

APPROVED - 6/23/15

City of Hamtramck

Receivership Transition Advisory Board Meeting Minutes

Tuesday, May 26, 2015

Hamtramck City Hall

Council Chambers - 2d Floor

3401 Evaline

Hamtramck, Michigan 48212

RTAB MEMBERS PRESENT:

DEBORAH ROBERTS, CHAIR

MARK STEMA

KAREN YOUNG

CATHY SQUARE

ALSO PRESENT:

DREW VAN de GRIFT

KATRINA POWELL

Hamtramck City Manager

BHAMA CAIRNS

City Controller

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Called to order at 1:02 p.m.

MS. ROBERTS: I'll to call the City of Hamtramck
Receivership Transition Advisory Board for Tuesday, May 26.
It's about 1:02 p.m.

I will remind the audience if they would like to
speak they will need to sign in. Mr. Van de Grift, will you do
a roll call, please.

MR. VAN de GRIFT: Deborah Roberts.

MS. ROBERTS: Here.

MR. VAN de GRIFT: Cathy Square.

MS. SQUARE: Here.

MR. VAN de GRIFT: Mark Stema.

MR. STEMA: Here.

MR. VAN de GRIFT: Karen Young.

MS. YOUNG: Here.

MR. VAN de GRIFT: All present.

MS. ROBERTS: Okay, thank you, Mr. Van de Grift
I will entertain a motion to approve the agenda
as presented.

MR. STEMA: Motion

MS. YOUNG: Second.

MS. POWELL: Madam chair?

MS. ROBERTS: Yes?

MS. POWELL: I would like to walk on an item for
consideration by the Board.

1 MS. ROBERTS: Okay.

2 MS. POWELL: Last month you all approved a
3 Resolution for Contract for Public Park Renovation Services
4 for Toolles, Toolles Contracting Group and we just received the
5 contract and we'd really like to walk this on for your
6 consideration. All of the terms and conditions that were
7 spelled out in the Resolution have not changed in the contract
8 and it was all spelled out in the Resolution.

9 MS. ROBERTS: Okay.

10 MS. POWELL: Just like the contract. I'll pass
11 those out.

12 MS. YOUNG: Thank you.

13 MS. SQUARE: This is for park improvements?

14 MS. POWELL: It is. It's the contracting group
15 that will oversee the construction of the parks.

16 MS. SQUARE: Nice.

17 MS. ROBERTS: I would entertain a motion to
18 approve the agenda adding as Item 8 under the City
19 Administrator items, the Resolution 2015-16, is that right,
20 "Contract for Public Parks Renovation Services"

21 MS. YOUNG: Second.

22 MR. STEMA: First --

23 MS. YOUNG: And then a second.

24 MS. ROBERTS: Any further discussion?

25 (No response.)

1 MS. ROBERTS: Seeing none, all those in favor
2 say aye.
3 MR. STEMA: Aye.
4 MS. YOUNG: Aye.
5 MS. ROBERTS: Aye.
6 MS. SQUARE: Aye.
7 MS. ROBERTS: Opposed the same?
8 (No response.)
9 MS. ROBERTS: Motion carries.
10 Next on our agenda is approval of the April 28,
11 2015 RTAB meeting minutes. I would entertain a motion to
12 approve those minutes.
13 MS. SQUARE: I motion to approve.
14 MR. STEMA: Second.
15 MS. ROBERTS: Any discussion?
16 (No response.)
17 MS. ROBERTS: Seeing none, all those in favor
18 say aye.
19 MS. YOUNG: Aye.
20 MS. SQUARE: Aye.
21 MS. ROBERTS: Opposed the same.
22 (No response.)
23 MS. ROBERTS: Motion carries.
24 We have no old business on the Agenda. So
25 moving on to new business. First up is "Approval of

1 Resolutions & Ordinances for City Council Meeting Minutes."
2 First is a Resolution from the Regular City Council meeting of
3 April 14, 2015. Ms. Powell, I noticed on the minutes that it
4 appeared that a board member seconded an item but he wasn't
5 there.

6 MS. POWELL: Yes. You have a sharp eye there,
7 Madam Chair. That is true. We actually ended up having to
8 correct the minutes before the next City Council meeting
9 because of that error. I have the updated minutes for you.

10 MS. ROBERTS: Okay.

11 MS. POWELL: Mr. Walters' ghost was here.

12 MS. SQUARE: Second that motion.

13 MS. POWELL: But it was corrected for approval
14 by the City Council the next meeting.

15 MS. ROBERTS: Okay. I would then entertain a
16 motion to approve the draft minutes of the April 28 -- or
17 wait. The meeting minutes of the April 14 as corrected.

18 MS. SQUARE: So moved.

19 MR. STEMA: Seconded.

20 MS. ROBERTS: Any discussion?

21 (No response.)

22 MS. ROBERTS: Seeing none, all those in favor
23 say aye.

24 MS. YOUNG: Aye.

25 MS. ROBERTS: Aye.

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MS. SQUARE: Aye.

MS. ROBERTS: Opposed the same?

(No response.)

MS. ROBERTS: Resolution carries.

Next item is resolution from the Regular City Council meeting of April 28, 2015. I would entertain a motion to approve all resolutions of the April 28 meeting.

MS. YOUNG: So moved.

MR. STEMA: Seconded.

MS. ROBERTS: Any discussion?

(No response.)

MS. ROBERTS: Seeing none, all those in favor say aye.

MR. STEMA: Aye.

MS. YOUNG: Aye.

MS. ROBERTS: Aye.

MS. SQUARE: Aye.

MS. ROBERTS: Opposed the same?

(No response.)

MS. ROBERTS: Resolution carries.

Next up is a Resolution from the Special City Council meeting of May 6. I would entertain a motion to approve all resolutions of the May 6 Special Council Meeting.

MS. YOUNG: So moved.

MR. STEMA: Seconded.

1 MS. ROBERTS: Any discussion?
2 (No response.)
3 MS. ROBERTS: Seeing none, all those in favor
4 say aye.
5 MR. STEMA: Aye.
6 MS. YOUNG: Aye.
7 MS. ROBERTS: Aye.
8 MS. SQUARE: Aye.
9 MS. ROBERTS: Opposed the same?
10 (No response.)
11 MS. ROBERTS: Motion carries.
12 Next item on the agenda is the "Claims and
13 Accounts from the Regular City Council meeting draft minutes
14 of May 12." I would entertain a motion to approve the Claims
15 and Accounts of the May 12 meeting.
16 MS. YOUNG: Motion to approve.
17 MR. STEMA: Second it.
18 MS. ROBERTS: Any discussion?
19 (No response.)
20 MS. ROBERTS: Seeing none, all those in favor
21 say aye.
22 MS. YOUNG: Aye.
23 MS. SQUARE: Aye.
24 MS. ROBERTS: Opposed the same.
25 (No response.)

1 MS. ROBERTS: Motion carries.

2 Next on the agenda is the Capital Improvements
3 Plan. Provision 4(C)(4) of the EM Order 20 states that the
4 city shall develop a six-year Capital Improvement Plan within
5 180 days of this Board's appointment. The Board was appointed
6 December 19, 2014 so the Plan should be submitted by June 17
7 and submitted to the Board for review next month.

8 Ms. Powell, will that plan be available?

9 MS. POWELL: Yes, ma'am and actually our
10 treasurer/deputy city manager, John Gabor, is here to discuss
11 the progress on our plan.

12 MS. ROBERTS: Okay.

13 MR. GABER: Very briefly, each of the department
14 heads has a blank sheet that they've been working on. I
15 probably bit off a little more than I can chew with them with
16 regards to I was trying to cover a lot of budget stuff as well
17 as the CPI. I backed off of the budget stuff and we're just
18 going to focus on the CPI. I'm looking at carrying it out at
19 least seven to eight years on an annual basis and then a five
20 year block so you get up to about 20 years, especially for the
21 P.D. and fire departments and D.P.W. because they tend to have
22 equipment that you have to look out that far.

23 The city manager and I have been talking about
24 this so it will be ready for your next meeting. I apologize
25 for not having it for this meeting. Like I said, I bit off a

1 little more than I can chew and I had to fix some things on
2 the settlement that weren't quite right. Cathy left.

3 But I can give you an example of what that's
4 going to look like if you're interested.

5 MS. ROBERTS: Okay.

6 MR. GABOR: I just have one copy and this is
7 from the previous city I worked in but that's what the plan
8 will look like when it's done by each department and then it
9 will be summarized. The only thing that will be a little
10 different than that will be for road repair and water and
11 sewer. It's just a little different item but generally we try
12 to forecast that out. We've already done that in the five-
13 year forecast in big numbers; we're getting a little more
14 detail for those big numbers. So it will be ready for the
15 17th. I'm pushing to get all of the data in this week so I
16 can summarize that next week so, if there's any questions I'll
17 be happy to field those.

18 MS. SQUARE: Yeah, I've a question. So these
19 are capital purchases so my concern is that the city really
20 pay attention to capital with respect to infrastructure
21 capital improvements.

22 MR. GABOR: Okay, and -- I'm sorry.

23 MS. SQUARE: And so I know that the city has the
24 grant or the SRF funding for the first phase, phase one and
25 half of phase two or however, you know, I sort of remember of

1 that. But I know that there is a dire need in the community
2 to rebuild the infrastructure and I know you can't do it in
3 six years but I like your concept of the 20-year roll out but
4 I think that you really need to pay close attention to that
5 because, you know, the city is really in dire need of almost
6 everything when it comes to curb, gutter, roads.

7 MR. GABOR: Road.

8 MS. SQUARE: Lighting. I know a lot of the
9 lighting --

10 MR. GABOR: Lines, sewer lines.

11 MS. POWELL: And that's all going to be included
12 in a separate piece. We're using the water and sewer and the
13 roads because of the funding mechanisms for both of those.
14 But that will be included in the capital improvements plan.

15 MS. SQUARE: You might even want to take into
16 consideration there may be a second phase of funding that's
17 available after the first phase kind of runs out. I know that
18 in Hennessy's report and that that whole plan it was up to, I
19 want to say \$40 million for the work that could be done --

20 MS. POWELL: Yes.

21 MS. SQUARE: I know that it's way more than we
22 can afford to spend right now.

23 MR. GABOR: Absolutely.

24 MS. SQUARE: I think we chose six, eight
25 million, something like that.

1 MS. POWELL: Do in seven.

2 MS. SQUARE: But, you know, I think that
3 whatever you do you need to really create a good blueprint for
4 the city to follow over the next 20 years, something that
5 really is --

6 MR. GABOR: The DPW director and I have already
7 had several discussions on what that might look like with
8 regard to the infrastructure because he's got the biggest
9 chunk of that as far as responsibility. And I believe in
10 addition to that, the D.E.Q. is also pushing for the same type
11 of plan if we're going to continue to get any kind of grant
12 funding in the future.

13 MS. SQUARE: Yeah, and so you know, you just
14 need to make sure that he has the proper assistance because
15 that plan should be, you know, a plan that functions without
16 people.

17 MS. ROBERTS: Yes.

18 MS. ROBERTS: It should be something that the
19 city, you know, becomes the book that is, you know, engrained
20 with whoever is here, whoever is running the place they know
21 in year eight --

22 MS. POWELL: This is where we are.

23 MS. ROBERTS: Yeah, right.

1 MR. GARBO: We should be at least looking at
2 this and saying how far can we fund it, how much can we fund
3 it.

4 MS. ROBERTS: Exactly.

5 MR. GARBO: So. Anyway that just kind of gives
6 you an overview of what that's going to look like but that
7 will be available for you.

8 MS. ROBERTS: Okay, well that's exciting. Thank
9 you.

10 MS. YOUNG: Thank you.

11 MS. ROBERTS: Next item on our agenda is over
12 time report. Ms. Powell, provision 4(b)(11) of the EM order
13 20 mandates that the city provide monthly reports that detail
14 the city's overtime for the previous month. We have not
15 received such a report. Will the report be forthcoming or
16 could you update the Board on that?

17 MS. POWELL: Yes, ma'am. Actually Drew and I
18 had a conversation about that just recently and we're trying
19 to pull all the numbers and evaluate all of the overtime, not
20 just in a certain department and also compare that with our
21 revenues. Right now there's not a clear understanding of the
22 amount of overtime versus the offset of revenue so you will
23 definitely have that report next month and will encompass our
24 overtime, all of our overtime.

25 MS. ROBERTS: Okay. Thank you.

1 Does anyone else have any further questions?

2 MR. STEMA: Actually, just a quick question on
3 the overtime. Right now, based on your projections are you
4 guys over what you budgeted throughout the year?

5 MS. POWELL: It's tough for me to say, sir,
6 right now because like I said, we're not -- there's not a
7 clear understanding of the revenue that's coming in --

8 MR. STEMA: Okay.

9 MS. POWELL: -- as to whether or not it's
10 offsetting particularly in one department whether it's
11 offsetting the overtime or not. And there's a lot that has to
12 go into that; the training, the equipment, you know, your
13 capital expenditures and that sort of thing all need to come
14 into consideration when you talk about whether or not we've
15 got enough revenue to offset the overtime. So the controller
16 and I are in the process of trying to get that all squared
17 away. But we'll definitely have that for you. Our project
18 this month is the CIP as well as the overtime report but
19 you'll definitely have that next month.

20 MS. ROBERTS: Okay.

21 MS. POWELL: Thank you.

22 MS. ROBERTS: Thank you.

23 Okay, moving on to City Administrator items.
24 We've already done the approval of minutes. Those were
25 addressed in new business. The next item is "Budget to Actual

1 and Cash Flow Report." I would entertain a motion to approve
2 the "Budget to Actual and Cash Flow Report."

3 MS. YOUNG: So moved.

4 MR. STEMA: Second it.

5 MS. ROBERTS: Any discussion?

6 MR. STEMA: I think I just have one question on
7 that and it's just a general one. We're getting very close to
8 the end of the year.

9 MS. POWELL: Yes.

10 MR. STEMA: Do you have outstanding pitfalls or
11 anything that might be coming up? How are we to overall
12 budget the projections right now?

13 MS. CAIRNS: I'm concerned about the library. I
14 think I have written that in there. We have just recently
15 introduced a two-step process that any purchases we need, we
16 have just introduced it. First it has to come to the
17 Controller to see if they have the budget and then it has to
18 go to the city controller for approval.

19 MS. POWELL: The city manager.

20 MS. CAIRNS: Sorry. City manager.

21 MR. STEMA: Okay, so that's the only fund you're
22 worried about?

23 MS. CAIRNS: That's the only one right now.
24 Yes.

1 MS. ROBERTS: My question is kind of along the
2 same lines. Even though it's over budget do you have funds
3 from somewhere else to cover the shortfall written?

4 MS. CAIRNS: They have a fund balance of about
5 \$60,000 but last year they were -- they were -- they had a
6 deficit of \$80,000 which the fund balance covered. But now we
7 have \$60,000. Even if they survive this budget year, and it's
8 also the next budget year so we have to do something in order
9 to get them --

10 MS. SQUARE: What do you recommend we do? I
11 know this has been a problem because the library here
12 functions as a community center, community -- the library here
13 is a big deal. It's heavily used. People depend on it. We
14 have a large immigrant community that needs a lot of resources
15 available at the library and so has any thought been given on
16 how to improve the revenue or the resources of the library
17 because at this rate it's going to implode.

18 MS. POWELL: And you're correct. Bhama and I
19 have met with the library staff to, number one, we need to get
20 the expenditures under control. The revenue is a whole
21 separate issue but the expenditures are absolutely out of
22 control. In meeting with them we assumed they understood that
23 they were this close to -- they were very close to
24 overstepping their budget. I think two weeks later, three
25 weeks later, they submitted a recommendation for raises for

1 their employees. So, at that point that's when we said "Time
2 Out," we are now going to take over approving every single
3 expenditure that goes on there because we've provided them all
4 the financial statements, Bhama talks to them on a regular
5 basis trying to explain that you can't do this, you've got to
6 understand that you don't have any money. For some reason
7 it's just not clicking. So now we're going to -- I'm going to
8 put my foot down and we're going to have to look at the entire
9 operation, I think.

10 MS. SQUARE: I think that that's a good point
11 because I think I went around and around with them, too.

12 MS. POWELL: You did.

13 MS. SQUARE: And I think that you need some
14 professional help for the library, though. Maybe some sort of
15 library consultant or, you know, an expert on libraries
16 because the putting the foot down and the waving the hands in
17 the air, I mean, they are the nicest people.

18 MS. POWELL: They are.

19 MS. SQUARE: And they'll come over and you know,
20 there is a need in the community for a strong library so maybe
21 if you get some professional help.

22 MS. POWELL: Okay.

23 MS. SQUARE: Because I've, you know, I've been
24 there with them. I was here 18 months and you know, I walked
25 down that road with them. But the problem is trying to

1 fulfill a lot of needs over there. They've got after school
2 service. I mean they've got, people drop their kids off there
3 so they might need some professional help, you know, maybe
4 some sort of consultant because you can't really -- it's a
5 city library, though. There are two types of libraries.
6 There are like the independent libraries under state statute
7 and then there's the city library. And this is a city library
8 so it's going to be real difficult to just, you know, close
9 the library. My old boss Lou Schimmel would say, "Close the
10 library," but I don't think you can close it. So it might be
11 better to try to get them some professional help and then you
12 work with the professional and the library to see what you can
13 extract out of what they have to do, what their core business
14 is, what they should be doing. Maybe they shouldn't have a
15 day care center in the library. You know, maybe they
16 shouldn't have those fancy dinners that they have at the
17 library. Maybe they should just get down to computer labs and
18 if it comes from a professional consultant they might, you
19 know, understand it better because they've been over there
20 forever and the people who are running the library if it
21 weren't for them we wouldn't even have it. So, I think if you
22 approach it that way.

23

MS. POWELL: Okay.

1 MS. SQUARE: Because you know, because library
2 people want smart people to tell them because they're so
3 smart.

4 MR. STEMA: Yeah.

5 MS. SQUARE: You know, that's the nature of
6 being a librarian and so if you get them, you know, some
7 expert on urban libraries or something. I don't know where
8 you're going to find them but if you look you might find them,
9 you never know.

10 MS. ROBERTS: One of the universities might have
11 something that they can, you know, an intern program or
12 something that they might be able to lend you some free
13 consulting.

14 MS. SQUARE: Right.

15 MS. POWELL: Okay, thank you, ladies.

16 MS. ROBERTS: Any further discussion?

17 (No response.)

18 MS. ROBERTS: The motion before us is to approve
19 the Budget to Actual and Cash Flow Report. All those in favor
20 say aye? Aye.

21 MS. SQUARE: Aye.

22 MS. YOUNG: Aye.

23 MR. STEMA: Aye.

24 MS. ROBERTS: Opposed the same?

25 (No response.)

1 MS. ROBERTS: Okay. Motion carries.

2 Next on the agenda is "Approval of the Invoice
3 Register and Pre-Approved Expenditures." We addressed that in
4 New Business.

5 Next is the approval of Resolution 2015-16,
6 "Selection of Vendor for Highway Maintenance & Construction
7 Project." It is the duty of the Board to review all city
8 contracts which exceed a threshold amount. Ms. Powell, you
9 have stated that there is not an actual contract for this
10 particular item?

11 MS. POWELL: That is correct. We are
12 piggybacking on a contract of sort with the city of Southgate
13 that they are able to purchase a ton of asphalt at \$365 a ton
14 for spray patching. We contacted the city of Southgate and to
15 get a copy of that contract. And there is no contract because
16 there is not guarantee for spray patching. What is guaranteed
17 is the cost of the asphalt. I know, it sounded weird to me,
18 too, but we met with -- or spoke with people in Southgate; the
19 city clerk, the city engineer, the DPS director, everybody to
20 see if there's a contract and there's not because this is --
21 they can't guarantee -- there's not a guarantee. The only
22 thing that's guaranteed is the price and that's what we're
23 paying for but, the amount that we're anticipating spending
24 between now and June 30 is \$89,000 -- a little more, about
25 \$90,000 for spray patching between now and June 30. It's

1 about \$3300 a day. It's about nine tons of asphalt that we're
2 using a day; spray patching and that comes out to about \$3300
3 so we're anticipating it's going to be about \$90,000. And
4 we've got, I think \$3 million in that line item right now,
5 \$890,000 of it was budgeted.

6 MS. ROBERTS: I've got a couple questions.

7 MR. STEMA: So do I.

8 MS. POWELL: And our DPS director is here so he
9 can probably answer those questions.

10 MS. SQUARE: Are they on "MiDeal"? Was this
11 contract a MiDeal contract where you can, you know, I'm just
12 trying to make sure that we don't violate our purchasing
13 ordinance.

14 MR. RAGSDALE: Okay.

15 MS. SQUARE: And I know that while I was here I
16 amended the ordinance to allow for purchases, you know, with
17 the state purchasing, "MiDeals". So.

18 MR. RAGSDALE: I can certainly check into that
19 for you.

20 MS. POWELL: It is a MiDeal contractor.

21 MR. RAGSDALE: Oh, is it, okay.

22 MS. POWELL: It is a MiDeal contractor, yes.

23 MS. SQUARE: Okay, that was one question. And
24 then the other -- so that we don't violate the purchasing
25 ordinance. The other issue is this eligible for EVIP because

1 it's a shared service and so are we going to have like a
2 memorandum of understanding with Southgate? I mean
3 recognizing that it's not, you know, they don't have a
4 contract but we are somehow are we piggybacking on their price
5 or is that the price they got from MiDeal?

6 MS. POWELL: No. They went through the bid
7 process through -- and that is the price we are piggybacking
8 on, the bid process and the price from Southgate.

9 MS. SQUARE: So that's different, then from
10 purchasing it from MiDeal?

11 MS. POWELL: Well, they are a MiDeal contractor
12 so I don't know if the price is the same from MiDeal. I'm
13 going strictly by what the city engineer is providing and I
14 think in your packet there may be this information that shows
15 they are actually extending a contract that the city of
16 Southgate had but they rebid it to get the lower price of \$365
17 a ton.

18 MR. STEMA: Well --

19 MS. SQUARE: My issue is we can purchase off
20 MiDeal, that's part of our purchasing ordinance but I'm not
21 sure that our purchasing ordinance allows us to piggyback on a
22 contract that another community has entered into. So you just
23 need to check into that because our purchasing ordinance is
24 pretty strict.

1 MS. POWELL: Well, now state statute allows you
2 to piggyback on another city's contract.

3 MS. SQUARE: But we still have to follow -- I
4 mean, Hamtramck is a home-ruled city.

5 MS. POWELL: Right.

6 MS. SQUARE: It has its own ordinances and you
7 know, this -- one of the things that this community has been
8 fairly good at is following the purchasing ordinance. So we
9 have a purchasing ordinance, it's very clear. You know, I
10 went through it a lot and you just need to make sure you're
11 following it and I now that we amended it allow for purchases
12 through MiDeal. I'm not sure that that ordinance, unless I've
13 forgotten something and I forget all kind of things constantly
14 but you better check it.

15 MS. POWELL: Okay.

16 MS. SQUARE: Because I'm not sure that we can
17 piggyback on another community's bid process.

18 MS. POWELL: Well, if we can't we need to amend
19 that purchasing ordinance because I mean --

20 MS. SQUARE: Unless it's an EVIP or something,
21 unless we're doing a shared services arrangement where we've
22 got some inter-governmental agreement with Southfield (sic) to
23 share the service. Now, that's a way to do it and then we
24 qualify for EVIP. Am I right Bhama? If we have a shared

1 service with another community? I'm just concerned that we
2 follow our purchasing ordinance.

3 MS. CAIRNS: That's something I didn't see them
4 offering the shared services as part of the EVIP. It may
5 change this year but last year I didn't see that. Only wanted
6 the tax board.

7 MS. SQUARE: Yeah, just check the purchasing
8 ordinance.

9 MS. CAIRNS: Okay.

10 MS. SQUARE: Because if that were the case then
11 we could just piggyback on every community's contract. And we
12 can't. I know we can't. We can piggyback on city of Detroit.
13 I'm sure they buy a ton of asphalt. They probably have a
14 better price than Southgate.

15 MR. RAGSDALE: Well, a couple things I wanted to
16 point out; first and foremost, Highway Services, they were the
17 only remotely in this area that offers that particular --

18 MS. SQUARE: And I believe that. It's very hard
19 service to, they just aren't out there.

20 MR. RAGSDALE: Right. I'm not positive but I
21 think the closest service that is offered is Kalamazoo that
22 would offer that kind of service. The other thing is when we
23 were talking about a contact; it's \$367 a ton, approximately
24 eight to ten tons a day.

25 MS. POWELL: \$365.

1 MR. RAGSDALE: Oh, \$365, sorry. It's \$365 a
2 ton. They use approximately eight to ten tons a day so nine,
3 that's good. And they get paid per ton so if it takes them
4 all day to do it, if it takes them a couple hours to do it,
5 you don't know how many potholes they had to fill, how deep
6 the potholes are. So, that's why it's paid per ton. It is
7 what it is.

8 MS. SQUARE: I get all of that.

9 MR. RAGSDALE: Okay, and I'm just --

10 MS. SQUARE: And I'm not even splitting hairs on
11 the price because I know it's very expensive. I just don't
12 want you to violate the purchasing ordinance.

13 MR. RAGSDALE: That's fine. I was just
14 clarifying that for everyone.

15 MS. POWELL: And actually, we bid this out in
16 2008 and contracted with this company to provide the same
17 service.

18 MS. SQUARE: Do we have a current contract with
19 them?

20 MS. POWELL: The contract is still here. We
21 still have a contract. We're extending the contract. But we
22 wanted to piggyback on Southgate's prices because the contract
23 that we had with them didn't include a price.

24 MS. SQUARE: You've got to follow the purchasing
25 ordinance. You just have to. It's not optional.

1 MS. POWELL: But if they're -- okay.

2 MS. SQUARE: Even if you bid it out in 2008 and
3 they didn't give you a price. You can't just choose a price
4 from somewhere else. Just double check it. Just, you know,
5 are they on MiDeal? Can you go on MiDeal and purchase -- if
6 you can go on MiDeal and purchase the service then you haven't
7 violated the purchasing ordinance. But if they're not on
8 MiDeal I don't know how you're going to get around not bidding
9 it, you know, putting it -- put out a quick RFP, put out a
10 quick RFP turnaround seven days. Send it to them. I mean
11 there's ways to do it. I just want, you know -- I just don't
12 want you entering into a \$90,000 contract that's not bid out
13 and that's not part out of the city's existing purchasing
14 ordinance.

15 MS. POWELL: Well, it was -- okay. Even if it
16 was bid out by another community? Because typically if
17 another community goes through the bid process then the --

18 MS. SQUARE: Even if it was bid out by another
19 community. Because if that -- if you use that logic, you'd
20 never have to bid out anything.

21 MS. POWELL: And that's why that law is in place
22 because certain cities don't have personnel available to write
23 RFPs or to put everything out to bid so other cities go
24 through the purchasing process so that cities can piggyback on
25 those contracts. It happens everywhere. I was surprised --

1 MS. SQUARE: This is a home rule. The city has
2 a charter. It has a charter. It has a home rule city. That
3 means the cities can do what they want. They can adopt
4 ordinances.

5 MS. POWELL: Correct.

6 MS. SQUARE: And you have to follow the
7 purchasing ordinance here. You just have to do it.

8 MS. POWELL: Okay.

9 MS. SQUARE: It's not optional.

10 So you might just have to do a real fast, a real
11 fast, you could do a five-day RFP, five-day quote, a three-day
12 quote; a one-day quote, 24-hour quote. I mean I don't mean 24
13 hours, but you got to do it right. It's \$90,000.

14 MS. POWELL: It was already bid. It was bid by
15 the city in 2008.

16 MS. SQUARE: This is seven years later.

17 MS. POWELL: Okay. We'll check it out.

18 MS. SQUARE: It has to be approved by Council.
19 The whole nine yards.

20 MS. POWELL: It already went to Council.

21 MS. SQUARE: You didn't get a price, though, in
22 2008.

23 MS. POWELL: We did get a price. Oh, no, this -
24 - this, okay. You're talking about 2008.

1 MS. SQUIRE: If you had a gotten a price in the
2 term of the contract were five-year, seven-year, ten-year term
3 and the contract were awarded, then you could use them. But
4 they bid on it but they weren't awarded a contract. So if
5 they weren't awarded a contract then you know, no contract
6 exists. You got to follow the purchasing ordinance. You just
7 have to.

8 MS. POWELL: Okay.

9 MR. RAGSDALE: Any more questions?

10 MR. STEMA: I actually did but she asked one of
11 them so I'm good now.

12 MS. ROBERTS: Okay. At this time I'll entertain
13 a motion to either approve, deny, or table the approval of
14 Resolution 2015-16, "Selection of Vendor for Highway
15 Maintenance & Construction Project."

16 MS. SQUARE: Going to have to be denied. You
17 can't even table it because they've got to bid it out.

18 MS. ROBERTS: So is that a motion to deny?

19 MS. SQUARE: Motion to deny.

20 MS. YOUNG: Second.

21 MR. STEMA: Second.

22 MS. ROBERTS: All those in favor say aye? Aye.

23 MS. YOUNG: Aye.

24 MS. SQUARE: Aye.

25 MS. ROBERTS: Opposed, the same?

1 (No response.)

2 MS. ROBERTS: Motion carries to deny.

3 Next on the agenda is "Approval of Selection of
4 Bond Counsel for SRF Project." As before, the Resolution to
5 Select Considerate - (phonetic) as your Bond Counsel for the
6 city's Sewer Improvement Project will require an RTAB-approved
7 contract before any expenditures can be made? When do you
8 anticipate such contract will be available for review by this
9 Board?

10 MS. POWELL: That will be done later in the
11 month. Later in -- actually, next month is when that will be.
12 We have a presentation tonight, Bond Counsel and our
13 consultants are provided and presentation to the Counsel
14 tonight regarding the SRF project.

15 MS. ROBERTS: Okay.

16 MS. POWELL: As soon as there is a contract in
17 place I will be bringing it to you.

18 MS. ROBERTS: Okay. At this time I entertain a
19 motion to approve, deny, table, the selection of Bond Counsel
20 for the SRF project.

21 MS. SQUARE: So moved.

22 MS. ROBERTS: Approve, deny or table?

23 MS. SQUARE: Approve.

24 MS. ROBERTS: Second?

25 MS. YOUNG: Second.

1 MS. ROBERT: Any further discussion?
2 (No response.)
3 MS. ROBERTS: All those in favor of approving
4 the selection of Bond Counsel say aye?
5 Aye.
6 MS. SQUARE: Aye.
7 MS. YOUNG: Aye.
8 MR. STEMA: Aye.
9 MS. ROBERTS: Opposed the same?
10 (No response.)
11 MS. ROBERTS: Motion carries to approve.
12 Selection of Bond Counsel.
13 Next on the agenda is "Approval of a Full-time
14 Position for Executive Assistant?" Ms. Powell is this
15 position in the budget?
16 MS. POWELL: It is. Right now I'm currently
17 paying for it out of Professional Services. This will
18 actually just be the line item will be moved to include this
19 under the City Manager salary.
20 MS. ROBERTS: Okay. Okay. At this time I will
21 entertain a motion to either approve, deny, or table a full-
22 time position for executive assistant.
23 MS. SQUARE: Approve.
24 MR. STEMA: Second it.
25 MS. ROBERTS: All those in favor of say aye?

1 Aye.

2 MS. SQUARE: Aye.

3 MS. YOUNG: Aye.

4 MR. STEMA: Aye.

5 MS. ROBERTS: Opposed the same?

6 (No response.)

7 MS. ROBERTS: Motion carries to approve a full-

8 time position for executive assistant.

9 Next on the agenda is "Approval of a Part-Time

10 Position for the Department of Public Services/City Clerk"

11 position. Again, Ms. Powell, is this part-time position

12 included in the city budget?

13 MS. POWELL: It is. Yes, ma'am. And we will

14 share this position between DPS and the City Clerk's office.

15 So we'll be able to receive funding for both.

16 MS. ROBERTS: I will entertain a motion to

17 either approve, deny or table a part-time position for the

18 Department of Public Services/City Clerk.

19 MS. SQUARE: Approve.

20 MR. STEMA: Second it.

21 MS. ROBERTS: Any further discussion?

22 (No response.)

23 MS. ROBERTS: All those in favor say aye?

24 Aye.

25 MS. SQUARE: Aye.

1 MS. YOUNG: Aye.

2 MR. STEMA: Aye.

3 MS. ROBERTS: Opposed the same?

4 (No response.)

5 MS. ROBERTS: Motion carries to approve a part-
6 time position for the Department of Public Service/City Clerk.

7 Next on the agenda is approval of "Resolution
8 2015-1⁶/~~4~~, the Contract for Public Parks Renovation Services"
9 that was handed to us earlier in the meeting.

10 I would entertain a motion to either approve,
11 deny or table the Contract for Public Parks Renovation
12 Services.

13 MS. YOUNG: Motion to approve.

14 MR. STEMA: Second it.

15 MS. ROBERTS: Any discussion?

16 MS. SQUARE: I just have a few questions. This
17 was part of the CDBG grant and was this bid out?

18 MS. POWELL: Yes.

19 MS. SQUARE: Okay. Good. Because there's a
20 requirement because that's federal funds that you have to
21 follow federal procurement purchasing practices and policies.
22 So as long as that was done correctly then I'm in support of
23 it.

24 MS. ROBERTS: All those in favor say aye?

25 Aye.

1 MS. SQUARE: Aye.

2 MS. YOUNG: Aye.

3 MR. STEMA: Aye.

4 MS. ROBERTS: Opposed the same?

5 (No response.)

6 MS. ROBERTS: The motion carries to approve the
7 "Contract for Public Parks and Renovation Services."
8 Mr. Van de Grift, do we have anyone for public
9 comment?

10 MR. VAN de GRIFT: We do. Councilman Zwolak?

11 COUCNCILMAN ZWOLAK: Good afternoon.

12 MS. ROBERTS: Good afternoon.

13 MS. SQUARE: Good afternoon.

14 COUNCILMAN ZWOLAK: I enjoyed this session very
15 much. Very informative. Couple points I'd like to make, on
16 points if we can even go to it is the scenario for the street
17 patching. I mean I can thank you because we can now blame the
18 TAB Board because now we're going to delay the pothole fixing
19 so, better you than Council, okay?

20 MS. ROBERTS: Blame me for everything else.

21 COUNCILMAN ZWOLAK: Well, anyway, one of the
22 things that I think I brought up previously and that was the
23 timing situation of Council meetings would end, TAB meetings
24 where we approved things and the TAB Board approved things and
25 now we're seeing where the TAB Board approves things before

1 the Council approves things so I am wondering if we can get
2 maybe a little bit more notice on some of the things in terms
3 of like the agenda. We don't see the meeting posted other
4 than your schedule of meetings posted in the City Hall there,
5 let alone the agenda being posted there. I was wondering if
6 we could see that, if we can get the agenda and/or the notice
7 beforehand? That's just a minor request if possible. Same
8 thing with the minutes. If we could see the minutes, you
9 know, during the course of having them for the Council, have
10 them prior to the meetings when they are available.

11 One of the things I am curious because we have
12 this Transition and Advisory Board. And try to clarify, get
13 more of a definition, what kind of transition are we in and
14 what kind of advisory are we getting from the Board. And I
15 think I brought this up before where we have a little bit more
16 contact and dialogue between Council and the Board directly
17 rather than the schedule we have right now. Understandably a
18 lot of our Council members are working, can't come here during
19 the day, can't interact with you right now and so I'm just
20 hoping maybe that down the line we could do something, kind of
21 a shared meeting at some particular point in time? Or again,
22 as I invited you last time to come to our work sessions and
23 our Council meetings and have an opportunity there to see
24 what's going on so to speak.

1 Again, I think we're all looking for more
2 transparency and I think that is the issue, I don't want to
3 get into any particular issues. But I wanted to know how
4 much the TAB Board was being informed relative to our current
5 lawsuits that we have pending. I have one -- where they are
6 lowering our contract such as the bonding contract which we
7 have with the water and sewer repair. The one issue that I'm
8 concerned with is that relative to a \$500,000 claim that's
9 needed by the UR-31 Plaintiffs to conclude and complete our
10 urban renewal project. We've got three more sites, three more
11 housing to be built. Unfortunately the funds have dried up,
12 run out. The Plaintiff attorney is looking for \$500,000, half
13 a million dollars. I don't know where that's going to come
14 from and I don't perceive our federal judge Damon Keith
15 denying some kind of relief there. Three more houses to be
16 built, they part of the community development project as well
17 as the fact that they've been dedicated to Reverend Jordan who
18 is very much active and involved in that development, the 200
19 home settlements. So, and I don't foresee the Judge denying
20 that additional \$500,000. But that's going to be a big impact
21 on our budget one way or the other. Whether it's a tax
22 judgment I don't know. But I'm inquiring whether or not
23 you're aware of these things --

24 MR. VAN de GRIFT: It's been two minutes.

1 COUNCILMAN ZWOLAK: -- given our other current
2 lawsuits. That's about it. Between my comments and so you
3 can tell everybody that we're going to be a little delayed on
4 the pothole repairs. Thank you.

5 MS. ROBERTS: Thank you. Anyone else for public
6 comment?

7 MR. VAN de GRIFT: Ms. Cathy Gordon.

8 MS. GORDON: Good afternoon.

9 MS. ROBERTS: Good afternoon.

10 MS. SQUARE: Good afternoon.

11 MS. GORDON: As a former Councilwoman and a
12 candidate for Council this year to come back, I'm very
13 concerned. I've read the TAB Board's directives as to what
14 Council can't do and what the TAB Board's responsibilities
15 are. I'd like to know what the Council can do because it
16 appears to me that a lot of our ordinances, even charter
17 mandates are not being abided by. I mean, you just approved a
18 selection of Bond Counsel for repair to the infrastructure,
19 the sewers. Again, I have to tell you as a resident and a
20 business owner it's not very creative that you can spend money
21 and just put it on the back of the taxpayers. I'm spending
22 almost \$250 a month at my business for water. Now, this bond
23 issue is going to be put on the back of the property owners
24 again in the form of water bills. Now, you can approve all
25 the Counsel you want and float all the bonds you want but

1 those water rates have to be approved in a public hearing. By
2 Council. What happens to all of this if Council doesn't
3 approve it? What happens if the people don't want to pay this
4 kind of money? The feasibility of collecting this money is
5 kind of shaky right now. We can't seem to collect water bills
6 right now, we're turning people off and as a resident and a
7 property owner, I have to ask you, you're approving all this.
8 How much are our water bills going to increase? Are they
9 going to double, are they going to triple, are they going up
10 ten percent, 30 percent? There's no information being given
11 to the public here. I mean, they're suggesting it.
12 Everything's put on the consent agenda with no discussion
13 unless we have a council member that's smart enough to pull it
14 for discussion. I mean, the public is being completely kept
15 out of it. And you department heads can't talk to the media.
16 These meetings aren't being televised. The work sessions
17 aren't being televised. Where's the transparency and the
18 communication to the public? I don't understand. I mean,
19 look at tonight's agenda. We have a resolution on here put on
20 by the mayor. The mayor cannot put on resolutions on the
21 agenda. That's a violation of the charter. It's a violation
22 of the ordinance. I mean, I thank Ms. Square. I mean she
23 brought up a very good point, that purchasing ordinance it
24 stands. And I don't understand how you can approve highway
25 maintenance plan at \$65 (sic) a ton when last year and the

1 year before we had a company that did it installed for \$25
2 (sic) a ton. I mean where's the financial feasibility here.

3 MR. VAN de GRIFT: That's two minutes.

4 MS. GORDON: I don't understand it. This is the
5 same company that did it in 2008 and that company was put out
6 to bid, that project was put out to bid and there were five
7 companies that bid on it so don't tell me they are the sole
8 provider and if they are, by charter you have to pass a
9 resolution that says they are sole provider none of which
10 we're seeing.

11 MS. ROBERTS: Thank you, ma'am.

12 MR. VAN de GRIFT: That concludes public
13 comment.

14 MS. ROBERTS: Thank you.

15 Any Board comment?

16 MR. STEMA: No.

17 MS. YOUNG: No.

18 MS. ROBERTS: Seeing none, I will take a motion
19 for adjournment.

20 MS. YOUNG: Move to adjourn.

21 MR. STEMA: Second it.

22 MS. ROBERTS: All those in favor say aye.

23 MS. YOUNG: Aye.

24 MS. SQUARE: Aye.

25 MS. ROBERTS: Aye. Opposed the same.

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(No response.)

MS. ROBERTS: Thank you. The meeting is
adjourned at 1:45 p.m.

(At 1:45 p.m. meeting concluded.)

RESPECTFULLY SUBMITTED: June 1, 2015

s/ Amy Shankleton-Novess .

Amy Shankleton-Novess CER 0838
Certified Electronic Reporter