

CITY OF MONROE
REGULAR COUNCIL MEETING
MONDAY, NOVEMBER 7, 2011

Regular meeting of the City Council of the City of Monroe, Michigan held on Monday, November 7, 2011 at 7:30 p.m. in the City Hall Council Chambers.

Present: Council Members Conner, Beneteau, Hensley, Paisley, Bica, Molenda and Mayor Clark.

Charles D. Evans, Clerk-Treasurer gave the invocation.

Mayor Clark led the pledge of allegiance to the flag.

Proclamation

222 November 13-19, 2011 – “Homeless Awareness Week”.

Mayor Clark presented a proclamation to Bonnie Finzel-Doster, Co-Chairman for Homeless Awareness Week.

Bonnie Finzel-Doster, Co-Chairman for Homeless Awareness Week, thanked Council for all of their support and gave announcements of upcoming events and fundraisers.

Public Hearing.

223 This being the date set to hear public comments on a proposed Obsolete Property Rehabilitation Act (OPRA) District pursuant to Public Act 146 of 2000, as amended, for property generally located at the southeast corner of East First Street and Conant Avenue, and there being no comments on file in the Clerk-Treasurer’s Office and no persons present commenting, the Mayor declared the hearing closed.

Consent Agenda. (All items listed under the Consent Agenda are considered to be routine by Mayor and Council and may be approved by one motion. Any item may be removed for separate discussion by a Councilperson or citizen.)

A. Approval of the minutes of the Work Session held on Monday, October 17, 2011 and the minutes of the Regular Meeting held on Monday, October 17, 2011.

B. Approval of payments to vendors in the amount of 1,288,949.87.
Action: Bills be allowed and warrants drawn on the various accounts for their payment.

223 Consider Formation of an Obsolete Properties Rehabilitation Act (OPRA) District for the Detroit Stoker Company Property Located at East First Street and Conant Avenue.

1. Communication from the Director of Economic & Community Development, submitting a proposed resolution that determines the district at East First Street and Conant Avenue, Detroit Stoker Company, to be an area characterized by obsolete properties, and recommending that council, following consideration of any comments received at the public hearing, approve the formation of an Obsolete Properties Rehabilitation Act District for the Detroit Stoker Company property located at East First Street and Conant Avenue, in the form of the attached resolution.
2. Supporting documents.
3. Accept, place on file and the resolution be adopted.

224 Michigan Municipal League, MML, Board of Directors Election.

1. Communication from the City Manager's Office, submitting an official ballot for the MML Liability and Property Pool Board of Directors, and recommending that Council vote for the Board of Directors and forwards the official ballot to the MML by November 10, 2011.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

225 Professional Consulting Leak Detection Survey Services Proposal – Water Department.

1. Communication from the Director of Water & Wastewater Utilities, reporting back on a 6-year Preventative Maintenance Program that includes a component of performing a leak detection survey on the water mains within each program year, and recommending that the proposal to provide Year 5 – Leak Detection Services as part of the Water Department 6-Year Preventative Maintenance Program be awarded to Aqua-Line Leak Detection Services out of Findlay, OH in the amount of \$9,765 in accordance with their proposal, and further recommending that the City Manager or his designee be authorized to sign all necessary documents on behalf of the City of Monroe (if needed).
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

226 Consider Awarding Two (2) Community Development Block Grant FIX Projects to Pranam GlobalTech.

1. Communication from the Director of Economic & Community Development, submitting a request for the consideration of awarding two (2) Community Development Block Grant FIX Projects to Pranam GlobalTech located at West Front Street and Walnut Street, and recommending that Council award two (2) Community Development Block Grant FIX contracts to Pranam GlobalTech with a budget of \$17,500 plus an additional \$3,500 in contingencies for the West Front project and a budget of \$20,920 plus an additional \$4,079 in contingencies for the Walnut Project, and further recommending that Council authorize staff to take the necessary steps to complete each project in compliance with federal regulations, including drafting agreements to be signed by each homeowner and the contractor.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

227 Consider Revising Budget for FIX Program Project at Almyra.

1. Communication from the Director of Engineering & Public Services, reporting back on additional repairs to complete a home rehabilitation at a property located on Almyra Avenue, and recommending that Council approve increasing this project's budget to \$24,999 to allow for payment of essential work that has already been completed and replacement of the front entry door.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

228 Repairs to Paula's House Women's Shelter Funded by Community Development Block Grant (CDBG).

1. Communication from the Director of Economic & Community Development, reporting back on bids received for repairs to the Paula's House Women's Shelter funded by Community Development Block Grant (CDBG), and recommending that Council approve the low bid and authorize staff to carry out the project described with Pranam GlobalTech and a project budget of \$20,000. This budget included a fourteen percent 14% contingency.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

229 Community Foundation of Monroe County Grant Award.

1. Communication from the Director of Economic & Community Development, submitting a proposed resolution, as required for a grant award of \$5,000 from the Community Foundation of Monroe County, for the wax touch-ups to the Custer Equestrian Monument, and recommending that Council accept the awarded funds, authorize the Mayor or his representative to sign all necessary documents related to the Community Foundation grant, and adopt the attached resolution.
2. Supporting documents.
3. Accept, place on file and the resolution be adopted.

230 Consultant Inspection Contract Extension – TTL Associates.

1. Communication from the Director of Engineering & Public Services, reporting back on an existing consultant inspection contract for construction projects, and recommending that Council award an extension to the original professional services contract from March 2009 to TTL Associates for “as needed” services up to \$30,000, and that the City Engineer be authorized to execute any necessary agreements on behalf of the City of Monroe.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

231 CDBG Sub-recipient Agreement with Salvation Army for Warming Shelter.

1. Communication from the Director of Economic & Community Development, submitting a CDBG sub-recipient agreement to assist the Salvation Army in funding its Warming Shelter for the 2011 winter with \$7,500 that the City of Monroe programmed for the purpose of funding staffing at the facility, and recommending that Council approve the proposed CDBG sub-recipient agreement with the Salvation Army and authorize the City Manager to execute the agreement.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

232 Demolition Bid of the City Owned Structure at 1259 East Front Street.

1. Communication from the Building Official, reporting back on bids received for the demolition of the structure located at 1259 East Front Street, and recommending that Council award the contract in the amount of \$4,889 to A-Emergency Plumbing & Excavating and that a total of \$6,889 be encumbered to include a contingency of \$2,000 for any unforeseen costs associated with the demolition, and further recommending that the Mayor or Clerk-Treasurer be authorized to sign the contract on behalf of the City of Monroe.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

233 Sterling Island Restoration – Great Lakes Restoration Initiative – EPA Grant Agreement Acceptance and Project Consultant Selection.

1. Communication from the Director of Engineering & Public Services, submitting an agreement with the United States Environmental Protection Agency (EPA) for Federal grant funds under their Great Lakes Restoration Initiative (GLRI) program for the restoration of Sterling Island, and recommending that Council accept the attached EPA Grant Agreement in the amount of \$500,000 (as listed) or up to \$529,600 if it can be amended, and that the City Manager or his designee be authorized to sign the agreement on behalf of the City of Monroe, and further recommending that Council award a professional services contract to Environmental Consulting & Technology in an amount not to exceed \$123,500.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

234 Restoring Fish Passage in the River Raisin Area of Concern (AOC) Phase 2 – Great Lakes Restoration Initiative – EPA Grant Agreement Acceptance and Project Consultant Selection.

1. Communication from the Director of Engineering & Public Services, reporting back on the EPA Grant Agreement and Project Consultant Selection to remediate all six (6) of the City's low head dams in the River Raisin, along with the Waterloo Dam, to provide for fish passage and other recreational opportunities in areas where these dams presently represent a substantial impairment, and recommending that Council accept the attached EPA Grant Agreement in the amount of \$1,495,000 and that the City Manager or his designee be authorized to sign the agreement on behalf of the City of Monroe, and further recommending that Council award a professional services contract to Cardno JFNew in an amount not to exceed \$335,500.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

235 Request to Obtain Water Main and Service Easements on Maple Boulevard – Water Department

1. Communication from the Director of Water & Wastewater Utilities, submitting a proposed water main and service easement agreement for property along Maple Boulevard between Lorain Street and Scottwood Avenue, and recommending that the attached agreement be approved, easement fees be paid to acquire said easement and that the Mayor and Clerk-Treasurer be authorized to execute the agreement on behalf of the City of Monroe in complete of the approved Fiscal Year 2011-2012 Capital Improvement Program Project.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

236 Authorizing the City of Monroe Downtown Development Authority to Purchase Property for the West Front Street and South Monroe Street Parking Lot and Greenspace Improvements.

1. Communication from the Director of Economic & Community Development, reporting back on an extensive study for the improvement of the parking lot and greenspace located at West Front Street and South Monroe Street, and recommending that Council authorize the Downtown Development Authority to purchase property for the West Front Street and South Monroe Street Parking Lot and Greenspace Improvements in accordance with the City of Monroe Downtown Development Plan #4 (June 18, 2007), within the area depicted on the approved site plan and subject to concurrence from the City Assessor or certified appraiser that the purchase prices are within a reasonable range for commercial property in the area.
2. Supporting documents.
3. Accept, place on file and the recommendation be carried out.

It was moved by Council Member Molenda and seconded by Council Member Beneteau that item 223, 225, 229, 230, 231, 232, 235 and 236 of the Consent Agenda be approved as presented and that item 224, 226, 227, 228, 233 and 234 be removed and considered separately.

Ayes: 7 Nays: 0

Motion carried.

224 The communication from the City Manager's Office was presented, submitting an official ballot for the MML Liability and Property Pool Board of Directors, and recommending that Council vote for the Board of Directors and forwards the official ballot to the MML by November 10, 2011.

Council Member Molenda said he pulled this item for clarification as to why the ballot was not completed.

Mayor Clark explained that there are two vacancies and two people that are running and that Council has the opportunity to support one or both.

It was moved by Council Member Molenda and seconded by Council Member Beneteau that the two candidates listed on the ballot be supported by Council and that the ballot be forwarded to the MML.

Ayes: 7 Nays: 0

Motion carried.

226 The communication from the Director of Economic & Community Development was presented, submitting a request for the consideration of awarding two (2) Community Development Block Grant FIX Projects to Pranam GlobalTech located at West Front Street and Walnut Street, and recommending that Council award two (2) Community Development Block Grant FIX contracts to Pranam GlobalTech with a budget of \$17,500 plus an additional \$3,500 in contingencies for the West Front project and a budget of \$20,920 plus an additional \$4,079 in contingencies for the Walnut Project, and further recommending that Council authorize staff to take the necessary steps to complete each project in compliance with federal regulations, including drafting agreements to be signed by each homeowner and the contractor.

Pat McElligott, 813 Reisig Street said that his problem with this program is that the City is expending over \$70,000 to three residents and he finds it hard to believe that the city would open their coffers and give that amount of money to three individuals that the taxpayers do not even know who they are.

Dan Swallow, Director of Economic & Community Development explained that this program money is from Community Development Block Grants which are federal funds that flow through the City of Monroe as part of the CDBG Program and that the housing rehab is a required element to be able to submit the request to HUD. He said that other projects, pot holes, street paving, and water mains are also funded through this program.

After discussion, it was moved by Council Member Molenda and seconded by Council Member Bica that item 226 be accepted, placed on and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

227 The communication from the Director of Engineering & Public Services was presented, reporting back on additional repairs to complete a home rehabilitation at a property located on Almyra Avenue, and recommending that Council approve increasing this project's budget to \$24,999 to allow for payment of essential work that has already been completed and replacement of the front entry door.

It was moved by Council Member Molenda and seconded by Council Member Conner that item 227 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

228 The communication from the Director of Economic & Community Development was presented, reporting back on bids received for repairs to the Paula's House Women's Shelter funded by Community Development Block Grant (CDBG), and recommending that Council approve the low bid and authorize staff to carry out the project described with Pranam GlobalTech and a project budget of \$20,000. This budget included a fourteen percent 14% contingency.

Pat McElligott, 813 Reisig said he pulled this item for clarification and said that he thinks that the City is giving money away just because it is there.

Dan Swallow, Director of Economic & Community Development explained how the shelter qualified for the funds from the grant for the repairs to Paula's House Women's Shelter.

It was moved by Council Member Molenda and seconded by Council Member Conner that item 228 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

233 The communication from the Director of Engineering & Public Services was presented, submitting an agreement with the United States Environmental Protection Agency (EPA) for Federal grant funds under their Great Lakes Restoration Initiative (GLRI) program for the restoration of Sterling Island, and recommending that Council accept the attached EPA Grant Agreement in the amount of \$500,000 (as listed) or up to \$529,600 if it can be amended, and that the City Manager or his designee be authorized to sign the agreement on behalf of the City of Monroe, and further recommending that Council award a professional services contract to Environmental Consulting & Technology in an amount not to exceed \$123,500.

Pat McElligott, 813 Reisig said he wanted more knowledge on this agenda item and item 234 also.

Barry LaRoy, Director of Water & Wastewater Utilities gave an update on the Sterling Island project and the remediation of six (6) low head dams.

After discussion, it was moved by Council Member Molenda and seconded by Council Member Hensley that item 233 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

234 The communication from the Director of Engineering & Public Services was presented, reporting back on the EPA Grant Agreement and Project Consultant Selection to remediate all six (6) of the City's low head dams in the River Raisin, along with the Waterloo Dam, to provide for fish passage and other recreational opportunities in areas where these dams presently represent a substantial impairment, and recommending that Council accept the attached EPA Grant Agreement in the amount of \$1,495,000 and that the City Manager or his designee be authorized to sign the agreement on behalf of the City of Monroe, and further recommending that Council award a professional services contract to Cardno JFNew in an amount not to exceed \$335,500.

It was moved by Council Member Molenda and seconded by Council Member Conner that item 234 be accepted, placed on file and the recommendation be carried out.

Ayes: 7 Nays: 0

Motion carried.

Council Comments.

Council Member Conner reminded everyone to vote on Tuesday.

Council Member Beneteau commented on the discussion regarding item 226.

Council Member Hensley also commented on the discussion regarding item 226.

Council Member Paisley commented on all of the boards and commissions, their acronyms, meeting dates and times, urged people to vote and thanked the Veterans for their sacrifice for the American people.

Council Member Bica commented on the ALCC raffle, the fish passageways and urged everyone to vote.

Council Member Molenda commented on the Monroe County Humane Society's Feline Frenzy from November 1st – 23rd, 2011.

Mayor's Comments.

Mayor Clark commented on our right to vote, our Veterans, the Civil War Memorial, Homeless Awareness week and the homeless, the Holiday Celebration, and partnerships with local businesses. He also announced that Scott Bentley will be at the La Z Boy Center at the MCCC on Sunday, November 13 at 2:00 p.m. to give a presentation about our New National Park and the Economic Summit event, "Monroe 2012 and Beyond", at the Monroe Golf and Country Club on Wednesday, December 7th, 2011 beginning at 12 noon. He also commented on the Monroe Multi-Sports Complex and their progress with new programs and the Vex Robotics event at Monroe High School and reminded everyone to vote.

Citizen's Comments.

Richard Micka, 47 E. Elm Avenue commented on the Great Lakes Commission visit to Monroe, and the River Raisin areas of concern.

Adam Yeager, 1833 S. Custer Road commented on the condition of the roads in his neighborhood, bike riders, federal, state and local money, and drug testing for those on public funds.

Jeannie Micka, 47 E. Elm Avenue commented on Monroe's cultural and historic background.

Pat McElligott, 813 Reisig Street commented on deterioration of property and a Monroe Evening News article.

Mark Worrell, 620 Valley Oak Court commented on the Operational Assessment, the decrease of city employees from 242 to 180, post retirement healthcare, and comparison with Monroe County. He also commented on the Public Safety operations.

Dave Smith, 530 Hollywood Drive commented on a possible volunteer fire department with having no industry in Monroe.

Adjournment.

It was moved by Council Member Molenda and seconded by Council Member Paisley that the meeting adjourn at 8:57 p.m. until the next Regular Meeting on November 21, 2011.

Charles D. Evans
City Clerk-Treasurer

Robert E. Clark
Mayor