

A Special Meeting of the Troy City Council was held on Monday, June 30, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

A. ROLL CALL:

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

C. PUBLIC COMMENT:

Joey Colby – Commented in favor of the 20-year funding proposal for a new Library building

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 2025 Bond Proposal Discussion

City Manager Nastasi introduced the discussion topic, and provided a review of the information provided and discussed by City Council during previous meetings. He provided a summary of the items that would be funded by the bond proposal.

Mayor Baker asked for clarification of why the estimates today are higher than the estimates provided a year ago. City Manager Nastasi replied that these are conservative estimates, and include inflation estimates. He said that the estimate is also based on comparisons with large building projects in the area, such as the school district's projects. Public Works Director Bovensiepe added that during discussions with construction experts confirmed that the current estimates are conservative but will include sufficient funding for all costs including soft costs.

Council Member Chamberlain-Creanga asked how state grant funding would impact the City's expected costs and bond funding. CFO Maleszyk commented that some projects would begin before other projects, so any state funding would offset bond funding and then the City wouldn't need to accept that funding, which would cause the bond amount to be lowered from the beginning. Council Member Chamberlain-Creanga asked about the communication plan for the proposal and projects funded by the bond. Communications Director Flynn commented that the communications plan is already operational, and there are future communications items ready to release on the planned schedule.

Mayor Pro Tem Gunn asked about the plan for unexpected cost increases between now and the time the costs are incurred. City Manager Nastasi responded that there is room in the building plan for changes that could lower costs in the event that other costs increase. Library Director Dumas added that the estimators have taken inflation and future costs into consideration when providing the cost estimates.

Council Member Chanda asked if items like furniture are included in the estimate. Director Bovensiep replied that furniture is included as a separate line item in the estimate.

Council Member Hamilton clarified that the term conservative in this case refers to estimating costs at the high end in order to include all the needs and projected increases during the planning and construction phases.

City Manager Nastasi commented that they are seeking direction and consensus from City Council tonight.

City Attorney Bluhm commented that bond language could be prepared for Council by the next meeting, should Council arrive at a consensus regarding the two options presented tonight.

Council Member Hodorek commented that the last time the City proposed a bond from the community was 1999. She reiterated that all of the items included in the bond proposal have been discussed for several years. She asked for clarification on the public safety and recreation portions of the proposal. Mr. Maleszyk commented that replacing a fire apparatus causes other capital needs to suffer, Mr. Goul commented on the items that need to be repaired or replaced at the Community Center, and Mr. Trantham explained the enhancements pertaining to the parks, the Troy Farm, and extending the trails and pathways.

Council Member Hamilton asked about the Parks and Recreation Master Plan. Mr. Goul explained the timeline and process. Mr. Bovensiep explained that many of the items proposed for the recreation items are maintenance items.

Mayor Baker asked for clarification whether the bond is 0.9 mil or 1.1 mil. City Attorney Bluhm commented that different proposal language could be proposed based upon the amount and timeline. Mr. Bruner explained that the fixed items included in the proposal is the principal sum and the term. He said the interest rate will not be determined until the bonds are sold and they will likely be sold in multiple series. City Attorney Bluhm commented that for transparency purposes, the items to be financed should be included in the language.

Council Member Hodorek expressed concerns with confusing bond proposal language having different items with different finance terms. They discussed the difference of costs based on the term lengths.

Council Member Chamberlain-Creanga commented that she is interested in receiving feedback from the residents on the different options. She said due to the timeline, City Council members could hold their own focus groups to obtain resident feedback

It was the consensus of City Council to have a \$137 million bond proposal on the November 4, 2025 ballot.

City Attorney Bluhm said that Bond Counsel will provide both proposal languages for the next Council meeting.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:12 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk