

**A. CALL TO ORDER:**

A Special Study Session of the Troy City Council was held on Monday, February 25, 2019, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 6:00 PM.

**B. ROLL CALL:**

- a) Mayor Dane Slater  
Edna Abraham  
Mayor Pro Tem Ethan Baker  
David Hamilton  
Dave Henderson  
Ellen Hodorek  
Ed Pennington

**C. DISCUSSION ITEM:**

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**C-1 Results of the Green Space Sub-Committee**

Mayor Slater opened the meeting and turned the discussion over to City Manager Miller.

Mr. Miller welcomed the Green Space Sub-Committee to the meeting, especially Mr. Tim McGee who is the Chairperson of the Sub-Committee. Mr. Miller introduced Kurt Bovensiep, Director of Public Works.

Mr. Bovensiep gave a brief history of the Sub-Committee, their mission and goals, and began discussing the presentation. He turned the discussion over to Mr. McGee.

Mr. McGee presented the findings and recommendations report of the Sub-Committee.

Mr. Miller thanked the Sub-Committee and City Staff for all their hard work on this report. He said that Bonds A, B and C expire in 2021.

Council Member Abraham thanked Mr. McGee and the Sub-Committee. She asked Mr. McGee to discuss how the 0.05 millage amount was decided upon. Mr. McGee said that there was a lot of discussion as to what amount of a millage would be feasible. He said that the Sub-Committee used historical data as to what millage amounts had been discussed and seemed feasible to come up with that amount. Council Member Hamilton commented that this millage amount would be about \$10 per year per household increase in taxes, which would collect about \$250,000 per year towards green space efforts. Mr. McGee commented that restroom facilities are an important aspect of any park or trail development effort.

Council Member Hodorek asked about how much undeveloped parkland exists in the City currently. Mr. Bovensiep answered there are about 61 acres of undeveloped parkland. Council Member Hodorek asked if this millage would be in addition to other millage amounts.

Council Member Hamilton commented that with property values being higher now, would it be better to wait to acquire land, and where would the millage money be spent, if not on land acquisition. Mr. McGee commented that the millage money would be spent to develop land that the City already owns into actual parks.

Council Member Pennington asked how much land in the City is considered a pocket park. Mr. McGee commented that pocket parks are by nature smaller pieces of land. Mr. Bovensiep commented that pocket parks are smaller, but there are pieces of undeveloped parkland that are up to 10 acres.

Council Member Henderson commented that the City spends funding installing restrooms at times, and asked Mr. Miller if there needs to be an additional assessment in order to develop future parks or install more restroom facilities. Mr. Miller answered that there would need to be additional revenue in order to accomplish additional development of parks.

Mayor Pro Tem Baker recognized the members of the Sub-Committee that are in attendance tonight. He asked how much the dog park would have cost if it wasn't for the public-private partnership. Mr. Bovensiep answered that it would have cost \$800,000. Mr. Miller said that it was only possible to develop that park because of the Stonecrest partnership. Mayor Pro Tem Baker commented that the development of pocket parks could be an issue with the residents in the areas near those parks. He said that residents tend to like the undeveloped nature of those pieces of land. He said that is it possible to use \$250,000 per year from the Capital fund instead of asking the residents for more money without a clear definition of what it is for.

Mr. Bovensiep commented that the 30-year millage recommendation came from the need of the Sub-Committee to make sure that green space remained a priority.

Council Member Hamilton commented that any millage would have to go to a vote of the people and then the voters would decide the priority of green space. He said that with the expiration of Proposals A, B and C which equal 0.6 mills, this millage of 0.05 mills would be a fraction of that cost to the voters.

Mayor Pro Tem Baker asked if there is a priority to make sure the parks are ADA compliant. City Attorney Bluhm commented that there would always be a priority to make sure that parks are accessible to the entire community, and that they are ADA compliant.

Council Member Hodorek asked if there is any truth to the community's perception that if the City purchases all of the vacant land then it will not be developed. Mr. McGee answered that there was a discussion in their meetings to make sure that parks are ADA compliant and that there are opportunities in the parks for passive recreation such as benches, as well as walking trails.

Council Member Pennington commented that it is not realistic to buy more property until the current property that the City owns is developed or redeveloped. He said that there are parks throughout the City that are not utilized to their fullest extent and he would like to see our current parks redeveloped. Mr. McGee said that one issue in the parks is the invasive species that need to be addressed in order to let the native species of plants grow.

Council Member Pennington asked about Proposal C money and if there is any money left for more land purchases. Mrs. Bluhm commented that all the money from Proposal C is spent and the land has been purchased already.

Council Member Hodorek commented that for any park or pocket park discussion, we need to include the residents in those areas in the discussions of what will be done to those pieces of parkland. She said that the report is very comprehensive, and she thanked the Sub-Committee for their hard work on this report. She said this report is a great starting point for going forward to address the needs that the Council is hearing from the residents.

Council Member Hamilton thanked the Sub-Committee for their hard work. He asked if any of the report addressed a recommendation of the distance from residences to a park. Mr. McGee answered that the Sub-Committee recommended a park within a half mile of any residence. He said that the Sub-Committee members went to every surrounding municipality to ask about their parkland priorities and plans.

Mayor Slater commented that City Council needs to prioritize how they will spend the money this year and for the next three years. He said that the survey needs to be completed so City Council can see what the residents want. He said that parks, trails, pathways and green space need to be a top priority with City Council so the parks can get connected and the residents can access trails. He said that the Library Millage and the Proposal A, B and C Bonds are going to be expiring in the next 2 years, so the survey is especially important now. He said that the Parks and Recreation Departments doing a fantastic job with the money and staff that City Council gives them. Mr. Miller commented that the contract for survey services will be sent to Council at the next meeting and a study session will be scheduled to discuss survey questions. Mayor Slater commented that the businesses also need to be considered in the survey.

**D. PUBLIC COMMENT:**

Milan Chonich	Commented that he and the residents of Sylvan Glen subdivision, supports whatever development that the City Council would like to do for Sylvan Glen Lake Park. He commented that he would like the Council to maintain the character of the City, in regards to density and green space.
Ida Edmunds	Commented that she was a member of the Sub-Committee. She said there are beautiful pieces of property, mostly undeveloped, throughout the City. She said they are maintained, wooded, and cost money to keep them maintained. She said that any additional funding should go to maintaining the current pieces of property and parks. She said that the property that is available in Troy right now is very expensive, so it is not feasible for the City to purchase it. She said that the cluster development ordinance is a great incentive for developers to maintain as much green space as possible.
Tina Catron	Commented that she works at the Nature Center and lives across the street from the Troy School District property which was set to be developed but the residents came together and saved 77 acres for green space. She said that educating

	residents about property sales, development and green space conservation is very important.
Terri McCormick	Commented that she is concerned about the recommendation regarding Sylvan Glen Lake Park and its proximity to the golf course. She said that the use of pesticides and runoff excludes the plan to have fishing and swimming at the park.
Frank Howrylak	
Aaron Green	Commented that the Sub-Committee report is excellent and thanked them for their hard work. He said that he has concerns about using Fund Balance for future redevelopment funding, and he thinks that the citizens need to be engaged. He said he would be willing to put more tax dollars toward green space.

**E. ADJOURNMENT:**

The Meeting **ADJOURNED** at 6:59 PM.



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Mayor Dane Slater



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M. Aileen Dickson, MMC  
City Clerk