



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the
April 17, 2019 Meeting**

The meeting was called to order at 8:00 A.M. by Chairperson, Melissa McLaughlin.

Present: Steve Brock, Dianne Cojei, Laura Giove, Greg Greene, Andy Hargreaves, Chuck Jones, Seth Kleinglass, Melissa McLaughlin, Bart Patterson, Janet Volante, Mark Waldbauer, Pat Williams

Absent: N/A

Staff: Amy Hamilton, Kerri Romanko

Others: Bill Serchak (Canton Engineering) Dave Kahn (OHM Engineering)

ACCEPTANCE OF AGENDA

MOTION: by Seth Kleinglass, supported by Laura Giove, to accept the agenda as presented.

AYES: All present

APPROVAL OF THE MARCH 20, 2019 MINUTES

MOTION by Laura Giove, supported by Janet Volante, to approve the March 20, 2019 meeting minutes.

AYES: All present.

CITIZENS' NON-AGENDA ITEMS

NONE

PAYMENT OF BILLS

MOTION: Bart Patterson, supported by Dianne Cojei, to accept the payment of bills.

AYES: All present.

UPDATE FROM OHM ON CROSS-ACCESS PROGRESS

Dave Kahn said that OHM is actively coordinating with a property owner regarding cross access between Lilley and Haggerty on the south side of Ford Rd and gave the following updates with the businesses involved.

Chet's Rental has requested another meeting. OHM has provided them with two options. The owner has medical issues and has not been able to participate in discussions as of yet.

Black Rock is open to the idea of cross access and would like to have costs put together and meet again soon. They have concerns about the costs associated with relocating their dumpsters and building new enclosures as well as the distance between their building and the dumpsters.

Aldi would like to make property improvements with the strip mall as part of their agreement. OHM has been working with their property management company to address the request.

Amy Hamilton said the Aldi center and the small strip of Mr. D'Aggauno's property are very close to making an agreement. She went on to say that the Township is willing to pay for the improvements to Mr. D'Aggauno's site now. If he chooses to wait, he will have to pay for the cross connection when/if he ever updates his site.

Dave Kahn from OHM took over to talk about paving a portion of the dirt roads along Ford Rd that are within the DDA district. He said these streets include Brookline, Elmhurst and Marlowe. Total cost would be around \$177,000. This would include putting in 8" of HMA (Hot Mix Asphalt) to replace what is currently there. It would also include new ADA approved sidewalk ramps and replacing bad sections of curb.

A question of whether or not to wait for the Ford Rd construction instead replacing the Morrison apron now came up. Bill Serchak said that timeline for the Ford Rd Boulevard is: bid date, December 2021, construction on Haggerty Rd early 2022, boulevard construction in the

area of Morrison 2023.

Melissa McLaughlin said these roads are in terrible condition and we are looking at an “if, but, when” situation as far off as 2023, maybe longer. When MDOT comes through and tears it out it will be their responsibility at that time to replace it. In the meantime we can have it looking nice the next four to five years before that happens.

Bill Serchak said Hutch Paving is here in Canton now doing a lot of work and we could probably get a good price due to the quantity of work they are doing. Amy Hamilton said they were the only bidder for the Morrison job and came in high. Bill Serchak asked if we could meet with Hutch to discuss the project. We could let them know they are the only bidder, but we feel the price is high especially since they already have crews here doing other work for Canton.

Steve Brock said he thinks we should repair the apron as well as the road area that falls within the DDA boundaries of discussed roads. MDOT will remove and replace the aprons when they construct the Boulevard but we will have that upgrade to a portion of those roads. He feels we should have them do that while they are already here.

Melissa McLaughlin asked if we want to pave these approaches with asphalt (except Morrison which is getting concrete) and do we want to take on paving these three side roads to the DDA boundary based on the state requirements. Dave Kahn said if we pave the area to that boundary the cost would increase because we would have to address drainage issues that are currently poor in that area. Melissa McLaughlin said we should explore the option. She then asked the board if they were in favor of continuing to explore paving the approaches of Brookline, Elmhurst and Oakview in addition to the road portion within the DDA district. She said we could talk with Hutch Paving to see if we can get a package deal then come back and decide if we want to do that or not. The board collectively agreed that we should do that. Dave Kahn said the only concern he can see would be the drainage issues.

CONSIDER AWARD OF 2019 RECONSTRUCTION OF MORRISON BLVD APPROACH AND ADA UPGRADES CONTRACT TO HUTCH PAVING

Amy Hamilton said this project was posted for two weeks and we only had one bidder, Hutch Paving. Both OHM and Bill Serchak looked over the quote and agreed that it was high but not unexpected.

Seth Kleinglass asked if we should get another quote from Hutch that would include all the projects. The Morrison approach along with the additional three; Brookline, Elmhurst and Oakview.

Amy Hamilton said the engineering is complete for Morrison at this time, the other three areas would still have to be engineered first. Melissa McLaughlin said if we decided to do all of these at the same time it might be more cost effective and maybe we could find out if it would be feasible to do all jobs at the same time. Amy Hamilton said the additional jobs will have to go

out to bid again per Finance requirements which will take time and push the Morrison project to late fall or even next year.

Melissa McLaughlin asked if we want to suspend the bid on Morrison and take the risk that the job might not get done until next year or do we go ahead and get the Morrison project rolling while we collect details on the others.

Janet Volante said we shouldn't backtrack too much and wanted to know if it would be feasible to grant Hutch this project and give them a heads up that we have more coming in the same area. Since they are already here perhaps we could still get a deal even though we weren't able to bid them all at the same time. She didn't think it would be right to hold up this job when we don't even know what the others entail yet with the sewer issues we may face. Melissa McLaughlin added that we have been promising residents this Morrison job for a long time.

Dave Kahn from OHM said there is an incentive to Hutch Paving to pick up the rest of these jobs at a fair competitive price. They are already here so the job is theirs to lose. If they come in too high they know it will go to someone else.

Melissa McLaughlin asked the group if they wanted to go in the direction of awarding Hutch Paving the Morrison project and quote the other streets during or after construction. The board collectively agreed.

Dave Kahn wanted to let the group know that they (OHM) have been working with Speedway about the easement for a permanent art piece. He then excused himself from the meeting.

MOTION by Greg Greene supported by Janet Volante, to award Hutch Paving the reconstruction of Morrison Blvd.

AYES: All present.

CONSIDER INCREASING 2019 PO TO GREAT LAKES POWER AND LIGHTING INC FOR STREET LIGHT MAINTENANCE AND REPAIR SERVICES

MOTION by Mark Waldbauer, supported by Steve Brock, to increase PO to Great Lakes Power and Lighting by \$20,000

AYES: All present

CONSIDER APPROVAL OF RESOLUTION TO ENTER INTO A CONTRACT WITH DTE TO PROVIDE ALL MAINTENANCE AND REPAIR SERVICE FOR DDA STREET LIGHTS

Mark Waldbauer asked what we are being asked to approve. Is it the master contract? Amy Hamilton said it is the acquisition and the master agreement. She said we don't begin paying DTE until they take over the system and upgrade it.

Mark said he had a couple more questions. The first was the discrepancy between the agreement estimate and the estimate presented on an additional cost breakdown that was passed-out. Amy Hamilton clarified that the cost of \$473,350 was a typo on her part. The amount should have been. \$462,983.10.

Mark Waldbauer also pointed out that item #6 on the master contract covers Maintenance, Replacement, and Removal of Equipment but it doesn't specify how often cleaning or painting will occur. He felt that these items should be addressed in the contract. Amy Hamilton commented that DTE's presentation stated painting would be every two years and she could ask them to include it. Mark said if we are turning over our system, never to look at it again we have to live with these lights. He feels the contract should specify how often the poles will be cleaned and painted.

Amy Hamilton asked if the board wanted to look it over, determine what the additions would be, then she could work with Kristin (Township Legal Affairs) and DTE. We can sign the acquisition at the May meeting after these items are addressed. She said she could also have the information requested about the Energy Coalition available as well.

The board collectively thought it would be a good idea to look the contract over more thoroughly.

Mark Waldbauer continued with the items he was questioning. Item number #10 under "New Subdivisions." He wanted to know what that meant. Melissa McLaughlin thought it was standard language that didn't apply to us. Amy Hamilton said they use this master agreement for taking over HOA lights as well.

Next, Mark Waldbauer moved to Exhibit A on page 4 of the agreement. He said the east side of the DDA uses a generic Lumec light that has a very quick retro fit to convert to LED. Mark said the wattage they talk about is not available. Mark also said that the document, at no time, mentions the color temperature. We've mentioned in some of our discussions that we don't want these LED'S to look purple.

In regards to Master Agreement number #11, Mark Waldbauer said it talks about the DDA stocking eight poles and eight luminaires. He would like clarification because we have two kinds of fixtures. The language should specify what our stock needs to consist of.

Pat Williams doesn't think we should be storing lights for DTE. He felt everything should be their responsibility once the system has been signed off to them. Amy Hamilton said that for maintenance purposes or if we have a knock-down our DPW storage is close-by and DTE would have easy access for timely repairs.

Amy Hamilton reminded the board to email any questions or concerns to her so that she can reach out to DTE for a thorough answer before the next meeting.

MOTION by Melissa McLaughlin, supported by Mark Waldbauer and Chuck Jones, to table the decision of DTE contract approval until unanswered questions are addressed at the May DDA Board Meeting

AYES: All present

DDA COORDINATOR'S REPORT – April 11, 2019

- **Public Art** – Installation of the new public art will take place on Tuesday, May 28. Attached is a flyer with all the 2019-2020 pieces.
- **Banners** – A lot of banners were lost due to the harsh weather conditions we experienced this winter. We had to order 32 replacements. I asked Frank's if they could use something stronger than zip ties to secure them to the poles. They are going to use floral wire which performs better in extreme weather conditions. The plastic on the zip ties freeze and break easily.
- **DDA Shredding Event** – We are moving forward with our event! The trucks have been reserved and the DPW will be sending four employees to help with traffic. Several of you have volunteered to help. We will be meeting in the Super Bowl parking lot at 7am on Saturday, May 4. I will send out a reminder at the end of the month. The more volunteers we can get the better as this will be a high volume event!
- **New Business Update** –A Certificate of Compliance has been issued for the following businesses:
 - Bambu Café – 45152 Ford Road
 - School of Rock – 5810 N. Sheldon Road
 - Iced Fusion – 42090 Ford Road

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

Greg Greene said it would be nice if we had the Canton Township tree logo on the decorative walls as you exit the expressway.

Bill Serchak gave an update on MDOT based on a recent meeting with them. Tetra Tech will be designing the Boulevard, bid date is set for December of 2021. He told them that the DDA wants to be involved. Probably by the end of this year or sometime next year we definitely want their team to come and talk with the DDA because this is the DDA's opportunity to think about any desired changes.

ADJOURN

MOTION by Melissa McLaughlin, supported by Greg Greene, to adjourn meeting.

AYES: All present

MEETING ADJOURNED at 9:48 A.M.