 1,779** **No 1,151**



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FROM THE OFFICE OF THE CITY MANAGER

November 2, 2021 General Election

Orchard Lake Police Department and Public Works Facilities Bond Proposal

Shall the City of Orchard Lake Village, County of Oakland, Michigan, borrow the principal sum of not to exceed Four Million Five Hundred Thousand Dollars (\$4,500,000), and issue its unlimited tax general obligation bonds, in one or more series, payable in not to exceed twenty (20) years from the date of issue, to pay the cost of acquiring, constructing, furnishing and equipping improvements to, and an expansion of, the existing police department facility and a new public works facility to replace the existing public works garage, including all site improvements, appurtenances and attachments? If approved, the estimated millage to be levied in 2022 is 0.5541 mills (\$0.55 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.5496 mills (\$0.55 per \$1,000 of taxable value).

Approved

Yes 317

No 168

Oxford Township Library Expansion and Renovation Proposal

Shall the Charter Township of Oxford, County of Oakland, Michigan, borrow a sum of not to exceed Nine Million One Hundred Thousand Dollars (\$9,100,000) and issue its general obligation unlimited tax bonds, payable in not to exceed twenty years from the date of issuance, for the purpose of paying the cost of renovating, constructing an addition to, furnishing, and equipping the Township's existing Oxford Public Library facility, including, but not limited to, the following:

- expanding the Youth Services Department to include additional floor space for its collections, Early Literacy & Special Needs resources, and additional furnishings;
- expanding the Adult Services Department to include additional study rooms and conference rooms, a local history and genealogy room and relocation of the adult computer lab;
- expanding the Community Room;
- renovating existing space to include a Maker Space Lab for life-long learning;
- upgrading the HVAC infrastructure to include energy efficient rooftop units, boilers and automated controls; and
- related site improvements?

The estimated millage to be levied in 2022 is 0.55 mil (\$0.55 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.48 mill (\$0.48 per \$1,000 of taxable value).

Not Approved

Yes 1,533

No 3,302



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FROM THE OFFICE OF THE CITY MANAGER

Brandon School District Bonding Proposal

Shall Brandon School District in the Counties of Oakland and Lapeer, Oakland and Lapeer Counties, Michigan, borrow the sum of not to exceed Twenty-Six Million One Hundred Thousand Dollars (\$26,100,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting an addition to, remodeling, including security improvements to, furnishing and refurbishing, and equipping and re-equipping school buildings; acquiring and installing instructional technology and instructional technology equipment for school buildings; purchasing school buses; and developing, equipping and improving parking areas, playgrounds, athletic fields and facilities and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2022, under current law, is 0.00 mill (\$0.00 on each \$1,000 of taxable valuation) for a 0 mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty (20) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 2.13 mills (\$2.13 on each \$1,000 of taxable valuation).

The school district expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principle amount of that borrowing is \$7,981,054 and the estimated total interest to be paid thereon is \$2,271,650. The estimated duration of the millage levy associated with that borrowing is 11 years and the estimated computed millage rate for such levy is 12.16 mills. The estimated computed millage rate may change based on changes in certain circumstances.

The total amount of qualified bonds currently outstanding is \$92,975,000. The total amount of qualified loans currently outstanding is \$428.

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)

Approved

Yes 1,605

No 1,353



500 West Big Beaver
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FROM THE OFFICE OF THE CITY MANAGER

Madison District Public Schools Bonding Proposal

Shall Madison District Public Schools, Oakland County, Michigan, borrow the sum of not to exceed Eleven Million Four Hundred Thousand Dollars (\$11,400,000) and issue its general obligation unlimited tax bonds therefor, for the purpose of:

replacing roofs at the High School, the Middle School, and the Early Childhood Center; and remodeling and re-equipping the High School, in part for classroom, security, mechanical, electrical, and other infrastructure improvements?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2022 is 1.80 mills (\$1.80 on each \$1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 2.22 mills (\$2.22 on each \$1,000 of taxable valuation).

The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$10,400,000. The total amount of qualified loans currently outstanding \$-0-. The estimated computed millage rate may change based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher. Administrator or employee salaries, or other operating expenses.)

Approved

Yes 887

No 599



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FROM THE OFFICE OF THE CITY MANAGER

Romeo Community Schools School Improvement Bond Proposition

Shall the Romeo Community Schools, Counties of Macomb and Oakland, State of Michigan, borrow the sum of not to exceed EIGHTY SEVEN MILLION FIVE HUNDRED THOUSAND (\$87,500,000) Dollars and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of paying for the cost of the following projects:

- Constructing additions to and improving and remodeling the interiors and exteriors of School District Buildings;
- Constructing, equipping and furnishing an addition to the Croswell Early Childhood Center;
- Constructing, equipping and furnishing a new Robotics/STEM Center on the Campus of Romeo Middle School;
- Furnishing, re-furnishing, equipping and re-equipping School District Buildings, including equipping and re-equipping for technology and safety;
- Constructing, improving and equipping outdoor learning spaces, athletic fields, athletic support facilities and playgrounds;
- Preparing, developing, improving and landscaping sites, including sites for School District Buildings and additions thereto and for the improvement and new construction of drives and parking lots;
- Purchasing athletic equipment and buses?

The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than twenty four (24) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 1.55 mills (which is equal to \$1.55 per \$1,000 of taxable value) for a 0.00 mill net increase over the prior year's levy; and the estimated simple average annual millage that will be required to retire each series of bonds is 1.68 mills annually (\$1.68 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$73,845,000 of qualified bonds outstanding and \$0.00 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)

Approved

Yes 221

No 201



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FROM THE OFFICE OF THE CITY MANAGER

May 3, 2022 Election

Warren Consolidated Schools District School Improvement Bond Proposal

Shall the Warren Consolidated Schools District, Counties of Macomb and Oakland, State of Michigan, borrow the sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for safety and security, energy conservation and other purposes;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Preparing, developing and improving sites at school buildings and other facilities, erecting school facilities and additions to school buildings and the purchase of school buses?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this Proposal is expected to remain at or below the annual debt millage of 4.78 mills levied in 2021. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than twenty (20) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 0.68 mills (which is equal to \$0.68 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 1.49 mills annually (\$1.49 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$161,465,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)

Approved

Yes 349

No 154



500 West Big Beaver
Troy, MI 48084
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FROM THE OFFICE OF THE CITY MANAGER

August 2, 2022 Primary Election

South Lyon Street Improvements Bond Proposal

Shall the City of South Lyon, County of Oakland, Michigan, borrow the principal sum of not to exceed Eighteen Million Four Hundred Sixty-Five Thousand Dollars (\$18,465,000), and issue its unlimited tax general obligation bonds, payable in not to exceed ten (10) years, to pay the cost of constructing street improvements throughout the City, consisting of paving, repaving, resurfacing, reconstructing and improving streets? If approved, the estimated millage to be levied in 2023 is 1.9946 mills (\$1.99 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 4.0894 mills (\$4.09 per \$1,000 of taxable value).

Approved

Yes 1,535

No 1,121

November 8, 2022 General Election

Lyon Township Library Bond Proposition

Shall the Charter Township of Lyon, Oakland County, Michigan, borrow a sum of money not to exceed Thirteen Million Dollars (\$13,000,000) and issue its unlimited tax general obligation bonds therefor for the purpose of acquiring, constructing, furnishing, and equipping a new, approximately 19,000 sq. ft. public library facility on Township property and improving the site thereof? The maximum number of years the bonds may be outstanding, exclusive of refunding, is 30 years; the estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.4677 mills (\$0.4677 per \$1,000 of taxable value of real and tangible personal property in the Charter Township of Lyon); and the estimated simple average annual millage that will be required to retire the bonds is 0.3931 mills.

Approved

Yes 6,438

No 4,679



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FROM THE OFFICE OF THE CITY MANAGER

Clarkston Community Schools Bonding Proposal

Shall Clarkston Community Schools, Oakland County, Michigan, borrow the sum of not to exceed One Hundred Ninety-Seven Million Five Hundred Thousand Dollars (\$197,500,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting, furnishing, and equipping additions to, and an outdoor learning space and a storage structure at, the Junior High School; remodeling, furnishing and refurnishing, and equipping and re-equipping school buildings and other facilities; acquiring, installing, and equipping and re-equipping school buildings for, instructional technology; and preparing, developing, improving, and equipping playgrounds, athletic fields and facilities, parking areas, drives, sidewalks, and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2023, under current law, is 1.58 mills (\$1.58 on each \$1,000 of taxable valuation) for a -0- mills net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retired this bond debt is 3.27 mills (\$3.27 on each \$1,000 of taxable valuation).

The school district expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principal amount of that borrowing is \$26,620,735 and the estimated total interest to be paid thereon is \$10,512,610. The estimated duration of the millage levy associated with that borrowing is twelve (12) years and the estimated computed millage rate for such levy is 7.0 mills. The estimated computed millage rate my change based on changes in certain circumstances.

The total amount of qualified bonds currently outstanding is \$146,305,000. The total amount of qualified loans currently outstanding is approximately \$4,966,052.

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)

Approved

Yes 12,645

No 11,203



500 West Big Beaver
Troy, MI 48084
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FROM THE OFFICE OF THE CITY MANAGER

Southfield Public Schools School Improvement Bond Proposition

Shall the Southfield Public Schools, County of Oakland, State of Michigan, borrow the sum of not to exceed Three Hundred Forty-Five Million Dollars (\$345,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for health, safety, security, energy conservation and other purposes;
- Erecting, completing, equipping and furnishing additions to school buildings and a stadium building;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Preparing, developing and improving sites at school buildings and other facilities and the purchase of school buses?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 5.56 mills which is a 3.26 mill increase from the 2.30 mills of annual debt millage levied in 2022. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 3.63 mills (which is equal to \$3.63 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 5.30 mills annually (\$5.30 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$32,160,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)

Approved

Yes 22,030

No 10,138



500 West Big Beaver
Troy, MI 48084
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FROM THE OFFICE OF THE CITY MANAGER

Troy School District School Improvement Bond Proposition

Shall the Troy School District, County of Oakland, State of Michigan, borrow the sum of not to exceed Five Hundred Fifty-Five Million Dollars (\$555,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for health, safety, security and other purposes;
- Erecting, completing, equipping and furnishing a replacement middle school and classroom additions and other additions to existing school buildings and other facilities;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Acquiring sites, preparing, developing and improving sites at school buildings and other facilities and the purchase of school buses?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 6.10 mills which is a 2 mill increase from the 4.10 mills of annual debt millage levied in 2022. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 3.35 mills (which is equal to \$3.35 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 3.94 mills annually (\$3.94 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$104,165,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the near future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)

Approved

Yes 17,968

No 12,612

City of Troy



February 24 Special Meeting

2025



Capital Conference Recap

PROPOSED BOND ASSUMPTIONS

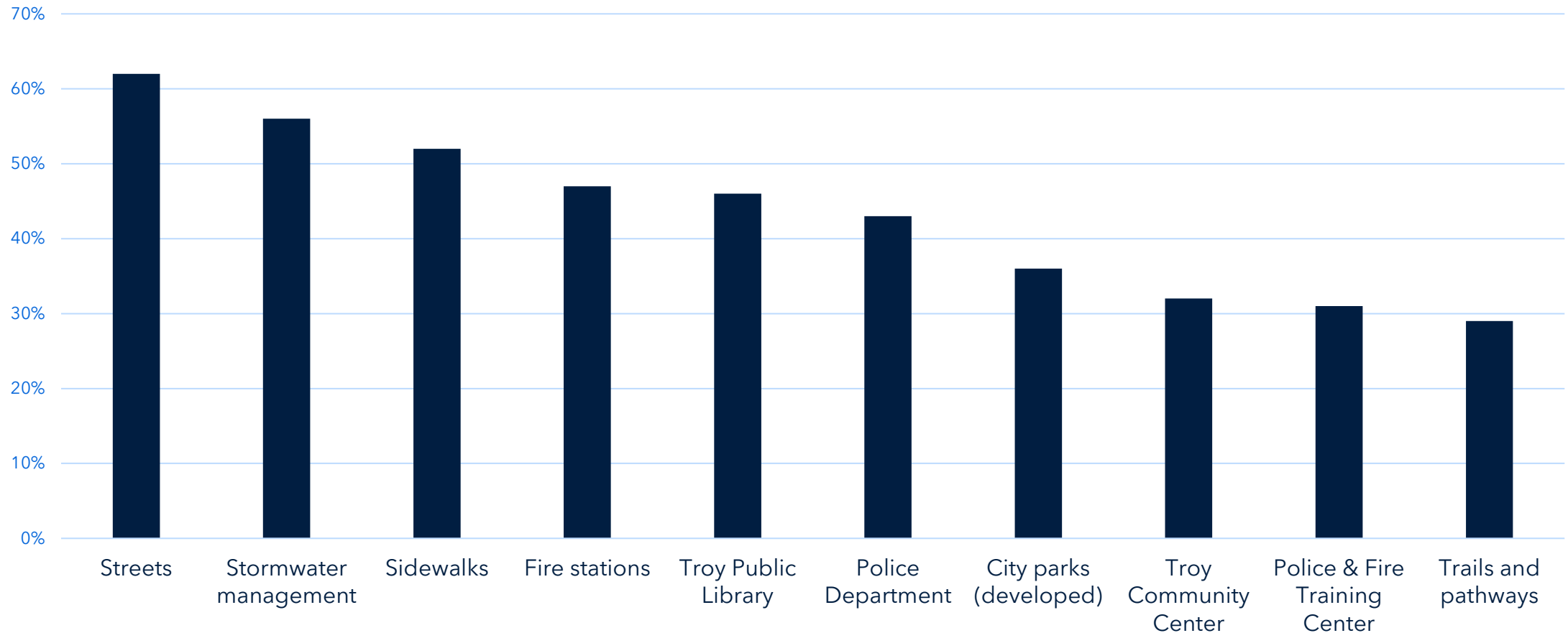
- **The City wants to focus on short-term capital needs, investing in long-term assets**
- **The tool to fund the capital needs is capital bond debt (20 year bond)**
- **The City wants to plan for a ballot proposal for the November 2025 election**
- **The City has considerable capital needs and wants to limit the need for future ballot proposals for those capital needs**

COMMUNITY SENTIMENT ASSUMPTIONS

- **Troy continues to beat state, regional, and national benchmarks**
- **Resident respondents are willing to provide additional funding for top priorities such as roads and public safety**
- **Few resident respondents favor reducing expenditures**

Rank	Expenditures	Cost	Cumulative Cost	Cumulative Estimated Millage	Cumulative Estimated Annual Tax	Month
1	A - Library planned expenditures	\$8,970,000	\$8,970,000	0.0778	\$13.61	\$ 1.13
2	Police Department planned expenditures	\$5,390,000	\$14,360,000	0.1245	\$21.79	\$ 1.82
3	Fire apparatus planned expenditures	\$10,100,000	\$24,460,000	0.2121	\$37.11	\$ 3.09
4	B - Library replacement (marginal expenditures)	\$43,280,000	\$67,740,000	0.5873	\$102.78	\$ 8.56
5	Streets (major and local) proposed increase (additional expend	\$30,000,000	\$97,740,000	0.8474	\$148.30	\$ 12.36
6	A - City Hall planned expenditures	\$9,680,000	\$107,420,000	0.9313	\$162.98	\$ 13.58
7	B - City Hall renovation (marginal expenditures)	\$5,320,000	\$112,740,000	0.9775	\$171.05	\$ 14.25
8	Parks and Recreation improvements (additional expenditures)	\$15,750,000	\$128,490,000	1.1140	\$194.95	\$ 16.25
9	Parks and Recreation planned expenditures	\$9,458,000	\$137,948,000	1.1960	\$209.30	\$ 17.44
10	Public Works municipal parking lots (additional expenditures)	\$5,950,000	\$143,898,000	1.2476	\$218.33	\$ 18.19
10	Streets (major and local) planned expenditures	\$21,510,000	\$165,408,000	1.4341	\$250.97	\$ 20.91
12	Fire station planned expenditures	\$957,000	\$166,365,000	1.4424	\$252.42	\$ 21.03
13	Sidewalk replacement planned expenditures	\$4,574,000	\$170,939,000	1.4820	\$259.36	\$ 21.61
14	Public Works planned expenditures	\$1,330,000	\$172,269,000	1.4936	\$261.38	\$ 21.78
15	A - Aquatic Center planned expenditures	\$2,245,000	\$174,514,000	1.5130	\$264.78	\$ 22.07
16	District Court planned expenditures	\$3,210,000	\$177,724,000	1.5409	\$269.65	\$ 22.47
17	Fire station replacement (additional expenditures)	\$5,500,000	\$183,224,000	1.5886	\$278.00	\$ 23.17
18	B - Aquatic Center reconstruction (marginal expenditures)	\$11,755,000	\$194,979,000	1.6905	\$295.83	\$ 24.65
		\$194,979,000				
* Estimated Taxable Value of \$175,000						

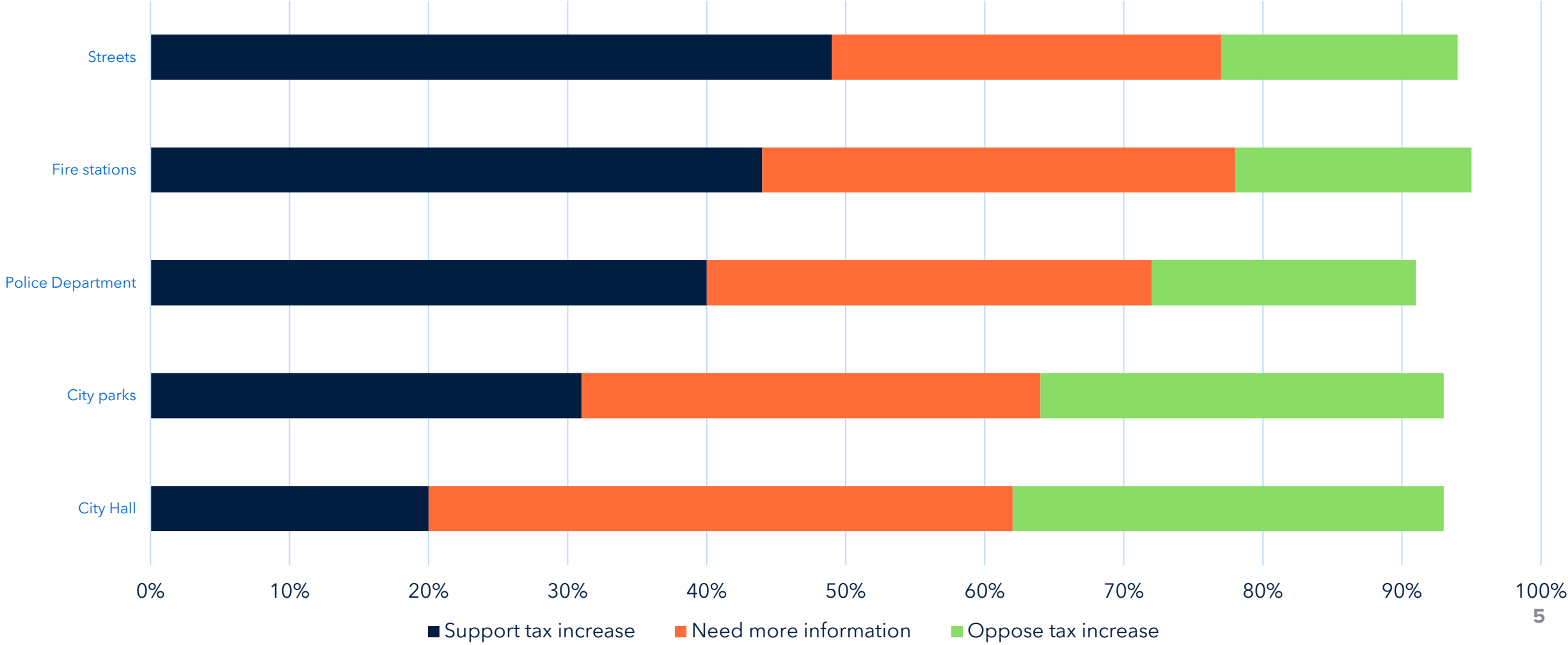
Above Average Facilities and Infrastructure Priorities 2021 Budget Survey



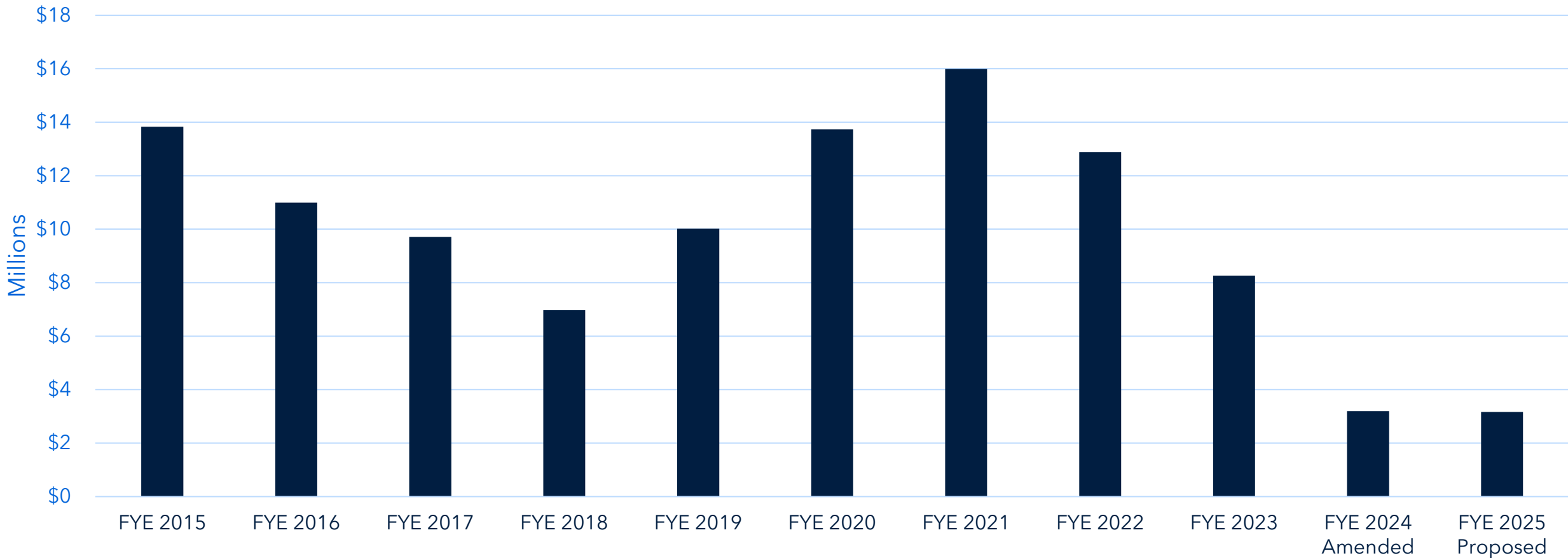
Above Average Facility Priorities

2022 Engagement and Priority Survey

(Library not included)



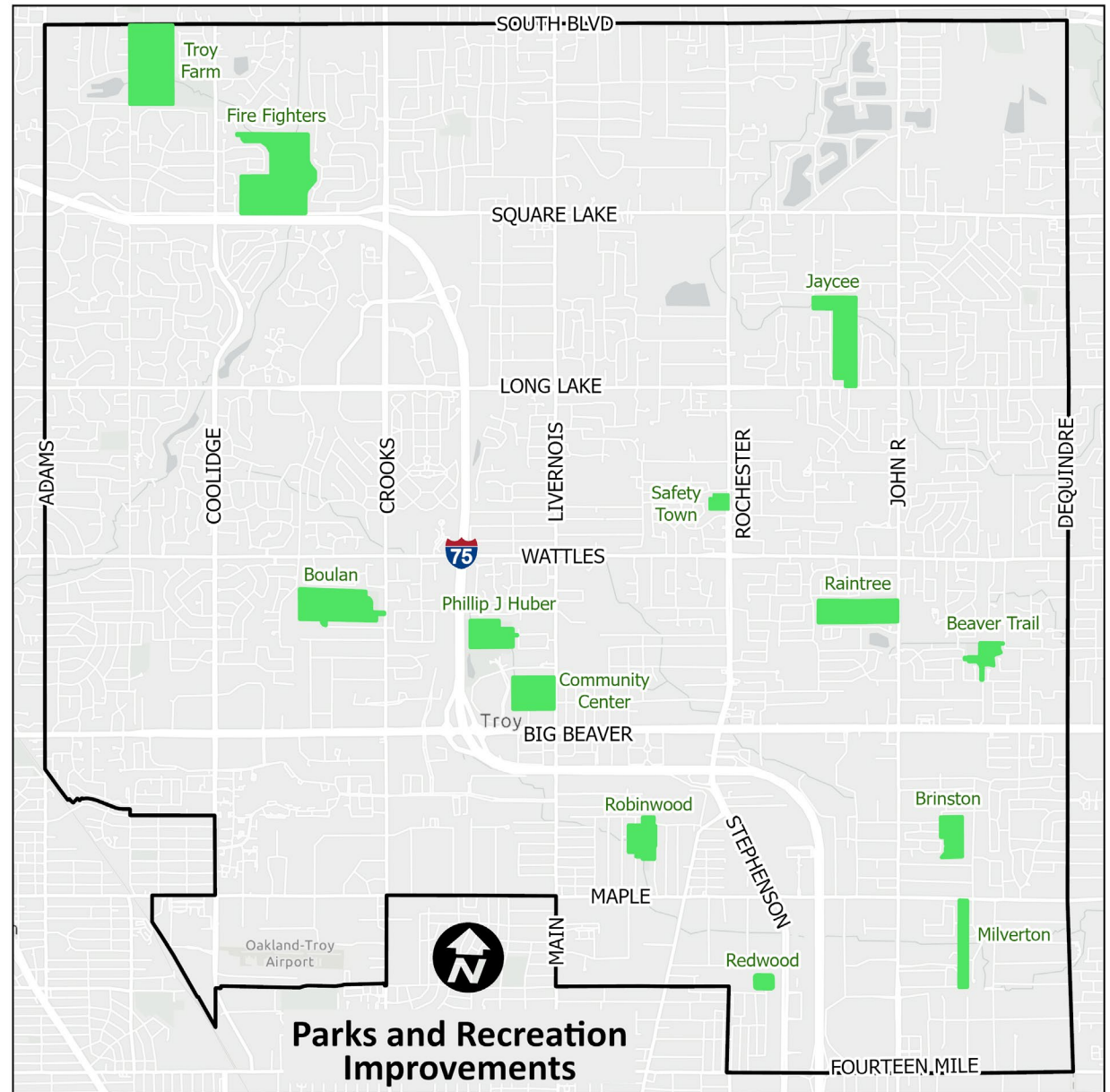
Capital Projects Fund Balance 2015-2025



Parks and Recreation Planned Expenditures



Map of Parks and Recreation Improvements



Parks and Recreation Planned Expenditures

.Boulan Park LED Lighting Upgrade:
\$150,000

.Boulan Park Scoreboard Replacement:
\$23,000

.Troy Farm Retaining Wall Replacement:
\$1,200,000

.Park Playground Structure
Replacement: \$2,100,000

.Park Pavilion Replacement: \$560,000

.Trails and Pathways: \$3,000,000

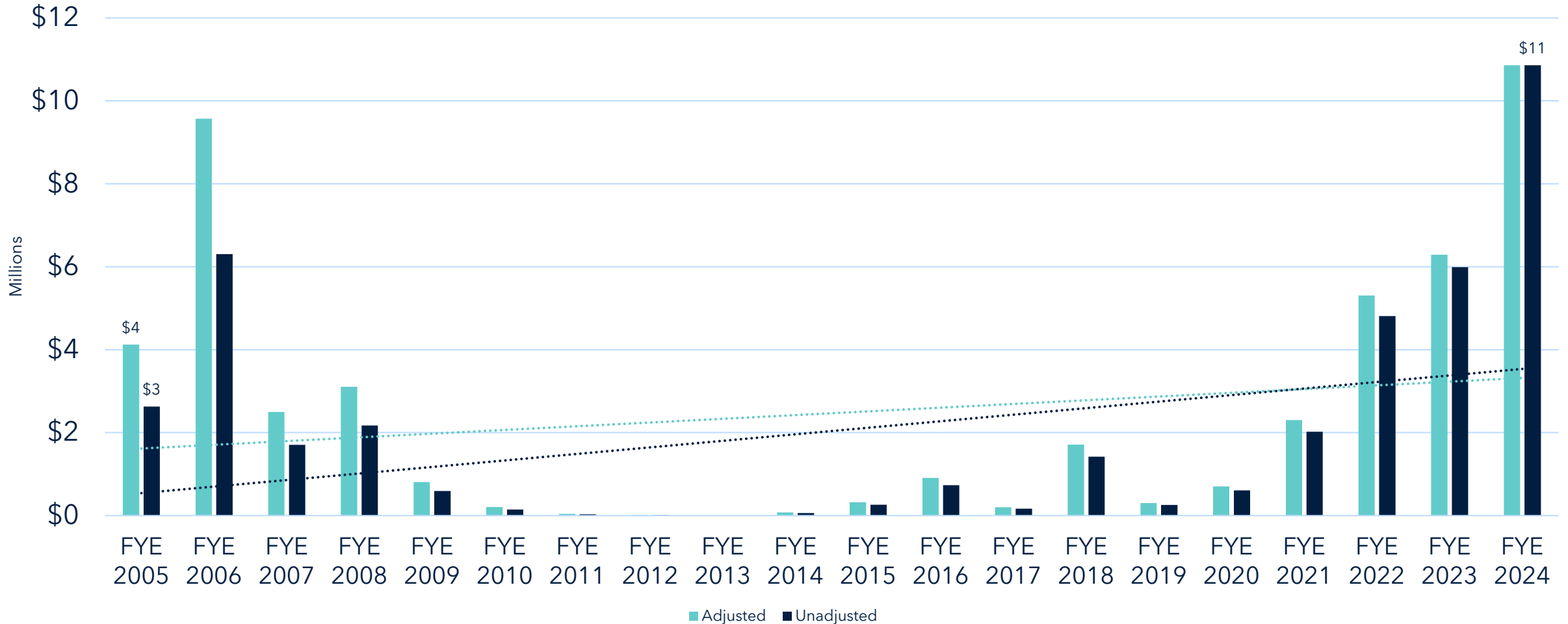
.Picnic Tables: \$75,000

.Community Center: \$2,350,000

Proposed Total: \$9,458,000



Parks & Recreation Capital Outlay 2005-2024



Parks and Recreation Improvements Additional Expenditures





Pickleball Courts

\$1,000,000

This proposed project would include 6-8 courts at the Community Center and potentially outdoor lighting. We will have a better idea of cost on March when we bid the courts at Firefighters out.



Basketball Courts

\$250,000

This would include the construction of two basketball courts at two different parks. The parks would likely be Jaycee Park and Raintree Park.

2. Troy desperately needs outdoor basketball hoops and courts! Firefighters or Boulan Park would be perfect sites for courts.



Safety Town

\$3,000,000

Propose to develop one of our vacant park properties with a permanent safety town that would include miniature buildings, working traffic lights, restroom facility and small parking lot.





Troy Farm: \$2,000,000

Proposed improvements:

- Pavilion
- Restroom Facility
- Paved Parking Lot
- Play Structure
- Increase Garden Plots



Huber Park Improvements \$1,00,000

Improvements would include drainage improvements and new work out stations. The pathway would remain natural.



Athletic Field Improvements \$1,000,000

Improvements to all current athletic fields through drainage improvements and turf establishment.

Community Center

Planned: \$2,350,000

- Gym Floor Replacement- \$65,000
- Office Carpet Replacement and Paint- \$250,000
- Pool Boat Slide Replacement- \$40,000
- Locker Replacement- \$130,000
- Interior Painting- \$400,000
- Banquet Area- \$500,000
 - Building Lighting Controls
 - AV Upgrades
- Interior Building LED Upgrade- \$450,000
- Communications Room Air Unit Replacement- \$15,000
- Exterior Repairs- \$250,000
- Outdoor Patio Renovation- \$250,000



Additional: \$7,000,000

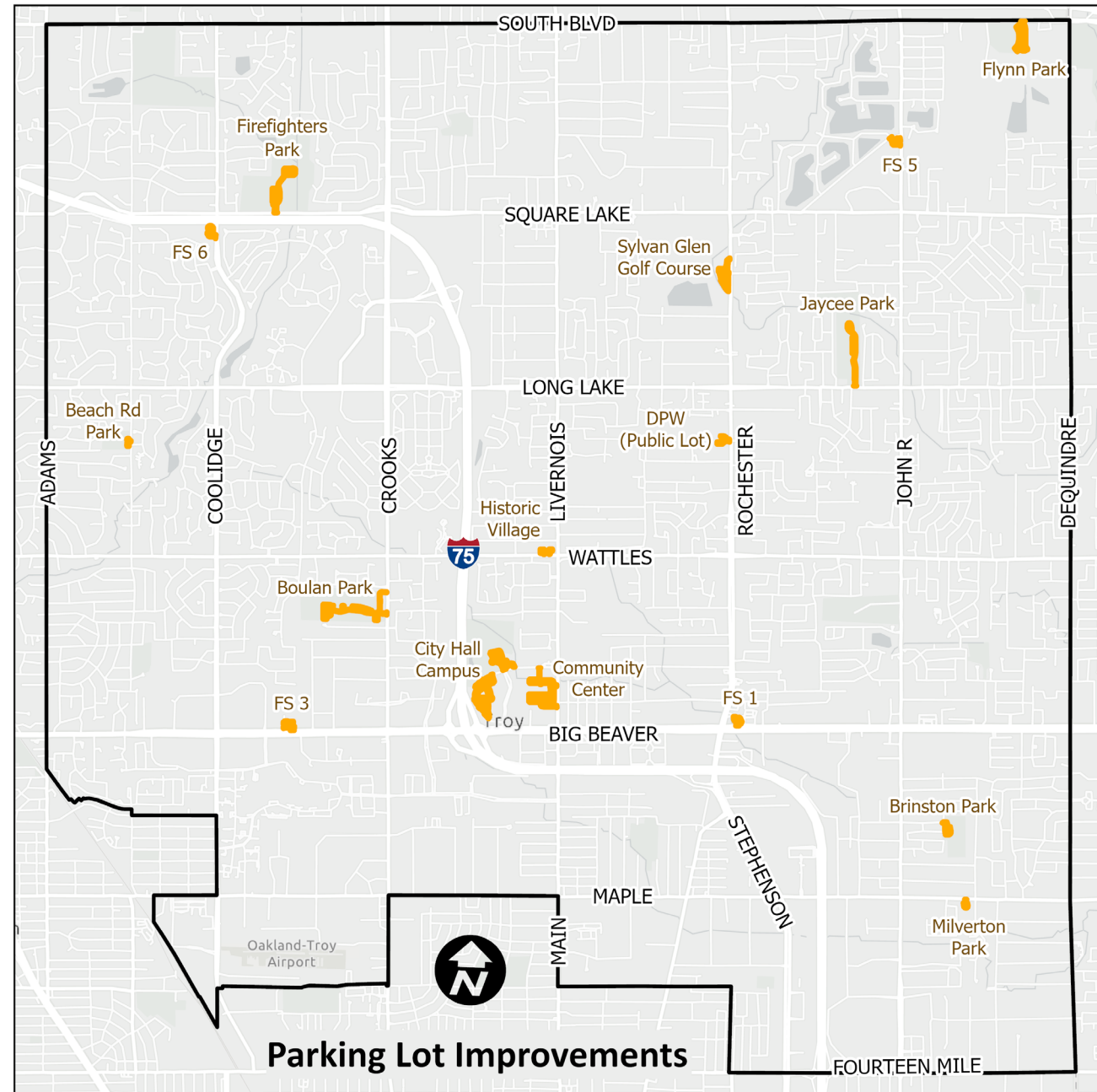
Adding two additional adjoining gyms to the current gyms and installing a raised walking track around all four gyms.

03

Parking Lot Improvements



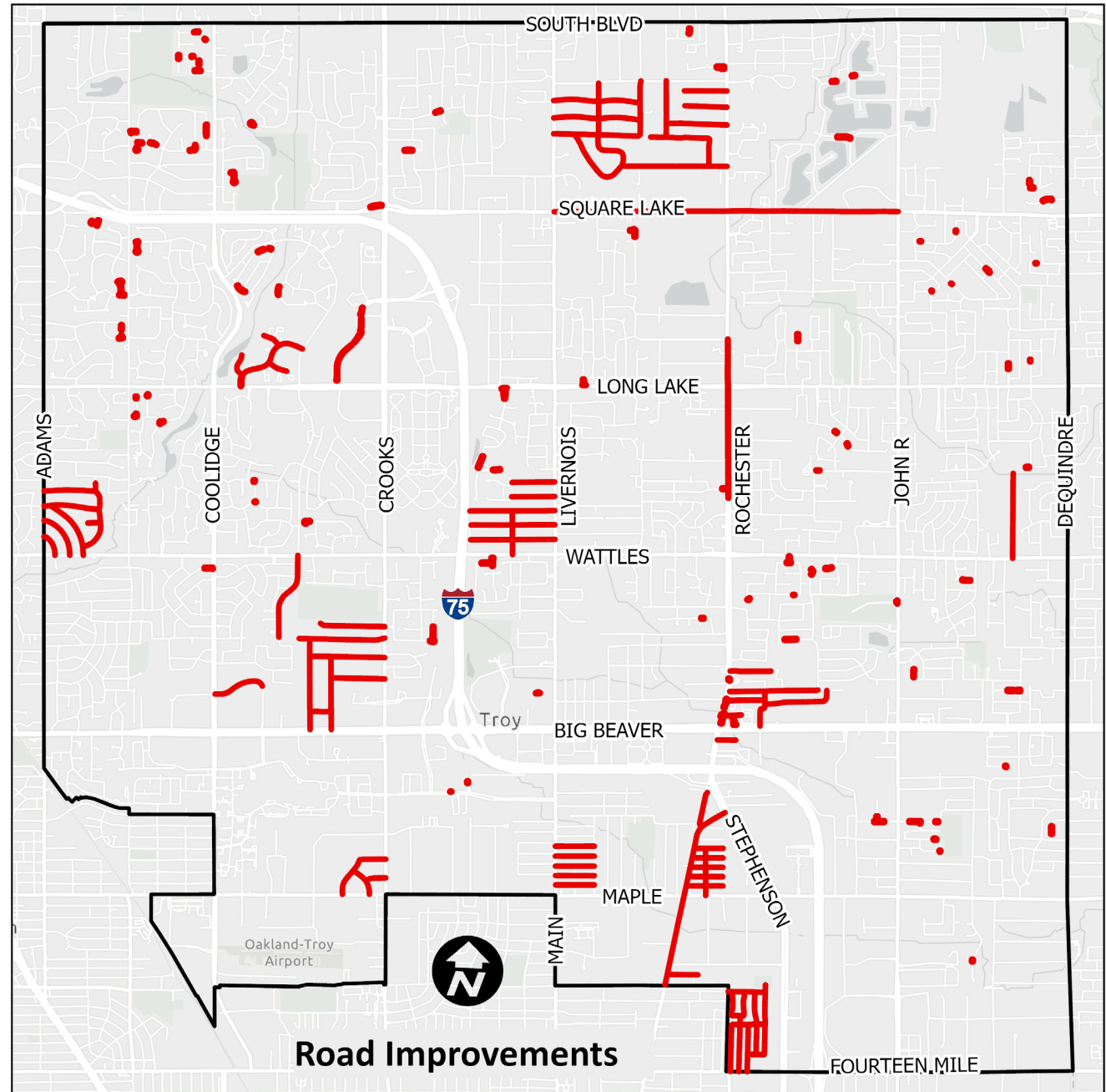
Parking Lot Improvements \$5,950,000



Streets (Major and Local)



Streets
(planned expenditures)
\$21,510,000
of Capital Funds





Citizen Engagement

The Need to for Streamlined Messaging

Potential for confusion

Delay in employing comprehensive bond communications strategy

Need to be ahead of community discussions already starting about the proposed bond

Next Steps

- **Consensus required to determine which projects will be included in proposed bond**
- **Update communications and engagement strategy**