

Council Member Hodorek performed the Invocation. The Pledge of Allegiance to the Flag was given.

**A. CALL TO ORDER:**

A Regular Meeting of the Troy City Council was held on January 27, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:39 PM.

**B. ROLL CALL:**

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

Excuse Absent Council Members:

Resolution #2025-01-010  
Moved by Baker  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Regular City Council Meeting of January 27, 2024, due to illness.

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

**MOTION CARRIED**

**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

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**C-1 No Certificates of Recognition and Special Presentations**

**D. CARRYOVER ITEMS:**

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**D-1 No Carryover Items**

**E. PUBLIC HEARINGS:**

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**E-1 No Public Hearings**

**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

April Church	Commented Item I-04 and on the needs of the Troy Public Library
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**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**H. POSTPONED ITEMS:**

**H-1** No Postponed Items

**I. REGULAR BUSINESS:**

**I-1** Board and Committee Appointments: a) **Mayoral Appointments – Board of Review;** b) **City Council Appointments – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee**

**a) Mayoral Appointments:**

Resolution #2025-01-011  
 Moved by Baker  
 Seconded by Brooks

RESOLVED, That the Mayor of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

**Board of Review**  
 Appointed by Mayor  
 3 Regular Members  
 3 Year Term

**Nominations to the Board of Review:**

**Term Expires: 1/31/2028**

**Michelle Shoan**

Term currently held by: Michelle Shoan

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

**MOTION CARRIED**

b) **City Council Appointments:**

Resolution #2025-01-012  
Moved by Gunn  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

**Building Code Board of Appeals**

Appointed by Council

5 Regular Members: Three (3) Residents with background, training or experience in construction or similar trades; at least one shall be a professional structural or civil engineer of architectural engineering experience; Two (2) by Ordinance - City Manager and Oakland County Health Department Representative

5 Year Term

**Nominations to the Building Code Board of Appeals:**

**Term Expires: 1/1/2030**

**Matthew Dziurman**

Term currently held by: Matthew Dziurman

**Term Expires: 1/1/2030**

**Sande Frisen**

Term currently held by: Sande Frisen

**Election Commission**

Appointed by Council

2 Regular Members and 1 Charter Member

1 Year Term

**Nominations to the Election Commission:**

**Term Expires: 1/31/2026**

**Stephen Sadlier Democrat**

Term currently held by: Stephen Sadlier

**Term Expires: 1/31/2026**

**Ray Watts Republican**

Term currently held by: Ray Watts

**Liquor Advisory Committee**

Appointed by Council

7 Regular Members

3 Year Term

**Nominations to the Liquor Advisory Committee:**

**Term Expires: 1/31/2028**

**David Haight**

Term currently held by: David Haight

**Term Expires: 1/31/2028**

**Matthew Martin**

Term currently held by: Matthew Martin

**Traffic Committee**

Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Traffic Committee:**

**Term Expires: 7/31/2025**

**Swathi Jeeda**

Term currently held by: Angela Zhou (Student-Graduates 2025)

**Term Expires: 1/31/2028**

**Shama Kenkre**

Term currently held by: Shama Kenkre

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

**MOTION CARRIED**

**I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Traffic Committee**

**a) Mayoral Nominations: None**

**b) City Council Nominations:**

Resolution #2025-01-013  
Moved by Gunn  
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

**Traffic Committee**

Appointed by Council  
7 Regular Members  
3 Year Term

**Nominations to the Traffic Committee:**

**Term Expires: 1/31/2028**

**Timothy Battle**

Term currently held by: Cindy Nurak – No Reappointment

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

**MOTION CARRIED**

**I-3 Request for Closed Session**

Resolution #2025-01-014  
Moved by Baker  
Seconded by Chanda

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (h) (MCL 15.243 (g)).

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

**MOTION CARRIED**

**I-4 Budget Amendment and Standard Purchasing Resolution 8: Best Value Award – Architectural and Engineering Services for Schematic Design and Opinion of Cost for a New Troy Public Library Building (*Introduced by: Emily Dumas, Library Director*)**

Resolution #2025-01-015  
Moved by Baker  
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *HBM Architects, LLC of Cleveland, OH*, the highest overall rated firm as a result of a best value process, for Architectural and Engineering Services to provide Schematic Design and Opinion of Cost for a New Public Library, in the amount of \$280,000 plus a 15% contingency of \$42,000, for an estimated total project cost of \$322,000, at prices contained in the bid tabulation opened December 19, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment from the Library Fund Balance to the Library Operational Fund account 271.790.816.010 in the amount of \$222,000.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the Firm's submission of properly executed bid documents including insurance certificates and all specified requirements.

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

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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**J-1a Approval of "J" Items NOT Removed for Discussion**

Resolution #2025-01-016-J-1a  
Moved by Baker  
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) J-5, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

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

**MOTION CARRIED**

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**J-1b Address of "J" Items Removed for Discussion by City Council**

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**J-2 Approval of City Council Minutes**

Resolution #2025-01-016-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

- a) City Council Special Meeting Minutes-Draft – January 11, 2025
- b) City Council Minutes-Draft – January 13, 2025

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**J-3 Proposed City of Troy Proclamations: None Submitted**

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**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials - Hot Patch**

Resolution #2025-01-016-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Asphalt Paving Materials – Hot Patch with an option to renew for one (1) additional year to the lowest bidders by line item to *Cadillac Asphalt, LLC of Farmington Hills, MI* as the primary supplier for items #'s 1,2,3,4,5,6,7, and 9, and *Ajax Materials Corporations of Troy, MI* as primary for item # 8 as per the unit prices contained in the bid tabulation opened January 16, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on as needed basis; contracts expiring December 31, 2026.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the City to use secondary suppliers, *Ajax Materials Corporation of Troy, MI* for item #'s 1, 2, 3, 4, 5, 6, 7, and 9, and *Cadillac Asphalt, LLC of Farmington Hills, MI* as secondary supplier of item # 8 in the event that the primary supplier is unable to provided materials as specified, under the same pricing, terms and conditions as originally bid; to be ordered on an as needed basis and based on proximity.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed bid documents, insurance certificates, and all other specified requirements.

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Sylvan Glen Lake Park Improvements Phase II; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Sylvan Glen Park Improvements Phase II Construction Phase Services**

Resolution #2025-01-016-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to install the proposed Phase II improvements in Sylvan Glen Lake Park to the low bidder meeting specifications; *Warren Contractors & Development Inc. of Shelby Twp., MI* at unit prices contained in the bid tabulation opened January 9, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with an estimated cost of \$1,149,000; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital funds to *OHM Advisors of Livonia, MI* for the Sylvan Glen Lake Park Improvements Phase II Construction Phase Services for an estimated cost of \$88,000 as detailed in the attached proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the submission of properly executed contract documents, insurance certificates and all other specified requirements.

- c) **Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Oakland County Cooperative Purchasing Contract – MIU (Metering Interface Unit) Replacement**

Resolution #2025-01-016-J-4c

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital funds to *Ferguson Waterworks, of Warren, MI* for the purchase of MIU's (Metering Interface Units) for a total estimated cost of \$150,000; not to exceed budgetary limitations.

**d) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Council Members' Travel Expenses – 2024 US Conference of Mayors Winter Leadership Meeting**

Resolution #2025-01-016-J-4d

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2025 US Conference of Mayors Winter Leadership Meeting, in accordance with accounting procedures of the City of Troy.

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**J-6 Approval of Contract No. 24-5531 With MDOT for Carbon Reduction Projects, Wattles Road Sidewalk/Pathway and Player Drive Widening at Rochester and CDBG Pedestrian Crossing of Lakeview**

Resolution #2025-01-016-J-6

RESOLVED, That Troy City Council hereby **APPROVES** Contract No. 24-5531 between the City of Troy and the Michigan Department of Transportation for the construction of Carbon Reduction Projects, Wattles Road Sidewalk/Pathway and Player Drive Widening at Rochester, and the CDBG pedestrian crossing of Lakeview work at a total estimated cost of \$1,195,500 with the City share estimated at \$268,850, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-7 Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 Application**

Resolution #2025-01-016-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 Application for five replacement vehicles which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this application shall be **ATTACHED** to the original Minutes of this meeting.

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**J-8 2025 Poverty Exemption and Asset Guidelines (Changes From Previous Year)**

Resolution #2025-01-016-J-8

WHEREAS, The adoption of guidelines for poverty exemptions is required of the City Council; and,



WHEREAS, The principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and,

WHEREAS, Pursuant to PA 253 of 2020, the City of Troy, Oakland County adopts the following guidelines for the Board of Review to follow. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

- 1) Own and occupy the property as a principal residence.
- 2) File Form 5737 Application for MCL 211.7u Poverty Exemption with the Assessor/Board of Review, accompanied by federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
- 3) Produce a valid driver’s license or other form of identification, if requested.
- 4) Produce a deed, land contract, or other evidence of ownership of the property, if requested.
- 5) Meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services **or** alternative guidelines adopted by the local assessing unit. The Alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
- 6) Meet the asset level test adopted by the local assessing unit.

Local units are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels **shall not be set lower** by a city than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2025 assessments:

<b>Size of Family Unit</b>	<b>Poverty Guidelines</b>
1	\$15,060
2	\$20,440
3	\$25,820
4	\$31,200
5	\$36,580
6	\$41,960
7	\$47,340
8	\$52,720
For each additional person	\$5,380

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit **cannot** be considered as income for purposes of the poverty exemption.

**Asset Test Guidelines**

Used in the Determination of Poverty Exemptions for 2025

As required by PA 253 of 2020, all guidelines for poverty exemptions established by the governing body of the local assessing unit must include an asset level test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar amount and the value of all assets cannot exceed the total dollar amount.

The purpose of an asset test is to determine the resources available: cash, fixed assets or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The local unit asset test **cannot** include the value of the principal residence.

The following asset test shall apply to all applications for poverty exemption:

- The applicant(s) shall not have assets exceeding the amount shown in the chart below based on the size of the family unit.
- The asset Guideline (test) shall exclude the value of the principal residence subject to the poverty exemption request and exclude the value of one automobile. If multiple automobiles are owned, then the least valuable automobile will be excluded from the asset guideline.
- The applicant(s) shall not have total assets (excluding the value of the principal residence subject to the exemption request and excluding the value of one automobile) more than the guidelines set below. Assets exceeding the amounts stated below will result in a denial of the poverty exemption.

<b>Size of Family Unit</b>	<b>Asset Guidelines</b>
1	\$5,000
2	\$10,000

3	\$15,000
4	\$20,000
5	\$20,000
6	\$20,000
7	\$20,000
8	\$20,000
For each additional person	N/A

All asset information, as requested in the Application for Poverty Exemption, must be completed in total. The Board of Review may request additional information and verification of assets, if the Board of Review determines it to be necessary and may deny an application if the assets are not properly identified.

The following is a list of assets that are included in the asset test:

- A second home, property, vacant land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV’s
- Buildings other than the residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

NOW THEREFORE, BE IT RESOLVED, That the Board of Review **SHALL FOLLOW** the above stated policy, federal guidelines, and asset test in granting or denying an exemption. The Board of Review is not permitted to deviate from the adopted policy and guidelines.

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**J-9 National Express Wash et al v. City of Troy; Case No. 24-211702-AA**

Resolution #2025-01-016-J-9

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to represent the City of Troy’s interests in any and all claims and damages in the matter of *National Express Wash II, LLC et al. v City of Troy* (Oakland County Circuit Court case number 2024-211702-AA).

BE IT FURTHER RESOLVED, That Troy City Council also **AUTHORIZES** the City Attorney to pay necessary costs and fees in the defense of the action.

**J-5 Proposed Contract with Jaymes Vettrano for Performance Evaluations of Direct Reports**

Resolution #2025-01-017

Moved by Baker

Seconded by Hodorek

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached two-year agreement with consultant Jaymes Vettrano for Performance Evaluation Facilitation for the Position of the Troy City Manager.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached two-year agreement with consultant Jaymes Vettrano for Performance Evaluation Facilitation including quarterly reviews for the Position of the Troy City Attorney.

Yes: Brooks, Chamberlain-Creanga, Chanda, Gunn, Hodorek, Baker

No: None

Absent: Hamilton

**MOTION CARRIED**

**K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**

**K-1 Announcement of Public Hearings: None Submitted**

**K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

**L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Shahid Ahmed	Commented on the restrictions for banquets at the Community Center and the cricket field
Sarwat Siddiqui	Commented on the hours at the Community Center and the cricket field

There was a consensus of City Council to allow a resident to speak who arrived after the closing of the sign-in time.

Joey Colby Bernert	Commented on the professionalism of Ihab, Pool Manager at the Community Center; thanked the City Clerk’s Office for the hard work during the election; and spoke about the need of a satellite office of the Oakland County Health Department in Troy.
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**M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Pro Tem Gunn commented that the preferred catering companies used at the Troy Community Center are vetted for health and safety reasons. City Attorney Blum commented that the preferred catering services is an open bid process available to many different restaurants and caterers.

Council Member Chamberlain-Creanga asked if City Council could be provided a list of the preferred catering companies.

Mayor Baker commented that City Management addresses operation policy concerns.

Council Member Chanda requested that City Management look into later operation hours on Sunday's at the Troy Community Center. City Manager Nastasi responded that City Management is looking into options that will accommodate everyone involved.

**N. COUNCIL REFERRALS:**

**Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda**

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**N-1 No Council Referrals Submitted**

**O. REPORTS:**

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**O-1 Minutes – Boards and Committees: None Submitted**

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**O-2 Department Reports:**

- a) 2024 State Treasurer Reports for Local Development Finance Authority (LDFA) and Troy Downtown Development Authority (TDDA)  
Noted and Filed

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**O-3 Letters of Appreciation: None Submitted**

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**O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

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**O-5 Notice of Hearing for the Gas Customers of DTE Gas Company Case No. U-21608**

**P. COUNCIL COMMENTS:**

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**P-1 Council Comments**

Mayor Pro Tem Gunn asked that a plan be created to address the graffiti in Troy.

Council Member Chanda said the MLK Day was a great success, and he thanked all the volunteers and the Troy School District for coordinating the events.

Council Member Chanda congratulated Wass Elementary School First Lego League Explore team for coming in 1<sup>st</sup> Place in the State Championships.

Mayor Baker commented that today is Holocaust Remembrance Day and marks 80 years since the liberation of Auschwitz. He stressed the importance of remembering these events and educating future generations.

**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

The Meeting **RECESSED** at 8:25 PM.  
The Meeting **RECONVENED** at 8:31 PM.

**R. CLOSED SESSION**

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**R-1 Closed Session**

**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 10:50 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 10, 2025..... Regular Meeting  
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