



**CANTON TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the
July 28, 2021 Meeting**

The meeting was held via videoconference due to Covid-19. It was called to order at 8:00 A.M. by Chair Person, Bart Patterson

Present: Anne Marie Graham-Hudak, Bart Patterson, Dianne Cojei, Laura Giove, Mark Waldbauer, Richard Zuniga, Sandeep Narang, Seth Kleinglass, Wedad Suleiman

Absent: Andy Hargreaves, Kurt Olson, Steve Brock, Jade Smith

Staff: Amy Hamilton, Kerri Romanko

Guests: DTE Energy: Ray Zoia, Debra Cain
OHM Engineering Advisors: Kent Early, Louis Meyette

ACCEPTANCE OF AGENDA

MOTION: by Dianne Cojei, supported by Laura Giove, to accept the agenda as presented.

AYES: All present

APPROVAL OF THE JUNE 16, 2021 MINUTES

MOTION: by Seth Kleinglass, supported by Laura Giove, to approve the June 16, 2021 meeting minutes.

AYES: All present

CITIZENS' NON-AGENDA ITEMS

NONE

PAYMENT OF BILLS

MOTION: by Dianne Cojei, supported by Seth Kleinglass, to accept payment of bills.

AYES: All present

PRESENTATION BY DTE ENERGY – DDA STREETLIGHTS

Because the board has new members and a new township supervisor, Amy Hamilton gave a brief background on the boards decision not to turn the lighting system over to DTE two years ago. Amy introduced Debra Cain and Ray Zoia to give their presentation on the benefits of giving DTE ownership and responsibility of the decorative street lights within the DDA district.

Ray Zoia said that DTE has been in the lighting business for 110 years. His team is an independent group within DTE that focuses exclusively on lighting. They would own, operate and maintain the system for the life of the asset.

Ray said they offer affordable and predictable rates, with pricing governed by the Michigan Public Service Commission. Rates are fixed and reviewed periodically. They offer the most competitive rates for material and construction costs in the state. Contracts are negotiated on two-year cycles. DTE would also take care of preventative maintenance, LED washing, bulb replacement, periodic post painting, and reactive maintenance such as pole knock-downs. There are stock option poles and special orders available.

Debra Cain prepared a photometric based on IS&A standard. She said the light poles must be “break-away” to meet MDOT requirements. She recommended using a stock post to alleviate the costs that come from special orders, meaning everything would be covered by DTE and we would never have to buy material again. Debra showed an example of a 28’ stock steel pole with 140-watt stock tear drop style fixture. The sample showed had a banner attachment. She explained that the poles can also accommodate flower boxes and holiday decorations. Debra said this style would be the best option for lighting the roadway.

Ray Zoia added that the current lighting on Ford Road is geared more toward pedestrian walkways. The application they are presenting is more focused on roadway lighting, taking great care to make sure safety standards are met. Ray said the number one priority is the safety and security of pedestrians.

Seth Kleinglass asked if the program is the same as it was when we considered it two years ago and if there had been a price change. Deb Cain said they have not looked at acquiring the existing lights because when the DDA deciding not to go with DTE previously it was because the DTE cost would be incurred in addition to having to purchase materials. She said this time they looked at option of completely replacing the lights on Ford Road instead of keeping the current posts and retrofitting to LED lamps which would make the a new proposal different in comparison to what they

quoted previously.

Ray Zoia said they would like to get a feel for which way the DDA wants to go. With the Boulevard coming in the future he didn't think that acquiring what we have now is the most cost effective for the DDA since most of it will need to be replaced. Seth Kleinglass said the DDA wouldn't be responsible for replacing it if DTE owned it. Ray said the DDA still has an obligation to work with MDOT and will still have to manage that process from an engineering perspective.

Seth wanted to clarify that if the DDA turned the system over to DTE now, that they would replace all the poles with stock poles, then when MDOT began construction DTE would deal with how it affects the lights. Debra Cain said DTE would be involved but it would be the DDA's decision on how they would want to proceed with the lighting. She said MDOT would pay for removal and re-install, it would just be a new configuration as they could still use the same poles. She went on to say, if it happened now, it would already be in place and DTE would just have to modify. MDOT would be paying for it and DTE would work with them to provide photometrics and support the DDA.

Ray Zoia pointed out that they wouldn't be acquiring a whole lot. They would be replacing the poles so the poles and fixtures currently in place would be scrapped although the foundations would most likely not be reusable. Seth Kleinglass also wanted clarification that we could not get the system back once ownership is transferred to DTE. The question was unanswered.

Debra Cain said the current proposal would be to remove all of the existing 490 poles. Based on photometrics she believes the number of poles could be reduced to 300.

Anne Marie asked if there is an option to include technology, such as broadband, in the poles to bring in revenue. Ray Zoia said DTE is currently working with cell companies for pole-top attachments. He said a separate group manages that and it is handled directly with the cell companies. He said it would produce the same light but would require a special pole to support the weight of the 5G antenna.

Amy Hamilton said that MDOT is going to rip all the current wiring out so they advised the DDA to wait on installing new poles. MDOT wasn't confident that any lights we have pre-boulevard would be compatible with their new wiring post-boulevard.

Amy said when DTE met with us two years ago, the DDA wanted to keep the custom pole, but since then have moved in the direction of going with a stock pole that is readily available and doesn't cost as much. She said she doesn't believe boulevard construction will start for a while because MDOT has to acquire all the right-of-way to accommodate the project. If that goes smoothly, it will take 18-24 months. So, at a minimum it will be at least two years before construction starts.

Amy Hamilton asked DTE if it would be cost effective to turn the system over to them now or wait until the boulevard construction happens? She asked that they keep in mind that we want to replace all poles with a stock pole, upgrade the entire system all at once and construction will affect 75% of the lights. Amy wanted to know what would be the most cost-effective way to accomplish that.

Ray Zoia said when MDOT removes all of the existing fixtures for construction, poles will be relocated and new foundations will also have to be installed. The DDA will receive funding from MDOT for that work. If you do it now, you wouldn't be taking advantage of that funding.

Ray went on to say, if you install a new system now and MDOT starts construction in 3-4 four years, any lights removed would be compensated for because it would be a like for like replacement. The work would essentially be done twice in a short period of time. Ray said that if this is something Canton wants to do now, it can be done within a six-month period of time and the DDA would have a new lighting system but you won't get any funding for it now from the state.

Debra Cain said when the time comes MDOT will pay for any reinstalls, removals and relocations using the same poles so you wouldn't have that expense at that time. Ray Zoia said the only thing Canton Township would have to do is maintain an agreement that you would pay the monthly fee to DTE for the system.

Seth Kleinglass wanted to clarify that DTE would come in, give us a credit, tear out and replace the poles. Then in six months, we have all brand-new LED lights that cost less for energy, if a pole gets hit DTE is fixing it. So, if the DDA decided to do this tomorrow, is DTE interested in taking it on knowing in three years they will have to take care of doing it all again? Debra Cain said they have no problem with it.

Seth Kleinglass asked DTE why we wouldn't do this now, knowing we won't have to deal with the lights when the boulevard construction happens. DTE would be dealing with MDOT, and the DDA will have a new system right away? Ray Zoia said DTE will give us a cost for a new system, less the three-year revenue credit so there would still be an up-front cost to the DDA. He said they would have to do the financial model on it to determine what that cost would be. The DDA may have to pay a couple hundred thousand dollars up front.

Amy Hamilton said we would need a new proposal from DTE to replace the entire system. The last time our proposal was only for retrofitting the fixtures to LED.

Sandeep Narang asked about the option of solar lighting. He said that he has seen solar streetlights even on highways. Anne Marie Graham-Hudak said that if solar panels are put on the lighting it goes into the grid and we would get a credit for it. Anne Marie said that DTE has done solar lighting with Ford Motor Company and asked what the difference would be. Ray Zoia said he did the Ford Motor Company project and it wasn't for lighting. He said they can put an initial price together for us as well as what the annual cost would be.

Seth Kleinglass asked what the price change has typically been for this sort of thing since we last meet two years ago. Debra Cain said it would be a completely different proposal this time. Last time we were keeping the current system and retrofitting to LED, this time it will be a completely brand-new system. Debra said there has been a rate increase since we were last quoted but the price of materials has actually gone down.

Bart Patterson asked about the antennas for the 5G and if we could see some pictures of what it would look like. He also asked about the flower pots and banners that were mentioned and said the DDA would like to see pictures, weight limitations, assembly options, etc. Ray Zoia said they can bring pictures to show us when they return next time.

Seth Kleinglass asked how many systems, municipalities specifically, has DTE purchased and taken over since the last time we met with them. Debra Cain said they currently have proposals in Dearborn and Westland. Seth asked how many are actually new sign-ons. Ray Zoia said they took a backseat to acquisitions after the Canton proposal didn't move through. To answer the question, they've quoted several cities but have not signed on any new ones since.

Amy Hamilton said the next DDA meeting is August 18th and asked if DTE could have a cost estimate by then and present us with a couple of stock poles that are decorative. Ray Zoia said that can put that together and bring us some pictures of options.

Amy asked Ray if he could show us a different style pole than Westland so the communities don't flow together and you can tell you're in a different place. Debra Cain said even with the same pole there are a variety of ways in which you could distinguish your own community. She said the poles are like a blank canvass that you could decorate and give it an appearance to make it your own. Debra went on to say that unique pole styles get expensive and also become outdated as years go by. Amy Hamilton asked if we could use bigger banners on these larger poles. Debra said yes. Seth Kleinglass asked if we can do anything we want with the poles even though they would be owned by DTE. Debra said they can be decorated any way as long as it was within the weight restrictions.

Amy Hamilton invited DTE to come to the August meeting with some cost options and pole choices. Debra Cain said they can get us an estimate by then but the exact numbers would take more time.

CONSIDER APPROVAL OF PURCHASE ORDER TO OHM FOR ENGINEERING CONSULTING SERVICES

Amy Hamilton explained to OHM that we have a sub-committee to discuss the aesthetics of the new boulevard. One of the things the committee needs to move forward is to know how many lights will be required. Amy reached out to OHM to do a lighting study to see how many lights we would actually need if we switched to LED lights. She explained that this wouldn't be a cost estimate to do the job, just a study to look at the entire DDA district, taking into consideration

that the new median will vary in size along this stretch. Some areas will be 26' feet wide, 14' feet wide and 6 ft' wide.

Amy said the second part of this purchase order would be for some planting ideas and what it could look like. Kent Early introduced Louis Meyette to assist with his presentation. Kent said he has dealt with Debra Cain and Ray Zoia as well as a lot of the communities mentioned. He said there are definitely some benefits to signing with them, but also some drawbacks. He highly encouraged the DDA to contact some neighboring communities to find out what has worked well and what has been more of a challenge. Kent said the city of Romulus would be a very good one to contact as they have had both good and bad experiences. He went on to say that DTE does a very good job with their lighting and OHM is in no way trying to compete. The subcommittee wanted to take a high-level photometric look at the current lights and figure out how many of those are actually needed. Kent said they have the preliminary alignments from MDOT and they've used that as a base to develop their proposal.

Louis Meyette said they intend to look at what the boulevard would need for fixtures and light spacing from a high-level standpoint. Louis said that he agrees with DTE in that the fixture we currently have is really intended only for pedestrian lighting and not an efficient way to light a roadway. He said they would definitely recommend getting away from our current fixture and moving toward something that is more of a roadway fixture. Their goal would be to tell us exactly how many poles we would need based on the size of the roadway, spacing, quantity of lights and installation costs.

Kent Early said that DTE could provide some of the same things. Bart Patterson said it would be nice to have a second number to look at as a comparison with DTE.

Amy Hamilton asked the board how they would like to move forward. She suggested approving the RBA, but holding off on the lighting study portion of the work until DTE comes back with their information.

Sandeep Narang wanted to know why the board wasn't willing to look into solar lighting as an option. Louis from OHM said that the capital cost is significantly higher. There is much more involved than purchasing solar panels as it also affects infrastructure. Louis said he could get some numbers together to give an idea of what the cost is.

Amy Hamilton said if the RBA is approved we will move forward with the landscape portion at this time. She said the discussion that she had with Kent Early and the landscape architect was that the township wanted to go with native, sustainable plants that don't require a lot of water or maintenance. Kent also said they will also look into rain gardens as a way to assist drainage. They will put together some design mock ups for the board to look at.

Laura Giove asked Amy Hamilton if she could send the sustainable landscaping presentation to the rest of the board members. Amy said that she would.

MOTION: by Mark Waldbauer, supported by Laura Giove, to approve a PO to OHM Engineering Advisors for Ford Road light study and landscape concept design.

AYES: All present

CONSIDER APPROVAL OF 2021 PURCHASE ORDER INCREASE TO FRANK'S LANDSCAPING FOR IRRIGATION REPAIRS

Amy Hamilton explained that we used to have Jimmy from Programming the Rain who was subcontracted through Frank's Landscaping as the contract permitted. Amy went on to say that Jimmy has always been great to work with and very responsive. Unfortunately, like a lot of businesses during Covid he is having staffing issues and can no longer provide Canton with that service. Because of this, our subcontractor is now The Wilcox Brothers out of Troy, Michigan. Amy said they have also been very responsive but are incredibly expensive. We had a \$15,000 irrigation purchase order in the spring but we only have \$115 left in it. She is asking the board to approve a \$15,000 increase to the current purchase order making it a total of \$30,000.

Amy Hamilton said Frank's Landscaping contract is up at the end of the season and she suggested separating the irrigation portion at that time so we have more control over prices. She said if we bid out a separate irrigation contractor we won't be have to go with a company someone else chooses for us and we can get a more competitive rate.

MOTION: by Mark Waldbauer, supported by Laura Giove, to increase the current irrigation PO to Frank's Landscaping.

AYES: All present

DDA COORDINATOR'S REPORT – July 15, 2021

- **Shred Event** – The DDA Shred Event is still on for Saturday, August 21 from 8-10 am in the Super Bowl parking lot. The trucks will be there from 7-10 am. All volunteers should be there no later than 7:15am.
- **Elmhurst/Brookline/Marlowe** – Construction to pave the approaches of these two streets was supposed to start July 6 however, due to a last-minute request from Wayne County, construction was postponed until the week of July 12. Unfortunately, Al's can't start until the rain stops. They need at least two dry days before they can proceed.
- **Melissa's Art Piece** – After being turned down by MDOT, we approached two more property owners in the DDA requesting an art easement to place "Meet Chuck." Unfortunately, both property owners said no. Both of these locations were outside of the impending boulevard construction zone. I'm not comfortable moving forward with an easement inside the zone since until construction is finished.

I've talked with Supervisor Graham-Hudak, Kristin Kolb and CLS to see if we can temporarily move the art piece to Preservation Park until the boulevard is completed. Melissa loved the art piece because it was "fun, whimsical and a throwback to Canton's farming roots which makes Preservation Park a natural fit. Melissa worked on the Historic District Commission for years and I think she would be very happy with this location. It's also right down the street from her house so her family will be able to visit the piece often.

If the DDA agrees about temporarily moving this art piece to Preservation Park, I can begin

moving forward with getting an agreement between the Township Board and DDA signed and we can finally hold a dedication ceremony.

Anne Marie Graham-Hudak said the Township Board is currently considering The Partnership for the Arts as a good location as well. It is also close to Melissa McLaughlin's home as well as an organization she was heavily involved with.

- **New Business Update** –A Certificate of Compliance has been issued for the following businesses:
 - **Dreambox Boutique** – 42847 Ford Road (women's clothing)
 - **Hookah Zone LLC** – 42075 Ford Road (retail only)

ADDITIONAL CITIZENS AND BOARD MEMBER COMMENT

Seth Kleinglass said there is a fund to support the trails along I-275. He asked if the DDA would be able to contribute funds to this cause since a portion of it runs through the DDA district. He will bring detailed information to the next meeting.

Anne Marie Graham-Hudak said it is The Canton Trail Fund started by Jim Kosteva and it would be a good fund to contribute to.

Seth Kleinglass asked if we have a Convention & Tourism Bureau. Anne Marie said we do not but it is actually one of the board goals. Seth said he has a friend on another DDA board that has one and they are able to collect a 5% hotel tax and that goes back into the DDA fund or another approved fund. He suggested that as a way to get some taxable income since we have so many hotels. Seth said he can get more information. Amy Hamilton said the DDA board can look into it.

ADJOURN

MEETING CALLED TO ADJOURN at 9:42 A.M.