

Charter Township of Lyon
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
SPECIAL MEETING MINUTES

APRIL 2, 2008

Chairman Jay Howie called the meeting to order at 7:02 p.m.

Members present included John Dolan, Ron Hausmann, Jay Howie, Trim Miner, Mark Mitra, Mike Stanton, Brian Wallace & Lannie Young.

Matt Quinn, Township Attorney, & Jim Sharpe Township Engineer.

Public Discussion, non-agenda items. No Public Discussion.

Approval of Agenda. Ron Hausmann made a motion to approve the agenda as amended with additions. Mike Stanton seconded the motion. Motion approved unanimously.

Approval of Prior Meeting Minutes. John Dolan made a motion to approve the minutes of the March 11, 2008 DDA Meeting. Brian Wallace seconded the motion. Motion approved unanimously.

West Grand River Roundabout – Bid Consideration. Jim Sharpe stated that the bids for the West Grand River Roundabout were received on March 21st. The bids were right around the figure expected. He noted that Sunset was the low bidder with Dan's Excavating second and Rainbow Construction third. References were requested of all three and they are all acceptable. Sunset was the general contractor for the Lee Road project and they also did the Crooks Road project in Rochester Hills.

Mark Mitra asked if the other two have done roundabouts before and was told that Dan's did one in Utica and also do a lot of bridge work for MDOT. Rainbow has done no roundabouts but they all use the same asphalt people and have done roadwork.

Jay Howie asked why the DDA was paying for this roundabout rather than it going into a bond.

Matt Quinn responded that ultimately it might go into the 33 million-dollar capital improvement bond that is proposed. The bond was approved last year and is the DDA going to pay the million dollars for this period or will it get that money back out of a future bond. Mr. Quinn explained that if it were going to come back out of a bond then the DDA would pay annual payments from the DDA budget to that particular bond. This is something that is to be decided by the committee.

Lannie Young stated that it was discussed that most of the project would be bonded but since the DDA had the funds and wanted to get the project started it would fund it. He continued that he would be looking over the monies spent and the fund balance this week.

Ron Hausmann asked that a financial report be available for the next meeting and was told that the books will be closed by then and a report will be ready for the meeting.

Jay Howie asked the committee if they are sure they want to go with the low bidder and are they just as capable as Dan's Excavating.

Jim Sharpe responded that based on the reference checks his company did the capabilities and the equipment that both bidders have he feels they are both very capable of performing the task.

Ron Hausmann stated that both of the low bidders are competitant and well-known reputable construction companies.

Matt Quinn stated that the general rule is when you have two or three equally competitant and the bids are relatively close there is no reason not to go with the lowest bidder.

Ron Hausmann urged that the choice is the apparent low bidder. The township does not want to get a reputation of not going with the lowest bidder when it is a level playing field.

Tim Miner questioned the time frame and if there is a penalty for going over it or a reward for coming in under the projected time frame.

Jim Sharpe explained that the project was bid with inspection crew days and they bid x amount of days, Sunset bid 83 days. If they come in under the 83 days they would receive \$600.00 additional per day and if they go over they are charged \$600.00 per day.

Discussion took place comparing Sunset and their 83-day bid and Dan's and their 60-day bid.

Mr. Sharpe responded that they do not actually have to have the work done for 120 days the way the contract is written but what they are saying is that they think they can accomplish it a little quicker.

Tim Miner expressed his concern for the business people in the area and the inconvenience to them.

Jim Sharpe stated that he does not believe the second and third bidder will get the project done that much quicker and that it is just a number they put in. The numbers put into the bid are strictly an incentive clause.

Jay Howie asked if the time line would be the same no matter who is awarded the bid.

Ron Hausmann and Jim Sharpe both agreed that to be a fair assumption. Mr. Hausmann also stated that a contractor is driven by the fact that the sooner he gets the job done the more money he will make.

Mike Stanton made a motion to recommend that the Lyon Township Board of Trustees award the West Grand River Roundabout bid to the low bidder Sunset Excavating in the amount of \$1,049,356.93 subject to review of year end finances. Ron Hausmann seconded the motion.

Roll call vote: Eight yes votes. One no vote (Mark Mitra) Motion approved.

West Grand River Roundabout – Stamped Concrete Consideration. Jim Sharpe stated that at the last meeting there was discussion regarding stamped concrete in the roundabout. McKenna has provided drawings using decorative concrete in the sidewalks the splitter islands and the truck apron with specifications attached.

Mr. Sharpe continued that he has also included a cost estimate for stamped concrete in the island, sidewalk, truck apron and the crosswalk in the amount of \$170,631.00. Currently asphalt is planned for the intersection and plain white concrete in the splitter islands and on the exterior. There would be a credit of approximately \$47,759.65 bringing the additional cost estimate of \$122,871.35.

Jim Sharpe stated the committee needs to decide if they would like to go to Sunset Excavating with the sketch and let them know of the new plan to put the stamped concrete in the areas discussed.

Jay Howie expressed his concern over the additional cost.

Ron Hausmann noted that the stamped concrete could be added at some point in the future although there may be an increased cost.

Lannie Young added that the committee had definitely talked about the markings going across the road to be pronounced if pedestrians were to cross. He suggested using stamped concrete in some very specific spots.

Mark Mitra suggested using dyed concrete as an alternative.

Lannie Young explained that there are different types of stamped concrete and if just color the surface and it does not go all the way through it is harder than regular concrete and will hold up a lot better.

Ron Hausmann expressed his concern about justifying adding an increased cost in this type of an economy when it could be done later.

Brian Wallace stated that conceptually he likes this idea for the roundabout in the center of town, which will be a high access area.

Discussion took place regarding the lawsuit in Farmington Hills and their having to put in lights and crosswalk switches.

Chris Doozan stated that Farmington Hills agreed to try the lights and switches out and it is probably something that will have to be done at our main intersection in New Hudson.

Matt Quinn stated that Oakland County would ultimately mandate what has to go in and if Farmington Hills is a going through a trial period no decision will be made until the trial period is finished. He also noted that since it will all be dedicated to the County it will be their responsibility in the end.

Chris Doozan suggested that once the contract is awarded Giffels go back to the contractor and get the cost estimates for the areas presented earlier and also for just the partial areas discussed and bring it back on the next agenda.

Financial Report. Matt Quinn reported that Kajoian has signed a PD agreement, which included an obligation to transfer deeds, and it will be finalized by April 15th. He continued that next week he will close with the property owners on both sides of New Hudson Drive in 2 weeks and all the property will be in line so the project can begin the 1st of May. He also stated that the Elsie Gross property on Grand River will close next week and she will have 45 days after closing. At that time there will be another ready to come down.

Engineering Projects Reports. Previously discussed.

John Bell acting on behalf of members of the Library Board took the floor to ask about the projects in the area and their estimated time line. To the best of their ability the committee gave Mr. Bell approximate dates and goals.

Lannie Young explained that there are many unknowns and land acquisitions play a big part in the equation. He continued that the goal is for the \$30 million project is completed by 2011.

Removal of Transformer – Approval of Invoice. Chris Doozan explained to the committee that an expense has come up for the removal of the pad mount transformer feeding the abandoned car wash from DTE Energy in the amount of \$5344.11.

Lannie Young responded that he spoke to Tony Hernandez earlier today and he stated that they want \$5000.00 to move it. Mr. Young very strongly disputed the amount. He continued that Mr. Hernandez's boss is to call him.

Since it is not holding up the ring road itself Mr., Young would like to table this in hope that he can come up with a more realistic figure.

Mark Mitra asked if we are allowed to have someone else remove it and was told we are not.

Lannie Young made a motion to table the removal of the transformer at the abandoned car wash until the next meeting. Mike Stanton seconded the motion. Motion carried unanimously.

Idea Exchange – Jay Howie explained that this is something that he Lannie Young and Chris Doozan went to. They got into it at the last minute and this year it will be a better experience with more time to prepare.

Chris Doozan agreed that will be very worthwhile to participate in the Idea Exchange and that several other communities get involved. On Thursday July 17th they have what they refer to as Deal Making and at that time you put up your booth and network with companies and retailers and hand out your literature.

Jay Howie stated that basically you re trying to attract people to the are or at least get them talking about it. You hand out flyers and give them information about where Lyon Township is.

Chris Doozan agreed that it would be beneficial for the DDA to participate in the Idea Exchange.

Mark Mitra made a motion that the Lyon Township DDA participates in this years Idea Exchange to be held at Rock Financial in July. Troy Powe seconded the motion. Motion carried unanimously.

Lannie Young made a motion to close the Special Meeting of the Lyon Township DDA and enter into Executive Session. Ron Hausmann seconded the motion. Motion carried unanimously.

Lannie Young made a motion to close the Executive Session of the Lyon Township DDA and return to the Special Meeting. Ron Hausmann seconded the motion. Motion carried unanimously.

Adjourn. Lannie Young made a motion to adjourn. Ron Hausmann seconded the motion. Motion approved unanimously. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Rose Case
Recording Secretary

Chris Doozan
Interim DDA Director