

REGULAR COUNCIL PROCEEDINGS

**CITY OF FLAT ROCK, MICHIGAN
25500 GIBRALTAR ROAD
FLAT ROCK, MI 48134**

TUESDAY, JANUARY 22, 2019

The regular meeting of the Flat Rock City Council convened at the Municipal Building, 25500 Gibraltar Road, Flat Rock, Michigan 48134, on the above date at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL OF COUNCIL MEMBERS:

PRESENT ELECTED OFFICIALS:

Mayor Dropiewski

Council Members: Bergeron, Little, Martin, Maul, Tefend

ALSO PRESENT: City Attorney Matthew Zick, City Clerk Meaghan Bachman, Fire Chief Bill Vack, Police Chief John Leacher, DPS Director Jim Lancaster, Recreation Director Rodney Wade, Treasurer/City Administrator Brian Marciniak, Economic Development Director Liz Hendley, Building Director Larry Dishaw.

Resolution 01-22-19-01

Motion by Martin

Supported by Bergeron

RESOLVED, that Flat Rock City Council hereby excuses Council Member Wrobel as absent at the regular City Council meeting of January 22, 2019.

Motion carried unanimously 6-0

3. APPROVAL OF MINUTES:

Resolution 01-22-19-02

Motion by Martin

Supported by Bergeron

RESOLVED, to approve the minutes of the regular City Council meeting of January 7, 2019 as presented.

Motion carried unanimously 6-0

4. CITIZENS TO BE HEARD:

None

5. REPORTS FROM DEPARTMENT HEADS:

Building Director Larry Dishaw gave an update on Shagg Salon, the contractor will be starting the fire repair soon. He also gave an update on the burnt Telegraph Road building noting that the demo will begin soon. Director Dishaw asked the swimming pool lighting project at the Community Center be tabled because TIFA may be able to cover the cost. He spoke of a revised cost with the City Hall parking lot lighting project. Council Member Maul asked if there was a reason we didn't get a 2nd bid on the parking lot project. Director Dishaw noted its hard to give a quote on these projects due to the standards and noted if another bid is desired, that he would get one.

Recreation Director Rodney Wade announced the Mother Son Dance is this weekend and noted a few spots are still available.

DPS Director Jim Lancaster thanked the DPS staff for their hard work clearing the snow. He also thanked the Police Chief for sending out CodeRed notifications, assisting with parking, and having citizens remove their cars from the streets.

Fire Chief Bill Vack noted the new ambulance is in the parking lot and the oldest ambulance will have the radios removed and installed in the new ambulance. After that, the inspection will be scheduled. The hiring process is proceeding, and the openings are being filled by paid, on-call employees. Council Member Little asked if they are paramedics; Chief responded yes.

6. REPORTS FROM COUNCIL MEMBERS:

City Council Member Martin thanked City Officials for the CodeRed alert regarding the weather warnings. The Mayor commented he received messages from residents thanking the Police Department for knocking on doors before cars were ticketed.

City Council Member Little thanked the Flat Rock DPS and Police for their assistance with the snow.

7. MAYOR COMMENTS:

Mayor Dropiewski reminded everyone to be careful with the winter weather conditions and the ice on the roads.

The Mayor noted Flat Rock hosted a Downriver Linked Greenways (DLG) meeting, where he was able to welcome attendees to Flat Rock. He noted there is a continuous trail from the Oakwood Metro Park to Belle Ile and one day, all the way up to Ironwood, Michigan, all park of the Iron Belle Trail. He noted this is good news and the City of Flat Rock will be getting a gateway monument as part of a grant that is being received from the Ralph C. Wilson Foundation. The Mayor noted several Mayors, businesses and organizations were in attendance, and spoke of Flat Rock being a center hub of the DLG and views it as a great recreational amenity to the residents, but also core to Downtown Economic Development.

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS

Item 9-A-Public Hearing No. 2 for Wayne County Community Development Block Grant (CDBG), Program Year 2019

Resolution 01-22-19-03

Motion by Martin
Supported by Bergeron

RESOLVED, to open the Public Hearing for the Community Development Block Grant (CDBG) Program.

Mayor Dropiewski noted the approximate funding amount is \$72,065. He asked if any members of the public and City Council would like to speak:

- Mayor Dropiewski explained the process of the CDBG Program and how the funds can be used. He spoke of proposed changes to the program by Wayne County.
- Council Member Jim Martin suggested using the funds to repair the track at the Senior Center. It was also suggested that the ADA sidewalk ramp project continue.
- Council Member John Bergeron suggested using the funds to replace the lights at the Recreation Center pool.
- No other public attendees or City Council Members made a comment.

Motion carried unanimously 6-0

Resolution 01-22-19-04

Motion by Martin
Supported by Bergeron

RESOLVED, to close the Public Hearing for the Community Development Block Grant (CDBG) Program.

Motion carried unanimously 6-0

Resolution 01-22-19-05

Motion by Martin
Supported by Tefend

RESOLVED, to allocate the 2019 CDBG funds as follows:

- | | |
|---|--------------|
| • Administration (10%) | \$ 7,206.50 |
| • Public Service (15%) | \$ 10,809.75 |
| • The Guidance Center | \$ 2,500.00 |
| • Senior Center Improvements – Senior Walking Track | \$ 51,548.75 |
| ○ Total available funds | \$ 72,065.00 |

Motion carried unanimously 6-0

Item 9-B-Mayoral Appointments – Planning Commission

Resolution 01-22-19-06

Motion by Martin

Supported by Bergeron

RESOLVED, to appoint and reappoint the following members to the Planning Commission as follows:

To appoint the following individuals to the Planning Commission:

<u>Commission</u>	<u>Name</u>	<u>Term to Expire</u>
• Planning Commission	Allison Racisz	12/31/2020
• Planning Commission	Kimberly Pardo	02/15/2022

To reappoint the following individuals to the Planning Commission.

<u>Commission</u>	<u>Name</u>	<u>Term to Expire</u>
• Planning Commission	Rod Hopper	2/15/2022
• Planning Commission	Steve Beller	2/15/2022

Motion carried unanimously 6-0

Item 9-C-City Hall Parking Lot Lighting Project

Resolution 01-22-19-07

Motion by Martin

Supported by Maul

RESOLVED, to table the City Hall Parking Lot Lighting project until more RFP's are received to compare pricing.

Motion tabled unanimously 6-0

Item 9-D-Community Center Swimming Pool Lighting Project

Resolution 01-22-19-08

Motion by Martin

Supported by Maul

RESOLVED, to table the Community Center Swimming Pool Lighting Project. This item is tabled because an additional funding source through TIFA may be able to be used to fund this project.

Motion tabled unanimously 6-0

Item 9-E-MOU for Redevelopment Ready Communities

Resolution 01-22-19-09

Motion by Martin
Supported by Dropiewski

RESOLVED, to approve the MOU by and between the Michigan Economic Development Corporation (MEDC) and the City of Flat Rock, to receive assistance from the program in promoting sites within the community.

BE IT FURTHER RESOLVED, the MEDC is interested in evaluating the City of Flat Rock and making recommendation for the City of Flat Rock to become certified as a RRC under the program and help market the City for redevelopment purposes as outlined in the MOU.

Motion carried unanimously 6-0

Item 9-F-Chip Sealing of Cahill and Seneca

Resolution 01-22-19-10

Motion by Bergeron
Supported by Tefend

RESOLVED, to approve the request to contract Highway Maintenance and Construction to prepare and chip seal Cahill and Seneca Streets. This process will include cement stabilization of the high traffic areas on both roads to enhance the base of the road so the chip seal will hold up more effectively. These areas include the front of Woodcreek Subdivision entrance and the curve on Seneca, to the end of the Bobcean school bus loop. The total cost of this project is \$123,012.00

Motion carried unanimously 6-0

Item 9-F-Water Service Agreement with GLWA

Resolution 01-22-19-11

Motion by Dropiewski
Supported by Martin

RESOLVED, to approve the Addendum to the Water Service Agreement between Great Lakes Water Authority (GLWA) and the City of Flat Rock. In accordance with a revised contract procedure instituted by GLWA, Ford Motor Company has agreed to enhance the lines of communication with the City of Flat Rock. This agreement allows us to minimize a rate increase that would potentially have a huge impact on our water rates within the City. In the absence of the agreement from Ford Motor Company, GLWA would not have agreed to the contract terms that were voted on in this resolution. The rate increase from GLWA alone would have been roughly 20%. The GLWA increase, coupled with the City's scheduled increase, and the required SHVUA increase would have raised the Cities water rates nearly thirty percent. Through cooperation with Ford Motor Company, GLWA and the City of Flat Rock, an agreement was met that would eliminate some of the peak flow situations that could potentially cause the City to come close to

the contracted peak hour. The agreement details requiring Ford to; (1) discuss possible abnormal flow with the designated City representative (2) fill its tanks outside of peak hours, and (3) if necessary to fill their tanks during GLWA peak hours to do so at a maximum rate of 220 gallons per minute. This will allow the City to remain under the contracted peak flow rate as agreed on in the contract. In addition to the agreement with Ford Motor Company, the City intends to update Ford Motor Company's meters with a cellular reading system that will update usage and flow every 15 minutes. This will allow the City to monitor flow in real time, thus giving the City the ability to actively investigate a potential high flow violation of the contract. Due to the age of the meters in place at two of the Ford Motor Company sites, the City may have to install a new meter to get the cellular monitoring capability. This investigation is ongoing with our meter supplier. This type of monitoring cannot be done with the current reading system that the City has, but the new software has this capability and should be operational early in 2019. Recently, GLWA has introduced the Wholesale Automated Meter Reading Portal (WAMR) which allows the City to track pressure and usage that is automatically refreshed. This portal also allows the DPS Director to be alerted when the City exceeds a set peak flow so the City can quickly launch an investigation to try and mitigate the situation before the contract exceeds it's limit. This alert was put to the test by the Fire Department during a training session and worked as expected. The fail-safes that are now in place should eliminate future peak flow issues and allow us to stay within the safety zone of the contract with GLWA. This contract with GLWA goes into effect in 2020, allowing the City ample time to get all protections in place to protect the City of Flat Rock from any potential violations.

Motion carried unanimously 6-0

10. **CITIZENS TO BE HEARD:**

None

11. **LATE CORRESPONDENCE:**

None

12. **ADJOURNMENT:**

Resolution 01-22-19-12

Motion by Martin
Supported by Bergeron

RESOLVED, to adjourn the regular City Council meeting of January 22, 2019 at 8:07 PM.

All voting yes; motion carried unanimously 6-0

JONATHAN D. DROPIEWSKI, MAYOR

DATE: _____
Approved

MEAGHAN K. BACHMAN, CITY CLERK