



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the September 15, 2021 Meeting**

This meeting was held via videoconference due to Covid-19.
The meeting was called to order at 8:01 A.M. by Chair Person, Bart Patterson.

Present: Andy Hargreaves, Anne Marie Graham-Hudak, Bart Patterson, Dianne Cojei, Kurt Olson, Laura Giove, Mark Waldbauer, Sandeep Narang, Steve Brock, Wedad Suleiman

Absent: Richard Zuniga, Seth Kleinglass

Staff: Amy Hamilton, Kerri Romanko, Jade Smith

Guests: Frank Nasal of Frank's Landscaping & Supplies LLC

ACCEPTANCE OF AGENDA

MOTION: by Mark Waldbauer, supported by Wedad Suleiman, to accept the agenda as presented.

AYES: All present

APPROVAL OF THE AUGUST 18, 2021 MINUTES

MOTION: by Laura Giove, supported by Dianne Cojei, to approve the August 18, 2021 meeting minutes.

AYES: All present

CITIZENS' NON-AGENDA ITEMS

NONE

PAYMENT OF BILLS

MOTION: by Dianne Cojei, supported by Laura Giove, to accept payment of bills.

AYES: All present

CONSIDER APPROVAL OF PO TO FRANK'S LANDSCAPING FOR DDA PROPERTY ENHANCEMENTS

Amy Hamilton said that the DDA usually does a spring planting and a fall planting at the main intersections which always gets a positive reaction from the community. The decision was made to do these plantings only twice a year, only at intersections due to costs and because plants notoriously die off in other locations.

Amy Hamilton went on to explain that the board expressed an interest in taking a more natural direction such as plants native to Michigan and more sustainable indigenous plants. She said the DDA wanted plants that bloom all year round. Amy said she asked Frank from Frank's Landscaping to prepare two quotes. One, for the traditional mums we plant each year and one for perennials that will come up on their own each year.

Frank Nasal, from Frank's Landscaping, was introduced to provide additional information about the two quotes given. Frank said in previous years we color-blocked annual arrangements with five different colors in five rows. He said unfortunately, there is always more color with annuals but they are short lived. Frank went on to explain that perennials are costlier and lack some color. He said there is still maintenance with perennials but they won't require as much water, saving on irrigation costs. Frank said that Ford Road also has a lot of winter salt kick-back that has had a negative effect on plantings in the past. He said some of the plants he quoted are types that will be able to tolerate salt and wind better than others and have different stages of blooms. Frank said he also based the quote on different size areas, each having different needs. Such as tall grass fillers for areas near I-275, other plants for smaller areas such as the Ford and Sheldon corner and others still for the larger areas along Ford Road. Frank said maintenance for perennials will require cutting plants back during the winter months as opposed to completely removing them after each bloom season as you do with annuals.

Anne Marie Graham-Hudak said we were not only interested in indigenous plants but more specifically plants that were native to Michigan. She said in the presentation given to the aesthetic committee they learned that Daylilies are over planted, require maintenance and are not native to Michigan. Anne Marie asked Frank if the quote he presented was just for plants that were native to Michigan or if it included other indigenous plants as well. She said one of the things noted in the presentation was that Michigan plants required even less irrigation because they are native to this area.

Frank Nasal said Daylilies are not native to Michigan but they add a lot of color and thrive in Michigan nonetheless.

Anne Marie's next question was whether or not Frank's quote was for this year or for a future year because the Ford Road construction is coming? Frank Nasal said the quote is for this Fall, 2021.

Anne Marie said, by her observation, some of the Daylilies along Ford Road have not held up well.

Frank Nasal said the yellow Daylilies along Ford Road in the past were Stella De'Oros which have a one-time bloom and are a type that requires deadheading. (Deadheading is the removal of dead blooms to promote thicker and fuller growth.) Frank said for the planting quoted they would go with a yellow Daylily that does not require deadheading. He felt Daylilies would be good addition of color. He said he wouldn't recommend any prairie grasses in those areas as it could be mistaken for weeds when it begins to fully grow.

Anne Marie Graham-Hudak said we will have to educate residents on indigenous plants. She also asked Amy Hamilton if she could send the informational video, focusing on plants native to Michigan, from Creative Sustainable Landscapes LLC to Frank Nasal. Amy said she would send Frank the link. Anne Marie commented that several years ago there was a grant for HOA's to incorporate indigenous plants to save the banks of some of the retention ponds. Due to lack of knowledge, people mowing would mow it all down thinking it was weeds. Therefore, we will have to do a lot education to the public so they understand what it is and what the advantages are.

Frank Nasal said another concern would be invasive species. Once phragmites mix with these plants it is very difficult remove them without causing damage. It would be an ongoing process to remove phragmites, cat tails and such. Anne Marie said we have to start controlling the phragmites in Canton and we will be educating residents on that as well.

Amy Hamilton said the boulevard construction won't start for at least two years. She asked the board if they wanted to go with perennials and not have to do two plantings each year or, stick to the mums in the fall and annuals in the spring.

Wedad Suleiman asked Frank Nasal if it would be better to hold off on planting perennials until after the boulevard project. She wondered if the plantings have a better yield as the years go by and whether we should consider that so we wouldn't have to start all over with new plantings after construction.

Frank Nasal said that perennials can actually be transplanted but it would have to be coordinated seasonally for best re-planting times. They could be repotted and maintained during the transition. Frank said the perennials will get more established as time passes, becoming fuller and more vibrant.

Amy Hamilton said all landscaping will be removed from Haggerty to just West of Sheldon when the new road is constructed.

Frank Nasal said the perennials carry a one-year warranty. He went on to say some of the corner locations may suffer in the winter months due to salt and plowing, but we could possibly put burlap fencing around those areas to protect them.

Amy Hamilton said if we continue with the annuals we will spend approximately \$70,000 per year. The perennials will cost \$49,615 one time and maintenance is already included in our contract.

Amy Hamilton asked about the one-year warranty. Frank said the warranty includes a one-time replacement with labor. He said he could provide an inventory report to keep track of the planting areas in the event that anything needs to be replaced.

The board had no other questions and voted for perennials instead of annual spring and fall plantings.

MOTION: by Mark Waldbauer, supported by Laura Giove, to approve PO to Frank's Landscaping for perennial property enhancements.

AYES: All present

DISCUSSION: DDA STREETLIGHTS

Amy Hamilton gave a PowerPoint presentation (see attached – Appendix A)

Presentation Discussion: Kurt Olson said we have to speculate what the cost reductions would be if we converted the system and maintained ownership. He said, to decide, he would want to see more accurate numbers.

Amy Hamilton reminded the board that they approved a purchase order to OHM at the last meeting to do a light study. However, we asked them to hold off until a decision was made on whether or not to go with DTE. Amy explained that if DTE takes over the system, they will do a light study themselves. She said it is approximately \$17,000 for OHM to do the same study and she didn't think it was cost effective to spend that kind of money if we ultimately decided to give the system to DTE and they would be doing it anyway.

Kurt Olson said it is difficult to decide when we *think* our savings will be substantial but there is a possibility that it isn't. He thought we may benefit from having OHM do a light study regardless.

Bart Patterson said replacing the poles when MDOT comes in will be a big expense and going with DTE takes away that cost for us and also covers the re-installation costs after construction. However, Bart went on to say, that our power system is now on two grids and once we get everything on the same system we will have better control of costs. Plus, going with a stock pole will be a big savings for us too. Bart said 2.4 million is a high number and he thinks if we did it ourselves the cost would be far less than that. He doesn't see an advantage to us turning the system over to DTE. He said the system will be converted regardless of who owns it, the only factor is if we want to manage it or not.

Anne Marie Graham-Hudak said there are advantages to going with DTE, but wanted to know if the board had looked into other power companies. Bart Patterson said that we did have another company give us a quote previously. Amy Hamilton said there are a lot of energy conversion companies out there that would help us convert the system to LED and we looked into those options two years ago. At that time, the decision was that the DDA wanted to maintain control of the poles. Our goal was to convert the entire system to LED and we had the money in the budget to do that ourselves.

Anne Marie Graham-Hudak thought Sandeep Narang had a good idea of having businesses sponsor poles to help alleviate the cost to the DDA. Sandeep said it could be something we charge for annually or a one-time payment for the lifetime of the pole. He felt that many businesses would want to participate. Amy Hamilton asked what the plaque size would be. Sandeep said his vision would be something small, approximately 5 inches by 1.5 inches.

Amy Hamilton said we can have New Moon reach out to the businesses within the DDA to see if sponsoring a pole would be something they would be interested in doing.

Bart Patterson asked if the DDA wanted to spend \$17,000 to have OHM do a light study analysis or if they are leaning toward handing the system over to DTE and letting them do it.

Sandeep Narang said we have time to make the decision so we should consider solar lighting and the idea of sponsorship before we decide. He felt there would be a significant savings when it comes to the costs of electricity.

Amy Hamilton said that she asked MDOT if solar lighting was an option. MDOT said no one has ever used solar lighting on a state highway and they would have to get back to us with an answer.

Anne Marie Graham-Hudak said the idea of sponsorship would only be possible if we owned the poles, in which case we would want to do a light study ourselves. Sandeep Narang said if we look into a solar option, the sponsorship could be something they could manage along with the light poles. Kurt Olson asked Sandeep if he was suggesting a third light study based on solar lighting. Sandeep said he knows of a reputable company and they would probably look into that themselves. Kurt asked Amy Hamilton if there is a time deadline with DTE to decide. Amy said there is no timeframe with DTE but MDOT would like us to decide by the end of this year or early next year because they need to know what we are doing as they are planning construction.

Sandeep Narang said either way we have enough time to get at least one presentation from a solar company. Amy Hamilton asked Sandeep to send her the contact information for the company he has in mind so she could reach out to them and schedule a time for them to present to the board.

Wedad Suleiman wanted to know if we are obligated to proceed with the DTE proposal if they do a light study on our system. Amy Hamilton said DTE wouldn't do a complete study unless we signed with them. Bart Patterson said that DTE did a preliminary light study, that's how they determined we would need 309 poles rather than 490. He said they had to do that to obtain a ball-park number for the quote they gave us.

Wedad asked if we could review their contract before making the decision. Amy said she will request an updated contract from DTE. In the meantime, she can share a copy of the contract they gave us two years ago with their previous proposal.

Bart Patterson said that the board can continue this discussion, in addition to a solar lighting discussion, after the presentation at the next meeting.

DDA COORDINATOR'S REPORT – Sept 11, 2021

- **Shred Event** – Another success! Thank you to Bart, Steve and Laura for volunteering at the August 21 shred event. We had beautiful weather and a lot of happy people. Our next event will be planned for spring 2022.
- **Elmhurst/Brookline/Marlowe** – Construction is complete and it looks beautiful! The project went very smoothly with no complaints. I was contacted by Rusty Nail after, asking why he didn't get a drive like the other businesses. Unfortunately, they have a nonconforming site plan and his entrances off of Marlowe are not permitted by Wayne County.
- **Fall Haybale Decorations** – Attached is the annual quote from Frank's for the fall/holiday haybale décor at the I-275 interchange. These decorations have been placed there for the last three years with great community response. Because it's under \$10k, formal approval is not needed. I just need a yes or no from the board to approve it.

- **Melissa's Art Piece** – The saga continues. The Partnership for the Arts generously agreed to host Melissa's art piece until an easement agreement could be worked out on Ford Road. Unfortunately, there is a two-year construction project planned in front of the building and they would like the DDA to hold off moving it until the construction is complete. Back to the drawing board.
- **OHM Update** – I had a kick-off meeting with OHM on landscape designs for the boulevard. The drawings will take 6-8 weeks to complete. They will be meeting with the sub-committee in 3-4 weeks to get input before finalizing the designs. Once complete, the Township Board and DDA will be given three options to choose from.
- **New Business Update** – Culvers is complete! A Certificate of Compliance has been issued for the following businesses:
 - **Golden Sweets Bakery** – 45500 Ford Road
 - **Jackie Davis State Farm Insurance Agency** – 44245 Ford Road

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

N/A

ADJOURN

MEETING CALLED TO ADJOURN at 9:01 A.M.

DDA STREET LIGHTS

COST SCENARIOS

SCENARIO 1 – DTE TAKES OVER SYSTEM

- Total Cost: \$1,328,446.56
 - Removal of 490 post and installation of 308 DTE stock poles
- DDA Yearly Cost: \$103,968.48
- Wages and Benefits for Amy/Kerri: \$0

Budget Price for Canton Township DDA Ford Road Project	
Current Status	
605 - 150w Metal Hallide Fixtures 490 - Posts	Annual Costs received from Township for FY 2018 \$164,434.00
Proposed Project Cost	
Remove Township owned lighting system Grind foundations 30" below grade and remove streetlight assemblies	
	\$ 208,250.00
Install 308 New Streetlights that include the following: Code 06 - 28' steel black posts 140w LED Teardrop Fixtures Shallow Skirt addition to Fixture T-Box Breakaway Foundations (MDOT Requirement)	
Total Cost to construct including all labor and material:	\$ 1,432,102.00
Subtotal for project:	\$ 1,640,352.00
Revenue Credit Towards Project	
Revenue Credit	Annual Cost \$ 103,968.48
3 x Annual Cost	\$ (311,905.44)
Total Project Cost	\$ 1,328,446.56

SCENARIO 2: MDOT INSTALLS AFTER CONSTRUCTION AND DTE TAKES OVER SYSTEM

- Still waiting on a number from MDOT

SCENARIO 3: DDA COST TO MAINTAIN CURRENT SYSTEM

- Annual maintenance cost before conversion (based on 8yr average) :
\$101,391.64/year.
- Amy/Kerri wages and benefits: \$3,005.44
 - Based on 24 hr/year on accidents and \$40 hr/ year on troubleshooting, ordering stock, bidding out services such as painting and paying bills.

	DTE ENERGY*	GREAT LAKES POWER & LIGHTING	ARTTEX PAINTING	KING LUMINAIRE	ANNUAL COMBINED TOTAL
2013	\$25,994.30	\$32,557.60	\$16,800.00	\$18,677.00	\$94,028.90
2014	\$24,732.12	\$38,103.46	\$0.00	\$27,012.00	\$89,847.58
2015	\$23,375.04	\$63,625.41	\$0.00	\$43,713.00	\$130,713.45
2016	\$24,396.24	\$44,121.75	\$0.00	\$24,232.00	\$92,749.99
2017	\$29,411.24	\$48,152.71	\$0.00	\$0.00	\$77,563.95
2018	\$14,918.03	\$46,153.87	\$29,840.00	\$58,192.00	\$149,103.90
2019	\$16,381.20	\$95,501.72			\$111,882.92
2020	\$21,548.45	\$43,693.98			\$65,242.43

*DTE reflects streetlights only; does not included irrigation energy charges

SCENARIO 4: DDA COST TO CONVERT THE SYSTEM

- OHM estimates \$2.4 million to remove 490 poles and replace them with 308 new poles.
- Annual maintenance cost before conversion (based on 8yr average) :
\$101,391.64
- Amy/Kerri wages and benefits: \$3,005.44
 - Based on 24 hr/year on accidents and \$40 hr/ year on troubleshooting, ordering stock, bidding out services such as painting and paying bills.