



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the
June 19, 2019 Meeting**

The meeting was called to order at 8:03 A.M. by Chairperson, Melissa McLaughlin.

Present: Steve Brock, Laura Giove, Greg Greene, Chuck Jones, Seth Kleinglass, Melissa McLaughlin, Janet Volante, Mark Waldbauer

Absent: Dianne Cojei, Andy Hargreaves, Bart Patterson, Pat Williams

Staff: Amy Hamilton, Kerri Romanko

ACCEPTANCE OF AGENDA

MOTION: by Mark Waldbauer, supported by Laura Giove, to accept the agenda as presented.

AYES: All present

APPROVAL OF THE MAY 15, 2019 MINUTES

MOTION by Mark Waldbauer, supported by Laura Giove, to approve the May 15, 2019 meeting minutes with correction Seth Kleinglass's comment on page 6.

AYES: All present

CITIZENS' NON-AGENDA ITEMS

NONE

PAYMENT OF BILLS

MOTION: by Janet Volente, supported by Laura Giove, to accept the payment of bills.

AYES: All present

DISCUSSION: LED CONVERSION OF DDA STREETLIGHTS

Amy Hamilton said that she emailed the board members a recap of where we are at with the three options for changing the DDA streetlights to LED.

1. Signing the system over to DTE, which comes with many benefits including streamlining maintenance of the entire system. This is also the most expensive option.
2. Signing on with the Energy Reduction Coalition (ERC). No out-of-pocket costs and a slight decrease on our lighting costs over the next twenty-three years. This is a payback program.
3. We could do it ourselves, using our fund balance.
4. We could wait until the Ford Rd Boulevard is constructed. However, we've been hearing 2-3 years but when we had the access committee meeting with MDOT we were told a project like this typically takes 5-7 years.

Melissa McLaughlin said it doesn't seem prudent to spend a half a million dollars to replace these lights even if they will be there for five to seven years. If we want to do something now and we have this fund balance, could we put it into a CD account like we have in the past? We could spend some money on other things for now.

Amy Hamilton said when Tim Faas put together the amount of the construction he factored in replacement of the DDA lamps, sidewalks and walls because we will be responsible for paying for that. She said she asked Bill Serchak for the amount that was budgeted but hasn't gotten a response yet. We need to keep in mind the amount budgeted was established based on 2018 prices and the boulevard won't go in until 2023-2024 so those costs will likely exceed the budget.

Melissa McLaughlin thinks it would be smart to have some money set aside for that. Janet Volente said she has not noticed a difference in the standard light pole east of I-275 when compared to the light poles west of that. She asked the group if it would be obvious if we started replacing the poles west of McDonalds (on Ford Rd) with the standard stock poles and left the area to be constructed as is for now. Melissa McLaughlin said she has been thinking about this a lot and the first easiest thing to do would be to switch out all the bulbs east of I-275 to LED bulbs.

Steve Brock wanted to confirm that our end goal is to have the easy stock poles with LED fixtures and the whether or not board was on the same page with that. The board agreed that

they were. He suggested we start changing all the poles out that won't be torn down during construction. That would be all the poles east of I-275 and west of the McDonalds near Canton Center Rd. Then as we get closer to construction we can consider what we want to do with the poles that will be affected and the difference in appearance would only be temporary. Melissa McLaughlin said she was thinking along the same lines; that we should start the conversion but not touch the poles in the planned construction area. Melissa and Janet Volente said they didn't believe the average everyday commuter would even notice the difference in the pole styles because they are so similar.

Steve Brock asked if the board was ready to make a decision about DTE. He feels that in ten years from now we would not be happy with the DTE deal. The costs are high, there are possible issues with maintenance meeting our standards, we would have no control and buying the system back from someone that doesn't want to sell it would be difficult. Melissa McLaughlin thinks we can do this project ourselves. She went on to say that some of the decorative lights on private property that the business's own, need to be converted too. Perhaps we can get a grant or partnership with the owners to help them convert to the new poles so that they match.

Greg Green went back to Steve Brock's point to determine if the board agrees that we (the DDA board) are agreeing to handle the light conversion project ourselves. Melissa McLaughlin said that we should have a motion to say the Canton DDA rejects the proposal by DTE at this time since this has been a topic for so many months.

MOTION: by Janet Volente, supported by Bart Patterson, to reject the DTE Municipal Street Lighting Proposal at this time.

AYES: All present

Amy Hamilton said we will need to put an RBA together to bid out the conversion of our lights and get a price for the project, set aside funds and budget it over the next few years. She went on to talk about the 140 lights that are connected to our irrigation meters and not the DTE meters. She checked with Great Lakes Lighting to see if converting those over is something they can do. They said they can and they think these lights are on the 480 system which is in the old/original district. Alan at Great Lakes thinks it will be around \$5000 to have those moved to the correct meter.

Melissa McLaughlin said she would like to put together a bid package to do the lights east of I-275 and the lights west of McDonalds. Greg Green asked if this would just be to convert those lights to LED. Amy Hamilton said we should get one contractor that will do the conversation and maintenance. Seth Kleinglass asked why we would change out the entire poles in that area instead of simply retrofitting the lamps to LED because the current light poles are perfectly fine and we have a stock of them. He feels the retrofit is cheaper and we will see instant savings on the energy bill. Steve Brock said the end goal is to have uniform, cheaper, stock poles so whatever steps we can take to facilitate that as quickly as possible makes sense.

Melissa McLaughlin proposed a couple of options...

1. Convert the poles we know we won't be replacing to LED lamps. These would be the current stock poles east of I-275.
2. Convert the poles east of I-275 as stated above and remove/replace the poles west of McDonalds with new stock poles w/ LED lamps like the ones east of I-275.

Seth Kleinglass asked how many poles are west of McDonalds. Amy Hamilton said we don't have an exact number right now. Amy Hamilton said the current MDOT plan is to take the boulevard to the McDonalds. There is a possibility that the plan could change and they decide to take it all the way to Canton Center. Seth then asked about retrofitting all the lights to LED saving us money over the next few years. Amy Hamilton said she agreed with Seth and also pointed out that we may lose a lot of lights during the construction. It may be redesigned so that we have 200 lights in that area as opposed to 400 that we have now. If we replace poles east of I-275 and west of McDonalds we may end up with less lights in the newly constructed area then many poles all together on the outskirts of the boulevard. The boulevard project is going to redesign the DDA district. At that time we will want to look at what we want to change, what we want to replace, how we want it to look, etc.

Greg Green asked about the possibility of putting light poles on the North West side of Ford Rd and Canton Center, across from Bell Tire, because we've been putting off this area for some time. Melissa McLaughlin said that the right-of-way is the problem. There isn't even enough room there for a sidewalk due to limited space between the road and the ditch. Steve Brock pointed out that getting near the water will require the involvement of Wayne County engineers. Melissa doesn't think it is possible but suggested having OHM look at it and let us know for certain. Amy Hamilton reminded the group that OHM will charge us a fee to evaluate the possibility of putting decorative lamp poles in that area. She asked if the board understands and is ok with that.

Melissa McLaughlin asked if the board wants to retrofit all the poles to LED and ride it out for five to seven years until we have to make a decision about replacing poles. The group agreed.

MOTION: by Mark Waldbauer, supported by Laura Giove to obtain a bid to convert the existing DDA lights to LED lamps.

AYES: All present

CONSIDER PO INCREASE TO HUTCH PAVING FOR THE RECONSTRUCTION OF MORRISON BLVD AND ADA UPGRADES

Amy Hamilton said we had Hutch under contract and we bid this project with the understanding that the work would be done Monday through Friday. When the permit was pulled for the project MDOT said they will only approve work on the weekend because they will not allow any closures on Ford Rd during the week. Therefore, we had to go back to Hutch and let them know that the work must be completed on the weekend. This change comes with an upcharge of \$8,000-\$10,000.

The board collectively expressed concern with the upcharge and that neither Hutch nor OHM foresaw it. Unfortunately MDOT's permitting guidelines are not negotiable.

MOTION by Mark Waldbauer, supported by Janet Volente, to increase the Hutch paving PO by \$10,000.

AYES: All present

CONSIDER THREE-YEAR EXTENSION OF THE DDA LANDSCAPE MAINTENANCE CONTRACT FOR FRANK'S LANDSCAPING & SUPPLIES LLC

Amy Hamilton said that Frank's landscape contract is up in November. They submitted a letter asking for an extension at the current prices which are \$123,000 per season for the next three years.

MOTION by Greg Green, supported by Mark Waldbauer, for a three year extension of the landscape maintenance contract with Frank's Landscaping & Supplies LLC

AYES: All present

CONSIDER THREE-YEAR EXTENSION OF THE DDA SNOWPLOWING CONTRACT FOR FRANK'S LANDSCAPING & SUPPLIES LLC

Amy Hamilton said that Frank's has been doing the DDA snow removal for at least five years. This year went well, last year we were hit with a huge bill for overages due to all the snow. Frank's did work with us on that unexpected expense to cut approximately \$30,000 of the overage fees. We haven't had any issues with them.

MOTION by Greg Green, supported by Janet Volante, for a three year extension of the snow

plowing contract with Frank's Landscaping & Supplies LLC

DDA COORDINATOR'S REPORT – June 19, 2019

- **Ford Road Boulevard Update** – Canton's Engineering Services Manager is putting together some information for the DDA board on this project. Final design of the boulevard will not be done until sometime in 2020. Major impact to the DDA district will be from I-275 to the McDonalds east of Canton Center. This will including pushing the road out 8-10 feet. Haggerty road will also be impacted north and south of Ford. This is a large project with a lot of unknowns. Once the design is complete, MDOT will be holding several public meetings to discuss the project.
- **OHM** – I will be meeting with Kurt on Tuesday to discuss the public art easement, paving of Oakwood, Marlow and Elmhurst and well as to get an update on Morrison. We will also discuss the progress of easement agreements on the south side of Ford Road. We are very close to finalizing an agreement between the Slate Management (Aldi Center Complex) and Mr. D'Agguano (owner of the Lilley Road strip-mall). OHM has been working closely with both parties as well as Canton Planner Jeff Goulet on design. I'm hoping to have good news soon!
- **Public Art** – The new art is in and it looks great! We've actually received a lot of positive feedback on the giant chicken (my personal favorite). If you haven't had a chance to see it make sure you take a cruise down Ford Road. The art selection committee did a fantastic job once again.
- **New Business Update** –A Certificate of Compliance has been issued for the following businesses:
 - **Luca Pastry LLC** – 42927 Ford Road

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

NONE

ADJOURN

MOTION by Laura Giove, supported by Seth Kleinglass, to adjourn meeting.

AYES: All present

MEETING ADJOURNED at 9:38 A.M.