

STATE OF MICHIGAN - CITY OF ALLEN PARK

RECEIVERSHIP TRANSITION ADVISORY BOARD MEETING MINUTES

ALLEN PARK CITY HALL

CITY COUNCIL CHAMBERS

16630 Southfield Road

Allen Park, Michigan 48101

Thursday, March 10, 2016 - 11:30 a.m.

\* \* \* \* \*

RTAB MEMBERS PRESENT:

Suzanne Schafer, Chair, Department of Treasury  
Scott Lites  
Kristine Barann

MEMBERS ABSENT:

Frederick Frank  
Mark Wollenweber

ALSO PRESENT:

Mark Kibby, City Administrator  
Robert Cady, Finance Director  
Patrick Dostine, Department of Treasury

Reported by:

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1                   **CALLED TO ORDER: 11:30 a.m.**

2                   Allen Park, Michigan

3                   Thursday, March 10, 2016

4                   MS. SCHAFER: Okay. We're going to call the  
5 meeting to order. It's 11:30. Mr. Dostine, will you do  
6 roll call for me, please?

7                   MR. DOSTINE: Suzanne Schafer.

8                   MS. SCHAFER: Here.

9                   MR. DOSTINE: Fred Frank has been asked to be  
10 excused. Mark Wollenweber has been asked to be excused.  
11 Kristine Barann?

12                  MS. BARANN: Here.

13                  MR. DOSTINE: Scott Lites?

14                  MR. LITES: Present.

15                  MR. DOSTINE: You have a quorum, Madam Chair.

16                  MS. SCHAFER: Thank you.

17                  The next item is the approval of the agenda. I  
18 will entertain a motion to approve the agenda as  
19 presented.

20                  MR. LITES: So moved.

21                  MS. BARANN: I'll support.

22                  MS. SCHAFER: It's been moved and supported.

23 All those in favor say aye.

24                  MR. LITES: Aye.

25                  MS. BARANN: Aye.

1 MS. SCHAFER: Aye.

2 Opposed?

3 (No response.)

4 MS. SCHAFER: Hearing none, the agenda has been  
5 approved.

6 I just want to remind everyone to sign up for  
7 public comment if they wish to speak during public comment  
8 period.

9 We'll move on to the approval of the RTAB  
10 minutes from the January 6, 2015 (sic) regular meeting.

11 MS. BARANN: So moved.

12 MR. LITES: Second.

13 MS. SCHAFER: It's been moved and supported.

14 Any further discussion?

15 (No response.)

16 MS. SCHAFER: Hearing none, all those in favor  
17 of approving the RTAB minutes from the January 6th, 2015  
18 (sic) regular meeting say aye.

19 MR. LITES: Aye.

20 MS. BARANN: Aye.

21 MS. SCHAFER: Aye.

22 Opposed?

23 (No response.)

24 MS. SCHAFER: Hearing none, the board has  
25 approved the RTAB minutes from January 6, I think that's

1       supposed to be '16.

2               MS. BARANN:   Yep.

3               MS. SCHAFER:   Sorry.

4               MS. BARANN:   I would agree.

5               MS. SCHAFER:   We've approved the minutes from  
6 the January 6th, 2016 meeting.

7               Moving on to old business of which there is  
8 none, so we will go right to new business.

9               **NEW BUSINESS:**

10              MS. SCHAFER:   The first item is the resolutions  
11 from the regular city council meeting of December 22nd,  
12 2015.

13              Do we have any questions or discussions?

14              MS. BARANN:   I just had one real quick question  
15 for Mr. Kibby perhaps. I notice that the audit was  
16 presented. Anything out of the usual?

17              MR. KIBBY:   No, nothing unusual. We did add  
18 more money to the fund balance though.

19              MS. BARANN:   Okay. Fantastic.

20              MS. SCHAFER:   Any further questions?

21              Okay, I'll entertain a motion to approve, deny,  
22 or table all the resolutions from the regular city council  
23 meeting of December 22nd, 2015.

24              MS. BARANN:   So moved.

25              MR. LITES:    Second.

1 MS. SCHAFER: You're moving to approve?

2 MS. BARANN: So -- yeah, sorry. Moving to  
3 approve them. Thank you.

4 MS. SCHAFER: And it's been supported?

5 MR. LITES: Yes.

6 MS. SCHAFER: Okay. Been moved and supported to  
7 approve all the resolutions from the regular city council  
8 meeting of December 22nd, 2015.

9 Any further discussion?

10 (No response.)

11 MS. SCHAFER: Hearing none, all those in favor  
12 of approving, say aye. Aye.

13 MR. LITES: Aye.

14 MS. BARANN: Aye.

15 MS. SCHAFER: Opposed?

16 (No response.)

17 MS. SCHAFER: Hearing none, the board has  
18 approved all resolutions from the regular city council  
19 meeting of December 22nd, 2015.

20 The next item are the resolutions from the  
21 regular city council meeting of January 12th, 2016.

22 Any questions?

23 (No response.)

24 MS. SCHAFER: Hearing none, I'll entertain a  
25 motion to approve, deny, or table all resolutions from the

1 regular city council meeting of January 12th, 2016.

2 MR. LITES: So moved.

3 MS. SCHAFER: To approve?

4 MR. LITES: Yes.

5 MS. BARANN: We'll get that.

6 MS. SCHAFER: Sorry.

7 MS. BARANN: I'll second that.

8 MS. SCHAFER: It's been moved and supported to  
9 approve all resolutions from the regular city council  
10 meeting of January 12th, 2016.

11 Any further discussion?

12 (No response.)

13 MS. SCHAFER: Hearing none, all those in favor  
14 say aye.

15 MR. LITES: Aye.

16 MS. BARANN: Aye.

17 MS. SCHAFER: Aye.

18 Opposed?

19 (No response.)

20 MS. SCHAFER: Hearing none, the board has  
21 approved all resolutions from the regular city council  
22 meeting of January 12th, 2016.

23 The next item are the resolutions from the  
24 regular city council meeting of January 26th, 2016.

25 Any questions?

1 MS. BARANN: I would move to approve the  
2 resolutions from the regular city council meeting of  
3 January 26, 2016.

4 MR. LITES: Second.

5 MS. SCHAFER: It's been moved and supported to  
6 approve all resolutions from the regular city council  
7 meeting of January 26, 2016.

8 Any further discussion?

9 (No response.)

10 MS. SCHAFER: Hearing none, all those in favor  
11 of approving the resolutions from the regular city council  
12 meeting of January 26, 2016 say aye.

13 MS. BARANN: Aye.

14 MR. LITES: Aye.

15 MS. SCHAFER: Aye.

16 Opposed?

17 (No response.)

18 MS. SCHAFER: Hearing none, the board has  
19 approved the all resolutions from the regular city council  
20 meeting of January 26, 2016.

21 The next item are the resolutions from the  
22 regular city council meeting of February 9th, 2016. Any  
23 questions?

24 MR. DOSTINE: Madam Chair, this is the one where  
25 -- we might want to add the words "and ordinances."

1 MS. SCHAFER: Oh. Okay.

2 MR. DOSTINE: I believe Ordinance 01/2016 is  
3 part of this motion.

4 MS. SCHAFER: Okay. So any questions?

5 MR. LITES: This is the -- Mr. Dostine, this is  
6 the ordinance amending the, increasing the people -- the  
7 number of people on the pension board?

8 MR. DOSTINE: Correct.

9 MR. LITES: From five to seven?

10 MR. DOSTINE: Correct.

11 MR. LITES: Who are the -- we're adding two  
12 people, and if I understand correctly, after -- if this is  
13 approved there will be two citizens, the finance director,  
14 policeman, a fireman, a -- a general employee --

15 MS. BARANN: Yes.

16 MR. LITES: -- and financial -- so there'll be  
17 two citizens. Who are -- the additions from five to seven  
18 are -- who are the two -- two additions?

19 MR. KIBBY: The new person coming in would be a  
20 voting member from the fire department.

21 MR. LITES: Yep.

22 MR. KIBBY: And a citizen.

23 MR. LITES: Okay.

24 MR. KIBBY: Now there is some changes there  
25 because of how the order was written there, so currently



1           myself and Bob both sit on there.

2                   MR. LITES: Uh-huh.

3                   MR. KIBBY: Bob replaced the one citizen because  
4 her term limit, her term had ended, and Ms. Parker's order  
5 put him back on after that term.

6                   MR. LITES: Okay.

7                   MR. KIBBY: And then going forth it would be the  
8 members you mentioned. Likelihood is the one member that  
9 was the citizen that Bob replaced is interested in coming  
10 back on, and my guess is the mayor will probably reappoint  
11 her, and he was looking for somebody else that was in the  
12 banking-type industry to also sit on that board if it's  
13 finalized.

14                   MR. LITES: And how big are the assets under  
15 management by the system now?

16                   MR. KIBBY: Right now they're at just about \$80  
17 million.

18                   MR. LITES: Okay. Okay. And we're not --  
19 there's not a concern that -- seven people is a lot of  
20 members of a board for only eight -- it's a relatively  
21 small system with having it to have seven members of the  
22 board. We're comfortable with that?

23                   MR. KIBBY: Yes. It helps also resolve the --  
24 there was a grievance in there as well.

25                   MR. LITES: Right.

1           MR. KIBBY: The two members, the fire department  
2           had a non-voting member, so that member has been  
3           attending, as well as the court has a non-voting member  
4           that does attend. When it goes to closed session they  
5           obviously leave it because they don't have a vote.

6           MR. LITES: Sure.

7           MR. KIBBY: But.

8           MR. LITES: Sure.

9           MR. KIBBY: Going back through my notes, I don't  
10          -- I haven't seen any of those members -- absenteeism  
11          hasn't been an issue or anything like that either, so.

12          MR. LITES: Okay. Okay.

13          MS. SCHAFER: Before we -- I have a question for  
14          Mr. Dostine. The resolution says subject to state  
15          approval necessitated by emergency manager order number  
16          52. Am I reading the right one?

17          I'm sorry. I think I'm jumping ahead. I am.  
18          I'm sorry.

19          MR. DOSTINE: Okay.

20          MS. SCHAFER: That's the next resolution.  
21          Forget my question.

22          MR. DOSTINE: Okay. Did that refer to the  
23          order? Is that what you were --

24          MS. SCHAFER: Yes. I'm sorry. Yes, it's the  
25          couple orders that we pulled ahead.

1 MR. DOSTINE: All right. Which is going to work  
2 in unison with the ordinance.

3 MR. CADY: All orders go to the treasury --

4 MS. SCHAFER: Correct.

5 MR. CADY: -- for approval?

6 MS. SCHAFER: They do. So I was just  
7 misreading, so.

8 MS. BARANN: So I'd like -- can -- as long as  
9 we're -- I would like to make a motion to approve the  
10 resolutions and ordinances from the regular city council  
11 meeting of February 9th, 2016.

12 MR. LITES: Second.

13 MS. SCHAFER: It's been moved and supported to  
14 approve all the resolutions and ordinance from the regular  
15 city council meeting of February 9th, 2016.

16 Any further discussion?

17 (No response.)

18 MS. SCHAFER: Hearing none, all those in favor  
19 of approving all the resolutions and ordinance from the  
20 regular city council meeting of February 9th, 2016 say  
21 aye.

22 MR. LITES: Aye.

23 MS. BARANN: Aye.

24 MS. SCHAFER: Aye.

25 Opposed?

1 (No response.)

2 MS. SCHAFER: Hearing none, the board has  
3 approved all the resolutions and the ordinance from the  
4 regular city council meeting of February 9th, 2016.

5 So that brings us to the city administrator  
6 items, the first of which is the approval of amendment of  
7 EM Order 2014-055A. And I would ask Mr. Dostine to  
8 provide a summary of this item for the board.

9 MR. DOSTINE: Sure. I'd be glad to.

10 So this order was written to prescribe a way  
11 that the city would sell the property fronting Southfield  
12 Road, the 11 acres where old city hall sits. And the  
13 order requires among other things that the city use an RFP  
14 process, and the city is requesting that they be allowed  
15 the option to hire an expert firm to market the property  
16 and sell it that way.

17 You know, an RFP process is something that at  
18 the moment, as the city told me, they don't really have  
19 the staff and resources to undertake something like that.  
20 And, you know, a national firm would, you know, touch more  
21 potential buyers.

22 So the request is to amend the order to allow  
23 them, allow the city to hire -- hire a firm to market the  
24 property.

25 MR. LITES: And thus obviate the RFP process,

1 right?

2 MR. DOSTINE: Right.

3 MR. LITES: Okay.

4 MR. DOSTINE: I don't know if you guys want to  
5 talk about --

6 MR. KIBBY: I think the concern that we have  
7 from the city perspective is we just -- we're not experts  
8 in real estate sale. We know a lot of other things, and  
9 real estate is not one of them.

10 MR. LITES: Uh-huh.

11 MR. KIBBY: And knowing the city's track record,  
12 I don't think that's the best interest of the city to be  
13 involved in some -- on that aspect either. It should  
14 probably be handled by a professional.

15 MS. BARANN: So what would be the city's process  
16 in identifying that partner?

17 MR. KIBBY: We'd probably, the best way to go on  
18 is to talk to the couple of firms that are out there.  
19 There's, you know, a handful of firms, CBRE is one.  
20 Signature. There's a new marketer for this property as  
21 well that the owner of the -- or purchase of the land  
22 contract is using, talk to them, see what their proposals  
23 would be; choose the best one that can market that  
24 property and then go from that point.

25 MR. LITES: And then in theory there'd be a

1 recommendation by the city council as to which broker to  
2 use?

3 MR. KIBBY: Correct.

4 MR. LITES: After -- after an interview process?

5 MR. KIBBY: Correct.

6 MR. LITES: Okay, so we'd not be tied just to CB  
7 Richard Ellis which is in the --

8 MR. KIBBY: No.

9 MR. LITES: Okay. All right.

10 MR. KIBBY: We had some connection with them in  
11 the past. I don't know if that's still under contract or  
12 not. I don't believe it is, but, you know, there's a  
13 couple other markets out there too.

14 MR. LITES: Okay.

15 MS. SCHAFER: Any further questions?

16 MS. BARANN: I would move to approve the  
17 recommendation to the treasurer to amend Emergency Order  
18 2014-055A as requested.

19 MR. LITES: Second.

20 MS. SCHAFER: It's been moved and supported to  
21 approve the recommendation to the treasurer to amend EM  
22 Order 2014-055A.

23 Any further discussion?

24 (No response.)

25 MS. SCHAFER: Hearing none, all those in favor

1 say aye.

2 MS. BARANN: Aye.

3 MS. SCHAFER: Aye.

4 MR. LITES: (no verbal response)

5 MS. SCHAFER: Opposed?

6 (No response.)

7 MS. SCHAFER: Hearing none, the board has  
8 approved the recommendation to the treasurer to amend EM  
9 Order 2014-055A as requested.

10 The next item is the approval of amendment of EM  
11 Order 2013-029.

12 Mr. Dostine, could you please provide a summary?

13 MR. DOSTINE: Sure.

14 So Order 29, it relate to Public Act 152 of  
15 2011, and that Act essentially mandated that employees  
16 share in the costs of their healthcare as employees of  
17 local units of government. Order 29 mandated that Allen  
18 Park provide using the 80/20 model of cost sharing, which  
19 is one of the options in Public Act 152. The city is  
20 requesting the option of either providing 80/20 cost  
21 sharing or the hard cap. And Mark, do you want to?

22 MR. KIBBY: One of the main issues we're running  
23 into is we're trying to recruit police officers and  
24 others, and I know this board has listened to that battle  
25 cry for a long time now. We're just not being able to

1       attract the people to come in. We're competing with a  
2       little bit lower wages. We did make some amendments to  
3       those, and we are, you know, getting close to being at  
4       that point. But I use an example, the last candidate  
5       chose another community, a neighboring community, and one  
6       of the items that he listed as why he wasn't coming here  
7       was the healthcare cost. We do agree that there should be  
8       some sort of cost sharing with the employees; that is not  
9       a question. We're just asking for the ability to have  
10      mayor and council be able to be -- choose between either  
11      80/20 or hard cap. Our recommendation would be to go to  
12      hard cap. It would be a cost savings for those potential  
13      employees coming in, somewhere from \$1,200 for a single  
14      person to \$2,500 for a family. Those are real dollars in  
15      their pockets.

16               We have already, preparing the 2016/17 budget,  
17      Mr. Cady has already accounted for that change to go into  
18      place, and we have been able to balance the budget using  
19      those numbers. So that is not a concern going forth if  
20      that is approved; it would be budgeted properly and be  
21      handled.

22               I think it also would be a great tool to help  
23      retain some employees too if we have anybody that's on  
24      that cusp while looking, they might be able to see that  
25      there's a savings here, put some money back in their



1       pockets; \$2,500 for a family -- I'm thinking of a couple  
2       of employees I know have been looking elsewhere, and we'd  
3       like to definitely retain them, and this could be one of  
4       those tools to help do that as well.

5               MS. SCHAFER: Any further questions?

6               MR. LITES: Mark, does the -- is there any  
7       effect on giving this option now in this year's budget?

8               By the time we're done implementing it will it  
9       have any effect on this year's budget?

10              MR. KIBBY: Pretty minimal at this point. By  
11       the time we get it back from -- if you approve it today  
12       it'd have to go to treasury for a change. We'd get it  
13       back from treasury; it'd have to go to mayor and council  
14       for approval, and my guess is it would have to come back  
15       here to the RTAB for final approval at that point. So  
16       you're probably looking at the earliest, probably -- I'm --  
17       - if you, you know, fast track everything, maybe the May  
18       meeting. But I'm thinking --

19              MR. LITES: No, but --

20              MR. KIBBY: -- probably more likely the June  
21       meeting.

22              MR. LITES: I'm sorry. I'm not doing a good job  
23       of asking my question.

24              Do they -- what would be the economic effect to  
25       the city, what would be the additional cost incurred by

1 the city if we in fact went to -- and gave the hard cap  
2 option?

3 Do we have any projections on that?

4 MR. KIBBY: Yeah, for the -- for the full year  
5 the difference is about \$188,000. Currently we collect  
6 around \$261,000 total for all the employees. There's 87  
7 employees that pay into that. With the hard cap the  
8 number drops to \$72,245, and the difference for the city  
9 would be the \$188,863.

10 MR. LITES: There's -- the \$261,000 and the  
11 \$72,000.

12 MR. KIBBY: Yeah. For this current fiscal year,  
13 by the time you get it implemented you'd probably be  
14 looking at earliest, what I'm thinking is probably June.

15 MR. LITES: Right. So, but that 188, that's  
16 annualized though?

17 MS. BARANN: Right.

18 MR. KIBBY: Yeah, correct.

19 MR. LITES: That was my -- okay, that was my  
20 question. Okay, so it'd be --

21 MR. CADY: You might want to mention that we're  
22 saving more than that since we moved.

23 MR. KIBBY: Yeah, absolutely. Yeah. I think we  
24 mentioned that in the letter we sent to Pat. I'm not sure  
25 if the board had seen that. We made a couple of moves

1 earlier in the year. We went to a new health -- a new  
2 prescription drug coverage that has reaped a fair amount  
3 of savings on that, and we also went to a self-insured  
4 plan. On that projection there, we're looking at  
5 somewhere between \$250,000 to \$500,000 is what we're  
6 seeing right now, and that's, being honest, that's being  
7 conservative.

8 MS. BARANN: Annualized?

9 MR. CADY: Big savings.

10 MS. BARANN: Annualized?

11 MR. LITES: Annualized savings. So in essence  
12 from the budget, from budget to actual in theory, even if  
13 we were to approve this option we would still be ahead?

14 MR. KIBBY: Correct.

15 MR. LITES: Compared budgeted to actual?

16 MR. CADY: Based on five months of data --

17 MR. LITES: Right.

18 MR. CADY: -- that we have so far since we made  
19 --

20 MR. LITES: Strictly projections. I understand.  
21 Right. Okay.

22 MS. SCHAFER: Any further questions?

23 MS. BARANN: I would move to approve the  
24 recommendation to the treasurer to amend EM Order 2013-029  
25 as requested.

1 MR. LITES: Second.

2 MS. SCHAFER: It's been moved and supported to  
3 approve a recommendation to the treasurer to amend EM  
4 Order 2013-029 as requested.

5 Any further discussion?

6 (No response.)

7 MS. SCHAFER: Hearing none, all those in favor  
8 of approving a recommendation to the treasurer to amend EM  
9 Order 2013-029 as requested say aye.

10 MR. LITES: Aye.

11 MS. BARANN: Aye.

12 MS. SCHAFER: Aye.

13 Opposed?

14 (No response.)

15 MS. SCHAFER: Hearing none, the board has  
16 approved a recommendation to the treasurer to amend EM  
17 Order 2013-029 as requested.

18 The next order of business is the approval of  
19 amendments of EM Order 2014-052. Mr. Dostine?

20 MR. DOSTINE: So this order was written and  
21 addressed to membership of the pension board. We just  
22 spoke about it briefly a few minutes ago. The order  
23 specifically, just for your benefit, appointed a city  
24 administrator to the board who replaced the former EM and  
25 appointed Bob Cady by name in replacement of the mayor and

1 council's appointee, and it stipulated a five member --  
2 five members made up the board. And so the order would be  
3 amended in a way that it's dovetailed with the ordinance  
4 that we just approved. It would -- it would put -- I  
5 mention by name the title finance director being put onto  
6 the pension board, and really that's about it.

7 MR. KIBBY: Currently it does not mention the  
8 finance director. Through the orders it doesn't mention  
9 the finance director; it just mentions Bob by name.

10 MR. DOSTINE: Right.

11 MR. KIBBY: So I assume if Bob left he'd still  
12 be here.

13 MS. BARANN: Congratulations.

14 MR. KIBBY: It's like a lifetime --

15 MS. BARANN: You're a board forever.

16 MR. KIBBY: -- a lifetime appointment. So to  
17 help him save him from the future I guess. But it would--  
18 it goes back to naming positions as opposed to --

19 MS. BARANN: People.

20 MR. KIBBY: -- names themselves.

21 MR. DOSTINE: Right.

22 MR. LITES: Sure.

23 MS. SCHAFER: Any further questions?

24 MR. LITES: I would move to approve the order,  
25 the recommendation to the treasurer to amend EM Order

1       2014-052 as requested.

2               MS. BARANN: I'll support.

3               MS. SCHAFER: It's been moved and supported.

4               Any further discussion?

5               (No response.)

6               MS. SCHAFER: Okay, all those in favor of  
7 approving a recommendation to the treasurer to amend EM  
8 Order 2014-052 say aye.

9               MR. LITES: Aye.

10              MS. BARANN: Aye.

11              MS. SCHAFER: Aye.

12              Opposed?

13              (No response.)

14              MS. SCHAFER: Hearing none, the board has  
15 approved a recommendation to the treasurer to amend EM  
16 Order 2014-052.

17              Okay, then we're going to move on to the next  
18 section, the non-action items.

19              **NON-ACTION ITEMS:**

20              MS. SCHAFER: We have the Budget-to-Actual  
21 Report for December 2015 and 2016, as well as the  
22 Litigation Report and the Quarterly Report in the board's  
23 packets. Those have been noted as received and filed.

24              That brings us to the city administrator update.

25              Mr. Kibby?

1 MR. KIBBY: I'm the happiest person that Order  
2 52 will be changed because I actually come off the board.  
3 I thought that was the best -- best one of them all.

4 Yeah, we've had quite a busy time since we met  
5 two months ago. We did receive notification from the  
6 state that we were recipients of a grant for an emergency  
7 generator through the Distressed Communities grant  
8 program.

9 Subsequent to that, we've had some changes in  
10 the priority, need priority here, and we did contact the  
11 Department to see if there's a possibility of maybe  
12 switching that to a higher need project which is actually  
13 the HVAC system at the fire department. That is  
14 completely come to a -- it's pretty much dead. The boiler  
15 system needs to be replaced, and so we've looked at that.  
16 It looks like the state is -- had a couple questions and  
17 we're just waiting to hear back from them if they'll  
18 approve that or not. Although the emergency generator is  
19 a very high need, we felt that health and safety for the  
20 fire department and also a portion of the DPS building was  
21 a little bit higher need at this point in time, so we'll  
22 continue.

23 One of the other changes is we look to  
24 eventually leave this building and do a police department,  
25 city hall, either individually or together, emergency

1 generator would be part of that plan as well, too, for  
2 those buildings.

3 One of the items that was also here before the  
4 board in the council minutes was the structure at 4100  
5 Allen Road, formerly known as a gun range it was supposed  
6 to be turned into. This had been a nuisance building for  
7 at least 30 years if not longer. And that was finally  
8 demolished by the owner at the owner's cost. They did pay  
9 for some of our costs. We had a study done for the  
10 asbestos, and they did reimburse us for those costs.

11 In the past couple weeks we've opened up bids  
12 for the solid waste collection. We're in the process of  
13 reviewing those. It looks like we'll be able to  
14 potentially save a little bit of money and also enhance  
15 the service that we provide to the residents with the  
16 possibility of adding the 96 gallon carts. That has  
17 become a popular feature in this area amongst all the  
18 neighboring communities, and we feel if that's financially  
19 affordable and the council or mayor approve, could help  
20 with the rodent issue that we've had in the city for a  
21 number of years.

22 We've also had bid openings for the pavement  
23 replacement project, which was the millage, the road  
24 millage that was approved by the voters in November. We  
25 went out to bid for that. They came in under the



1 estimated cost by I think by about \$25,000 or something  
2 like that, but we're happy that they're within the  
3 engineer's estimates. And so we'll be bringing those  
4 forth. You'll be seeing these items come up on the -- in  
5 the next couple -- I think the next meeting is when they  
6 should come up. So we're very happy to see that progress  
7 being made. The roads in Allen Park, like everywhere  
8 else, are in pretty bad shape. So this is a step in the  
9 right direction. That's a total of 3 million dollars for  
10 that portion. And then we also have a street sectioning  
11 included in there for about another half million. And  
12 some other projects, community development block grant;  
13 that'll be another \$100,000 in eligible areas.

14 And we also added a new component to the utility  
15 repair portion. When we have a water or sewer problem the  
16 city goes out and makes the repairs. Previous years those  
17 projects have kind of waited to be repaired in front of  
18 the resident's home until the contractor was doing street  
19 sectioning got to that area of town. Unfortunately though  
20 the resident waits four, six, eight months up, you know,  
21 or even sometimes longer, and we want to make sure that  
22 they're done a little bit quicker, so we've gotten a  
23 contractor just strictly to do that work. They have to be  
24 out there and completed within 30 to 40 days, and we think  
25 that'll help eliminate the concerns of the residents

1       having to come to the podium to, you know, to voice their  
2       concern to mayor and council. That's a function of our  
3       job we should be taking care of in a timely fashion. They  
4       should not have to wait that long. I personally in my own  
5       residence had to wait. And it's not -- it's not fair, and  
6       it wasn't fair to those residents either.

7               We did have a study session with the mayor and  
8       council to discuss the MML wage study that was conducted  
9       and the White Hall Group C overall operation review. I'll  
10      get those up Pat so they can be shared with the board.

11             MS. BARANN: Mark, I'm sorry to interrupt, is  
12      the thought to incorporate that study into the next year's  
13      budget?

14             MR. KIBBY: Yeah, there was a couple items there  
15      of concern. When they did the wage study, three positions  
16      were green lined that were outside what they -- what they  
17      considered to be a high, low, and medium range for those  
18      positions. So those -- that -- those three positions come  
19      up for recommendation to make an adjustment now, and the  
20      rest of the adjustment would be made at the -- I'll start  
21      again -- the July 1st budget start.

22             MR. LITES: Mark, what's the status with the  
23      rebidding process on the trash removal?

24             MR. KIBBY: We have a meeting scheduled with the  
25      low bidder for tomorrow, and there is a question of, you

1 know, there's always questions in their bid to make sure  
2 we --

3 MS. BARANN: Yeah.

4 MR. KIBBY: -- we're all on the same page. We  
5 always -- it's kind of, and you kind of laugh a little bit  
6 because the other contractors will always point out all  
7 the flaws that they feel are made, and that that's  
8 happening right now.

9 So we'll meet with that contractor to make sure,  
10 clarify, make sure that what we see in the bid is what  
11 they -- what they put in their bid and there's no  
12 miscommunication over cost.

13 The issue that we're seeing with this one we  
14 need to clarify is they incorporated in their price to  
15 take the disposal to their own landfill site. Currently  
16 we landfill with Riverview, the City of Riverview; an  
17 additional cost the city pays and not the contractor. So  
18 we wanted them to bid on that disposal. They even said  
19 that it's incorporated in their bid, and we want to  
20 clarify that. That alone would save I believe \$200,000 of  
21 what we're paying to Riverview per year. So there's a  
22 huge savings on that aspect. It's -- because of that  
23 savings then we can turn around and do the containers for  
24 the residents.

25 MR. LITES: Right. And if that were to be

1 clarified tomorrow by the low bidder, what would be the  
2 total -- what would be the total savings from what we've  
3 paid in the past?

4 MR. CADY: Even with that change I believe we're  
5 about \$200,000 below where we are now --

6 MR. LITES: So it could be --

7 MR. CADY: -- per year.

8 MR. LITES: -- it could be up to four?

9 MR. CADY: Right.

10 MR. LITES: Okay. Good.

11 MR. CADY: If we don't do something, and pardon  
12 me for interrupting, if we don't do something, the fund  
13 balance in the trash fund will be at zero by June 30.

14 MR. LITES: Right. And didn't we have to give  
15 them a six month notice to terminate?

16 MR. CADY: Sixty days.

17 MR. DOSTINE: Sixty days.

18 MR. LITES: Oh, sixty. So we're way beyond the  
19 60 days.

20 MR. CADY: Way beyond that.

21 MR. KIBBY: Yeah, they're still collecting.  
22 They're --

23 MR. LITES: Okay. All right.

24 MR. KIBBY: They're happy to collect. They were  
25 not the highest bid, but they were the third highest bid.

1 MR. LITES: Okay.

2 MR. CADY: The plan if all this is approved to  
3 bring this back to the RTAB I believe for the April  
4 meeting so that we could begin the new trash service May  
5 1st.

6 MS. BARANN: Wow.

7 MR. LITES: Okay, that was my next question.  
8 Okay, good. Good.

9 MR. KIBBY: Yeah, we normally would have met on  
10 Tuesday, but because of the election it was moved to the  
11 15th.

12 MR. LITES: Okay.

13 MR. KIBBY: Just a couple other items that the  
14 board has been approving on the past, we did take delivery  
15 of the Ford Transit van and a Ford Transit Connect which  
16 are being used by the senior program. Those were block  
17 grant projects that were purchased with block grant  
18 dollars, community development block grant. And the  
19 seniors are raving about the Transit Connect. It's a  
20 little bit smaller, lower to ground.

21 MS. BARANN: It's lower.

22 MR. KIBBY: They can get in a lot easier. And  
23 so we're trying to use that service for the -- to make it  
24 a little bit better for the residents.

25 LiquiForce has finished lining, sewer lining. I

1 think they had 53 locations for emergency sewer repairs  
2 which were part of the SAW grant program. So the SAW  
3 grant paid to go through and evaluate the condition of the  
4 sewers, and then one of the requirements of accepting the  
5 SAW grant is that you have to make the commitment to go  
6 back and make those repairs which were done. And I think  
7 they finished the last ones last week. That's it for  
8 those.

9 The building department and the DPW, they have  
10 also taken delivery of their vehicles, and again I think  
11 those were some of the items that were approved by the  
12 board here in the past.

13 And other than that, we're just waiting -- we'll  
14 get working with the -- to see what's out there for the  
15 CRE (sic) type signatures for the building next door and  
16 see if we can get that moving along. But mayor and  
17 council have had -- they have committees set up to discuss  
18 the municipal complex building, which we are in a  
19 timeframe to get out of this building and getting those  
20 locations is discussion at this point in time. I think  
21 the one location right now is right next door between the  
22 front portion and the back portion of property, kind of  
23 like the dead man zone, is one of the locations they're  
24 looking at, but they have others on their agenda as well  
25 that they're having to take a look at to see what can come

1 about. So hopefully we'll be getting that moving along  
2 rather quickly. Time is ticking here so we need to get  
3 out of here as quickly as possible.

4 MS. SCHAFER: Thank you.

5 Any other questions for Mr. Kibby?

6 MR. LITES: Uh-uh.

7 MS. BARANN: Thanks.

8 MS. SCHAFER: Okay, that brings us to the public  
9 comments.

10 **PUBLIC COMMENTS:**

11 MR. DOSTINE: Madam Chair, there are no requests  
12 for public comments today.

13 MS. SCHAFER: Okay. Then that takes us to board  
14 comments.

15 **BOARD COMMENTS:**

16 MS. BARANN: A big thank you to all the  
17 employees, the city, for doing what you do. We appreciate  
18 it.

19 MS. SCHAFER: Any other comments?

20 (No response.)

21 **ADJOURNMENT:**

22 MS. SCHAFER: Then I move to adjourn. Or I  
23 don't move. I ask for a motion to adjourn.

24 MS. BARANN: I will move to adjourn.

25 MR. LITES: Second.

1 MS. SCHAFER: Darn. I was trying to get out --

2 MS. BARANN: It's a nice day.

3 MS. SCHAFER: Exactly.

4 So it's been moved and supported. All those in  
5 favor of adjourning say aye.

6 MS. BARANN: Aye.

7 MR. LITES: Aye.

8 MS. SCHAFER: Aye.

9 Opposed?

10 (No response.)

11 MS. SCHAFER: Hearing none, the meeting is  
12 adjourned. Thank you.

13 (At 12:01 p.m., meeting concluded)

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STATE OF MICHIGAN

COUNTY OF WASHTENAW ) .ss

I certify that this transcript is a complete, true, and correct transcript to the best of my ability of the RTAB meeting held on March 10, 2016 at the City of Allen Park. I also certify that I am not a relative or employee of the parties involved and have no financial interest in this case.

RESPECTFULLY SUBMITTED:

March 16, 2016

s/ *Amy Shankleton-Novess*

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Amy Shankleton-Novess (CER 0838)

Certified Electronic Reporter