

**CITY OF WIXOM
49045 PONTIAC TRAIL
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 14, 2017**

Deputy Mayor Ziegler called the meeting to order at 7:00 p.m. at which time the Pledge of Allegiance was recited.

Present:

Mayor: K. Hinkley (Excused)
Deputy Mayor: R. Ziegler
Councilmembers: P. Beagle
K. Gottschall
N. Kennedy
T. Rzeznik
R. Smiley

AGENDA CHANGES:

City Manager Brown added New Business #11 – Letter from the City to the Road Commission for Oakland County Regarding the Call for Federal Aid Projects: FY 2021, Grand River Avenue, Wixom Road to Napier Road.

Councilmember Rzeznik moved Correspondence #2 (Memo from the City Manager Regarding the Emergency Purchase of a Base Station Radio for the Fire Department) to New Business #12.

The Recommendation and Request to Convene a Closed Session of the City Council in Accordance with the Open Meetings Act for the Purpose of Discussing Attorney-Client Privileged Communication Pursuant to, and Authorized by, MCL 15.268(h) was then moved to New Business #13.

Deputy Mayor Ziegler noted that this Council meeting was being recorded by the Walled Lake Schools, so those wishing to speak may be on television.

PUBLIC HEARINGS:

1.) Public Hearing Associated with the Establishment of an Industrial Development District for Landrow Development Company in Accordance with Public Act 198 of 1974, as Amended

Ms. Barker explained that this is a request to establish an Industrial Development District, which is the first step in the tax abatement process. This is for vacant land going west on Pontiac Trail on the north side. Landrow Drive is a private gravel road. There is some acreage associated with this and the owners requested the District to be established to help encourage development. This is the first of its kind that Wixom has had to her knowledge. If Council were to accept this and establish a District, it would not guarantee a tax abatement. Anyone coming into that development would have to apply under the regular laws of tax abatements.

Deputy Mayor Ziegler read the Rules for Speaking at a Public Hearing and opened the Hearing at 7:05 p.m. There were no public comments so he closed the Public Hearing at 7:06 p.m.

2.) Public Hearing Associated with the Establishment of an Industrial Development District and an Industrial Facility Tax Certificate for Trailer Technologies Holdings, LLC in Accordance with Public Act 198 of 1974, as Amended

Ms. Barker stated that this application is from Trailer Technologies Holdings, LLC, more commonly known as Kentucky Trailer Technologies. They have a location that they own in Walled Lake and they lease property in Lyon Township. They purchased some vacant land in Wixom with the sole purpose of combining their operation under one roof. First, the District must be established and then the Certificate can be issued. The Agreement is for ten years. The total construction cost is estimated at \$12.8 million. They did apply for some personal property in their abatement appeal, but the City voted in 2014 not to accept any personal property abatements from that time on.

Deputy Mayor Ziegler announced that the rules are the same for this Public Hearing. He opened the Public Hearing at 7:07 p.m. With no comments, he closed the Public Hearing at 7:08 p.m.

MINUTES:

CM-11-161-17: Moved and seconded by Councilmembers Rzeznik and Beagle to approve the Joint City Council, DDA, Planning Commission and Zoning Board of Appeals meeting minutes of October 16, 2017.

Councilmember Smiley said that he was in attendance at this meeting but was not listed. The Clerk apologized for the mistake and stated she would make that correction.

Vote:

Motion Carried

CM-11-162-17: Moved and seconded by Councilmembers Beagle and Kennedy to approve the Regular City Council meeting minutes of October 24, 2017.

Vote:

Motion Carried

CORRESPONDENCE:

1.) Notice of Hearing before the Michigan Public Service Commission Regarding DTE Electric Company Case No. U-18403

CALL TO THE PUBLIC:

There were no comments at this time.

CITY MANAGER REPORTS:

1.) Fire Report – September 2017

There were no comments or questions regarding this report.

2.) Police Report – September 2017

There were no comments or questions regarding this report.

CONSENT AGENDA:

CM-11-163-17: Motion and seconded by Councilmembers Kennedy and Smiley to approve the Consent Agenda as presented which included:

- 1.) Approval to receive and file:
 - a. Wixom Library Board Minutes of September 25, 2017
 - b. Planning Commission Meeting Minutes of October 2, 2017

Vote:

Motion Carried

UNFINISHED BUSINESS: (None)

NEW BUSINESS:

- 1.) **Recommendation by the Tax Abatement Review Committee to Adopt a Resolution Authorizing the Establishment of an Industrial Development District for an 18 Month Trial Period at 300 Landrow Drive and 110 Landrow Drive, Wixom, Michigan, in Accordance with Public Act 198 of 1974, as Amended, and as Requested by Landrow Development Company**

CM-11-164-17: Motion and seconded by Councilmembers Rzeznik and Beagle to adopt the following resolution authorizing the establishment of an Industrial Development District for an 18 month trial period at 300 Landrow Drive and 110 Landrow Drive, Wixom, Michigan in accordance with Public Act 198 of 1974, as amended, and as requested by Landrow Development Company:

**CITY OF WIXOM
 COUNTY OF OAKLAND, STATE OF MICHIGAN
 RESOLUTION 2017-52 APPROVING
 INDUSTRIAL DEVELOPMENT DISTRICT**

WHEREAS, pursuant to Section 4 of Act No. 198 of the Public Acts of 1974, as amended ("Act 198"), this Council has the authority to establish Industrial Development Districts within the boundaries of the City of Wixom (the "City"); and

WHEREAS, the City has adopted practices and procedures relating to the establishment, continuation and cancellation of such Industrial Development Districts; and

WHEREAS, in accordance with Section 4 of Act 198, a proposal was made regarding the establishment of an Industrial Development District encompassing land situated in the City more particularly described in Exhibit A attached hereto and incorporated by reference herein, which are herein defined as the "City of Wixom Industrial Development District No. 2017-01" (the "District"); and

WHEREAS, written notice has been given by certified mail to Landrow Development Company of the Council's pending action on this resolution and its right to a hearing on the establishment of the District as proposed; and

WHEREAS, notice has been given to all interested owners, residents and taxpayers in the City of a Public Hearing on the establishment of the District as proposed; and

WHEREAS, pursuant to the requirements of Section 4 of Act 198, on Tuesday, November 14, 2017, a Public Hearing was held on the establishment of the District as proposed, at which time Landrow Development Company, and other taxpayers and residents of the City had an opportunity to be heard (a copy of all statements both written and oral made at such hearing being on file with this City Council), and a representative of Landrow

Development Company attended said hearing and acknowledged receipt of notice of such hearing on behalf of the said petitioner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WIXOM AS FOLLOWS:

1. The District is hereby established as proposed, subject to the City's customary practices and procedures with respect to such districts referred to in the preambles of this resolution, such District to consist of the area described in Exhibit A attached hereto.
2. The District is hereby designated as the "CITY OF WIXOM INDUSTRIAL DEVELOPMENT DISTRICT NO. 2017-01".
3. Nothing herein shall be read to imply either the approval of or the making of any finding or determination in respect to an application by Landrow Development Company for an Industrial Facilities Exemption Certificate for property subsequently located or to be located within the District, the granting of any such Certificate being the subject of separate and independent proceedings, consideration and review standards by this Council pursuant to the provisions of Section 9 and the provisions of Act 198. This Council reserves the right under Act 198 to disapprove of any such application for an Industrial Facilities Exemption Certificate in accordance with Section 9 and the other provisions of Act 198.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Deputy Mayor Ziegler appreciated the Tax Abatement minutes being included in the report to Council.

Councilmember Rzeznik commented that this was a good thing. Having looked at this piece of land himself, he knew it was landlocked and very difficult to market. The first step in an abatement process is establishing this Industrial Development District. In accordance with Public Act 198, you can't offer an incentive like a tax abatement unless you do this first step. He thought it was one of the tools in our tool box to help get that land developed in the future. He indicated he was in support of this request.

Councilmember Beagle asked if anyone was present from Landrow. Ms. Barker introduced Jim Chase, Bill Clark, Jon Savoy, and Chuck Norrow.

Mr. Jon Savoy said he has been working in this market as an investor real estate broker since 1986. He approached the owners of this property to try to develop this site and put improvements into the site. We don't normally see new roads going in anywhere, even though the economy is very robust. He indicated that we are starting to see a lot of the industrial sites from the late 1990s and early 2000s be sold with development beginning to occur. This property is zoned Light Industrial Use. Having the District in place helps the process. Mr. Savoy said that of all the communities that he has worked in in southeast Michigan, Wixom was the best City he has ever worked in. He thought the staff was the most cooperative and the City's reputation is impeccable. There are often times when companies will come to him to ask where they should go. He shows them different communities and Wixom wins most of the time because we are pro-business. We get things done. People often don't plan well enough in advance to realize how long the process takes. Some of the municipal approvals can take quite a lengthy time, but Wixom really gets it done. Having the District set up will probably save 30 to 60 days in the overall process. He said they have no hidden agenda. There is no one waiting in the wings that they were trying to sneak onto the site. This is pure speculation. At the same time, it is

very expensive and risky to put roads in. This is why they were requesting the District.

Councilmember Rzeznik asked if the 110 lot was accessible from Pontiac Trail if it were to be developed. Mr. Savoy replied yes. Councilmember Rzeznik clarified that the 300 was almost to the bike trail at the back of the property and Mr. Savoy said that was correct. What makes it riskier is normally when you put a road in you want to get property on both sides. In this instance, the land to the west is all wet, so there is no gain. In his mind, it is even more important to have this District in place.

Councilmember Smiley thanked the gentlemen for coming. The minutes for the Tax Abatement Committee were helpful and answered most of the questions he had. There was debate going back and forth as to three years, two years, six months. He wondered if the 18 months that was arrived at for this trial period would work. Mr. Savoy said they would obviously prefer longer. They would prefer that the timeframe begin once the development was underway versus today. It will take a while to get the whole project approved.

Ms. Barker explained that his project means getting the road in with the infrastructure. The water and sewer is there. It is not putting buildings there; it is just getting the layout of the land.

Mr. Bill Clark, Quadrants Development, stated that he has been a member of the community since 1986. He has developed a lot of buildings in Wixom and this is their home base. As far as the timeframe when they would appreciate it to start is once the permits were issued. Currently, his company is to develop a condominium design, get it recorded with the County, start pricing out the roadway, and then begin the construction. That entire process will take approximately three to four months. Their condominium design is within two to three weeks of being submitted to Oakland County for approval. Mr. Clark said that with 18 months being a short window, they would prefer the particular start date to begin at the permit issuance or a straight 24 months where they could start anytime. Being in the business, he knows that one of the first questions that potential customers ask is if abatements are available. He said that they have sold a lot of land in Lyon Township on Grand River near Napier because the entire park was a tax abatement. Now you are on a level playing field or, a lot of times, ahead of other communities.

Councilmember Smiley questioned if things were moving along at the satisfaction of the Tax Abatement Committee, could they revisit it if more time was necessary. Deputy Mayor Ziegler replied yes, that was the idea.

Mr. Clark said they realized they were treading on new ground. They are community members and they want to make this work.

Councilmember Smiley indicated that he supported this.

Councilmember Gottschall asked if the goal was for Quadrants to hold this or sell it to an investor to put in their portfolio. We are talking about tax abatements and they were going to offer this as a marketing incentive. He was curious as to what the end goal was.

Mr. Jim Chase, one of the owners of the property, said they have been in the community since 1980. This is a nice piece of property. It goes all the way to Maple from Pontiac Trail. It would be nice to not have the traffic coming north and south. Also, the railroad is always a concern. He said they would like to be involved with the community for a long time.

Councilmember Gottschall heard that the intent was to build industrial condos or commercial condos. He knew we have a few other parks like that where occasionally we will have a company ask for an abatement on their interior remodeling. He wondered if that was what they were looking at or if they were going to sell off the land once it was marketable because there was a road there. He also asked if they would pay to build everything and then be a landlord or if they would put it into somebody else's portfolio. Mr. Clark replied that the current owners will continue to own them. The benefit of the condominium in this particular case is that the individual lots will be sold while the road and common areas are maintained by the condominium complex. This road is not a through-road. It is not like Pontiac Trail. There has to be a mechanism in place for maintenance. He also noted that his recommendation would be that they enter the lot off Landrow Drive rather than Pontiac Trail for a safety factor.

Mr. Savoy added that Beck West, Beck North and Grand Oaks Commerce Center are all industrial condominiums. This became popular because to get platted at the State years ago, it would take a year and a half to two years. With a site condominium, it can occur very, very quickly. It is essentially the same concept as platted.

Councilmember Gottschall thought the resolution that was included was a little sparse on details. We are talking about 18 months from the date we issue permits. He wondered how we address that at the City level. Ms. Barker replied that we decided not to include the timeframe in the resolution. It will be monitored by Administration and then reviewed after whatever time was established by Council. Councilmember Gottschall asked what timeframe we were looking for as a goal. Ms. Barker said that the condo has not been developed, nor have any designs or marketing. Councilmember Gottschall then asked if in 18 months the road is not in, is the period of time over. Ms. Barker replied that the Tax Abatement Committee brought all these issues up. It will be reviewed again at 18 months administratively.

Deputy Mayor Ziegler explained that the Tax Abatement Committee discussed several of these things. The idea was to come up with an 18-month period. If there was progress being made and they need an extension, they would probably consider extending it beyond that timeframe. Anything that Committee decided would come to the Council for final approval. They thought Administration would choose the start date.

Vote:

Motion Carried

2.) Recommendation by the Tax Abatement Review Committee to Adopt a Resolution Authorizing the Establishment of an Industrial Development District at 48282 Frank Street in Accordance with Public Act 198 of 1974, as Amended, and as Requested by Trailer Technologies Holdings, LLC

CM-11-165-17: Motion and seconded by Councilmembers Kennedy and Beagle to adopt the following resolution authorizing the establishment of an Industrial Development District at 48282 Frank Street in accordance with Public Act 198 of 1974, as amended, and as requested by Trailer Technologies Holdings, LLC:

**CITY OF WIXOM
COUNTY OF OAKLAND, STATE OF MICHIGAN
RESOLUTION 2017-53 APPROVING
INDUSTRIAL DEVELOPMENT DISTRICT**

WHEREAS, pursuant to Section 4 of Act No. 198 of the Public Acts of 1974, as amended (“Act 198”), this Council has the authority to establish industrial development districts within the boundaries of the City of Wixom (the “City”); and

WHEREAS, the City has adopted practices and procedures relating to the establishment, continuation and cancellation of such industrial development districts; and

WHEREAS, in accordance with Section 4 of Act 198, a proposal was made regarding the establishment of an industrial development district encompassing land situated in the City more particularly described in Exhibit A attached hereto and incorporated by reference herein, which are herein defined as the “City of Wixom Industrial Development District No. 2017-02” (the “District”); and

WHEREAS, written notice has been given by certified mail to Trailer Technologies Holdings, LLC of the Council’s pending action on this resolution and its right to a hearing on the establishment of the District as proposed; and

WHEREAS, notice has been given to all interested owners, residents and taxpayers in the City of a public hearing on the establishment of the District as proposed; and

WHEREAS, pursuant to the requirements of Section 4 of Act 198, on Tuesday, November 14, 2017 a public hearing was held on the establishment of the District as proposed, at which time Trailer Technologies Holdings, LLC, and other taxpayers and residents of the City had an opportunity to be heard (a copy of all statements both written and oral made at such hearing being on file with this City Council), and a representative of Trailer Technologies Holdings, LLC, attended said hearing and acknowledged receipt of notice of such hearing on behalf of the said petitioner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WIXOM AS FOLLOWS:

1. The District is hereby established as proposed, subject to the City’s customary practices and procedures with respect to such districts referred to in the preambles of this resolution, such District to consist of the area described in Exhibit A attached hereto.
2. The District is hereby designated as the “CITY OF WIXOM INDUSTRIAL DEVELOPMENT DISTRICT NO. 2017-02”.
3. Nothing herein shall be read to imply either the approval of or the making of any finding or determination in respect to an application by Trailer Technologies Holdings, LLC for an Industrial Facilities Exemption Certificate for property subsequently located or to be located within the District, the granting of any such Certificate being the subject of separate and independent proceedings, consideration and review standards by this Council pursuant to the provisions of Section 9 and the provisions of Act 198. This Council reserves the right under Act 198 to disapprove of any such application for an

Industrial Facilities Exemption Certificate in accordance with Section 9 and the other provisions of Act 198.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Ms. Barker stated that the first step of the tax abatement application was establishing the District. Without the District established, there was no need to go any further. Trailer Technologies will be building a brand new 134,000 square foot building in Wixom. The approximate cost is \$12.8 million. They are adding another almost \$1 million of personal property to the site. They will also be adding 15-20 new employees. She introduced Tom Harper from Trailer Technologies.

Mr. Harper said that he has been with Trailer Technologies for about 19 years. They have two facilities right now and they are very excited about joining the Wixom community and combining those into one facility. The company is owned by Kentucky Trailer, which has been around since 1879 and family-owned since 1936. They build some extremely high-end products. They do business with high profile companies and the Fortune 500 companies are their target. They are the kind of folks that have the budget and can sustain the kind of products that they build. They manufacture trailers, containers, trucks, and any kind of a special vehicle that is used to mobilize people's businesses. They build the mobile command centers for the FBI. They do a lot of enclosed automotive transport trailers and they also do work for the U.S. Army.

Councilmember Rzeznik asked how many employees would start at their new Wixom facility. Mr. Harper replied that right now they have about 100 employees and they should be at 115 to 118 now. They would like to add five employees per year over the next three years. They have an issue right now with attrition which they are working diligently to try to place more. They just participated in Wixom's job fair last month and they are actively screening several applicants from that fair. He indicated that his HR Director goes to a lot of job fairs and she felt this was the best job fair she has been to. They hope to draw from the Oakland Technical Center and the Walled Lake Consolidated Schools. He said that they have great jobs available for people and this was a good chance for them to learn a trade. Mr. Harper invited anyone interested to stop by for a visit. They are hoping to be in Wixom in June. Also, they have a lot of visitors from all over the world that will be staying in area hotels and dining at area restaurants.

Vote:

Motion Carried

- 3.) **Recommendation by the Tax Abatement Review Committee to Adopt a Resolution Authorizing the Issuance of a Ten (10) Year Industrial Facilities Exemption Certificate for Real Property as Requested by Trailer Technologies Holdings, LLC in Accordance with Public Act 198 of 1974, as Amended**

CM-11-166-17: Motion and seconded by Councilmembers Smiley and Kennedy to adopt the following resolution authorizing the issuance of a ten (10) year Industrial Facilities Exemption Certificate for Real Property as requested by Trailer Technologies Holdings, LLC in accordance with Public Act 198 of 1974, as amended:

**CITY OF WIXOM
COUNTY OF OAKLAND, STATE OF MICHIGAN
RESOLUTION 2017-54 APPROVING**

INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE

- WHEREAS,** the City Clerk has received an Application for Industrial Facilities Exemption Certificate from Trailer Technologies Holdings, LLC dated September 14, 2017 (which application, for the purpose of Act No. 198, Public Acts of Michigan, 1974, as amended ("Act 198"), is deemed filed upon the establishment by the City Council of the District hereinafter defined, covering an existing Industrial Development District No. 2017-02 (the "District") with in the City of Wixom; and
- WHEREAS,** the City has notified in writing the Assessor of the City of Wixom, as well as the legislative body of each taxing unit which levies ad valorem property taxes in the local government unit in which the proposed facility is to be located, i.e. the City of Wixom, and advised each of them that the said Application has been received; and
- WHEREAS,** the City Council has afforded Trailer Technologies Holdings, LLC, the Assessor, and a representative of each of the affected taxing units an opportunity for a hearing on this Application, and said hearing having, in fact, been conducted at 7:00 p.m. on Tuesday, November 14, 2017 at the Wixom City Hall, 49045 Pontiac Trail, Wixom, Michigan.
- WHEREAS,** the aggregate SEV of real property exempt from ad valorem taxes within the City of Wixom, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WIXOM AS FOLLOWS:

1. That the City Council, on the basis of the information received from the applicant, Trailer Technologies Holdings, LLC, finds and determines: (a) that the granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of industrial facilities exemption certificates previously granted and currently in force, shall not have the effect of substantially impeding the operation of the City of Wixom or impairing the financial soundness of any taxing unit that levies an ad valorem property tax in the local government unit in which the facility is to be located; and (b) Trailer Technologies Holdings, LLC has fully complied with the requirements of Section 9 and the other provisions of Act 198.
2. That the City Council hereby approves the Application for Industrial Facilities Exemption Certificate from Trailer Technologies Holdings, LLC covering new industrial facilities to be located within the District, for a period of ten (10) years for real property, effective as of December 31 following the date the Certificate is issued by the Michigan State Tax Commission, as the same may be supplemented by a new certificate issued in accordance with Section 16(a) of Act 198 and with the Letter of Agreement (hereinafter defined);
3. That in accordance with the requirements of Section 22 of Act 198, wherein a written agreement between Trailer Technologies Holdings, LLC and the City is required in order to clarify the understanding and the commitment between Trailer Technologies Holdings, LLC and the City as a condition of approval of an Industrial Facility Exemption Certificate, the Council hereby authorizes the Mayor and the City Clerk to sign such Letter of Agreement as duly executed and delivered by Trailer Technologies Holdings, LLC ("Letter of Agreement"), and such Letter of Agreement is hereby incorporated in this resolution in full by reference as part of the documentation required to complete the application for the Industrial Facility Exemption Certificate; and further that the City Clerk is authorized and directed to file a copy of the Letter of Agreement with the Michigan Department of Treasury in accordance with Public Act 198.
4. That the City Clerk shall forward a copy of the Application and this Resolution to the State Tax Commission for further consideration upon the payment by Trailer Technologies Holdings, LLC of the City's expenses incurred in connection with the consideration of Trailer Technologies Holdings, LLC application.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

Vote:

Motion Carried

4.) Recommendation by the Tax Abatement Review Committee to Authorize the Execution of a Tax Abatement Agreement with Trailer Technologies Holdings, LLC and that the Mayor and City Clerk be Authorized to Execute the Agreement on Behalf of the City

CM-11-167-17: Motion and seconded by Councilmembers Rzeznik and Smiley to approve a Tax Abatement Agreement with Trailer Technologies Holdings, LLC and that the Mayor and City Clerk be authorized to execute the agreement on behalf of the City.

Councilmember Rzeznik commented that the small manufacturing boutique was a great business to have in Wixom because they were employing a hundred people, buying homes, eating at our restaurants and being part of the community. He thought it was great to have this type of tool in the City so they could build and own a business. He questioned where they spelled out the 50% on the property as he did not read it within the agreement.

Ms. Barker said the 50% was indicated within the Public Act 198 itself.

Vote:

Motion Carried

5.) Recommendation to Approve an Amendment to the City of Wixom Downtown Development Authority's By-Laws and Rules of Procedure

CM-11-168-17: Motion and seconded by Councilmembers Rzeznik and Beagle to approve an amendment to the City of Wixom Downtown Development Authority By-Laws and Rules of Procedure.

Ms. Barker said the DDA decided they wanted to include language within the Bylaws describing how they would follow the Main Street Program. Most of the changes and additions to the Bylaws were because of their participation with the Main Street program. Another item of interest that was included was that each member of the DDA Board would serve as a chairperson or vice-chairperson during their four-year term.

Deputy Mayor Ziegler asked for a short description of the Main Street Program. Ms. Barker said the Main Street Program was a national program and that Oakland County joined as a County. Even though the City of Wixom wasn't classified by their standard as a traditional downtown they received the same benefits.

Vote:

Motion Carried

6.) Recommendation to Adopt a Local Governing Body Resolution for Charitable Gaming Licenses for the Nonprofit Baseball Organization Known as the Commerce Cannons of Wixom, Michigan

CM-11-169-17: Motion and seconded by Councilmembers Gottschall and Smiley to adopt a Local Governing Body Resolution for Charitable Gaming Licenses for the nonprofit baseball organization known as the Commerce Cannons of Wixom, Michigan.

Mr. Brown explained that when you have a local non-profit that is looking to participate in raising funds through gaming, there is a requirement that the local government body had to recognize them for what they were which was a charitable organization. It's kind of a preliminary action on their part.

Vote:

Motion Carried

7.) Recommendation to Approve a Contract with Trivium Racing, Inc. for Timing Services Associated with a DDA-Hosted 5K and 10K Race to be Held on May 5, 2018, and Authorize the Mayor and Clerk to Sign the Contract on Behalf of the City

CM-11-170-17: Motion and seconded by Councilmembers Rzeznik and Beagle to approve a contract with Trivium Racing, Inc. for timing services associated with a DDA-Hosted 5K and 10K race to be held on May 5, 2018, and authorize the Mayor and Clerk to sign the contract on behalf of the City.

Councilmember Rzeznik asked how many people participated last year. Ms. Barker said 140-160 people.

Councilmember Smiley asked why the City was paying for this if this event was hosted by the DDA. Mr. Brown said the City was not paying for it. The DDA paid for this from their account within the City budget.

Vote:

Motion Carried

8.) Recommendation to Approve the Community Development Block Grant Program Year 2017 Subrecipient Agreement Between Oakland County and the City of Wixom and Authorize the Mayor, Kevin W. Hinkley, to Sign the Agreement on Behalf of the City

CM-11-171-17: Motion and seconded by Councilmembers Kennedy and Rzeznik to approve the Community Development Block Grant Program Year 2017 Subrecipient Agreement between Oakland County and the City of Wixom and Authorize the Mayor, Kevin W. Hinkley, to sign the agreement on behalf of the City.

Ms. Magee explained that this was a standard form and it was approved in the past. The only difference was the timing because now they had HUD authorize the money first, and then the City approves the agreement.

Vote:

Motion Carried

9.) Recommendation to Accept Hubbell, Roth & Clark's Engineering Services Proposal for a Second I-96 Water Main Crossing for a Total Not to Exceed \$23,000 for Design Engineering and \$21,000 for Construction Engineering

CM-11-172-17: Motion and seconded by Councilmembers Smiley and Beagle to accept Hubbell, Roth & Clark's engineering services proposal for a second I-96 water main crossing for a total not to exceed \$23,000 for design engineering and \$21,000 for construction engineering.

Mr. Sikma explained that this was part of the water master plan. He explained how they needed a second water main under I-96 for water quality purposes and fire flow issues. This area would become developed; therefore, they wanted to make sure this was in place before future development.

Councilmember Kennedy asked how this water main would change the water quality. Mr. Sikma said that one aspect was making sure there was enough water going through the system and the other piece was making sure there was enough water to support both sides of I-96.

Councilmember Kennedy wondered how many businesses there were to support on that loop across I-96. In addition, he asked if it would be an issue to hook up to the City of Novi's water-main.

Ms. Barker said there were five developed properties, three properties that would be re-developed and three vacant properties.

Councilmember Kennedy asked why the City of Wixom could not just tap into Novi. Mr. Sikma said because there was nothing that ran along Twelve Mile Road near the previous General RV location.

Councilmember Kennedy asked how much it would be to develop the extra loop. Mr. Sikma said the extra loop would be provided to the property owners as they connected. Councilmember Kennedy said he read the engineering costs but asked how much it would cost to construct it. Mr. Sikma said the estimate was \$150,000.

Councilmember Rzeznik asked how the flushing went during the last boil water with this water-main. Chief Roberts said that currently the only water main running south was the original main from the Ford property to Meijer and that's been dead-headed. Everything from new development along this road was flowing south and that was starting to create some flow issues.

Vote:

Motion Carried

10.) Recommendation to Award the Repair Work for the East Side of the Department of Public Works Cold Storage Building Steel Roof to Schreiber Corporation, 29945 Beck Road, Wixom, Michigan, in the Amount of \$30,990 with Funds Derived from the DPW Storage Building Account #411-441-979.390 and Approve the Associated Budget Amendment

CM-11-173-17: Motion and seconded by Councilmembers Smiley and Beagle to award the repair work for the east side of the DPW cold storage building steel roof to Schreiber Corporation, 29945 Beck Road, Wixom, Michigan in the amount of \$30,990 with funds derived from the DPW Storage Building account #411-441-979.390 and approve the associated budget amendment.

Mr. Sikma said there was a wind storm that tore a portion of the roof off on the cold storage building. They thought they could repair it internally but quickly found it to be difficult because it is a steel roof. The insurance company quoted for the damaged portion only at \$17,000. Given that they were uncertain if the roof would last, they decided to repair the entire half of the roof. The other piece would be moved to the Capital Improvement and hopefully repaired within the next five to six years.

Councilmember Smiley was surprised to read that contractors were not interested in bidding on the work. Mr. Sikma thought that same thing but thought the project was too small.

Vote:

Motion Carried

11.) Recommendation to request that administration draft a letter to the Oakland County Federal Aid Committee showing support of adding a continuous center left turn lane on Grand River Avenue, and add a second left turn lane for east-bound Grand River to north-bound Wixom Road due to the higher traffic volumes and complaints being received

CM-11-174-17: Motion and seconded by Councilmembers Rzeznik and Beagle to recommend that administration draft a letter to the Oakland County Federal Aid Committee showing support of adding a continuous center left turn lane on Grand River Avenue and add a second left turn lane for eastbound Grand River to north-bound Wixom Road due to the higher traffic volumes and complaints being received.

Mr. Brown explained that they received complaints about the traffic on Grand River between Wixom and Grand River Roads. He noted some concerns were that it would impact the redevelopment of properties in that area because of the difficulty making a left-turn lane in certain sections. This letter was addressed to Mr. Evancoe of Oakland County Road Commission asking to add that section of Grand River to discussion for FY-2021 funding. He hoped to get the support of the Mayor and Council so he could send this letter to him as soon as possible.

Councilmember Gottschall recommended the second left turn lane be a must. He hoped for something similar as the intersection of Grand River and Beck Road in Novi. He had witnessed the horrific traffic in that location. He wondered why they would have to wait until 2021 as he would like to see this addressed sooner.

Mr. Sikma said they hoped to get the Federal Aid Committee's support on this but they already committed monies through 2020. He said that recently Oakland County was awarded 60% of the federal aid from the Federal Aid Committee and may be

adjusting some of their recommendations. They hoped that the sooner they brought this to the attention of the Federal Aid Committee, the greater the chance was in getting this addressed sooner.

Councilmember Rzeznik said that he agreed with Councilmember Gottschall. He wondered if the traffic flow at eastbound Grand River onto northbound Beck was any less than what they see at Wixom. Mr. Brown said they could check into that.

Vote:

Motion Carried

12.) Memorandum From the City Manager Regarding the Emergency Purchase of a Base Station Radio for the Fire Department

Councilmember Rzeznik noted that during the budget sessions, \$20,000 was allocated to the purchase of a new base station system for the Fire Department. He read in the memorandum that the \$6,734 replaced the faulty piece of equipment and the upgrade to the radio system was no longer required.

Chief Roberts said the radio system was a unit that activated the pagers. Even with the scheduled upgrade to the Oakland County Radio System within three to five years, they could recover some of the costs because this system would still be used nationally.

Councilmember Rzeznik asked if they would still need to have money for this within the Capital Plan. Chief Roberts said the hope was to have the 911 surcharge pay for a new system because it will back up to the entire County.

13.) Recommendation and Request to Convene a Closed Session of the City Council in Accordance with the Open Meetings Act for the Purpose of Discussing Attorney-Client Privileged Communication Pursuant to, and Authorized by, MCL 15.268(h)

CM-11-175-17: Moved and seconded by Councilmembers Smiley and Beagle to convene a closed session of the City Council in accordance with the Michigan Open Meetings Act (PA 267 of 1976, as amended) for the purpose of discussing attorney-client privileged communication pursuant to and authorized by MCL 15.268(h).

**Roll Call Vote: (6) AYES – Beagle, Gottschall, Kennedy, Rzeznik, Smiley
Ziegler**

(0) NAYS

(1) ABSENT – Hinkley

Motion Carried

CALL TO THE PUBLIC:

There were no comments at this time.

CITY MANAGER COMMENTS:

Mr. Brown said they had good results on the Drug Take Back Day resulting in 40 pounds of unused and unwanted prescriptions. It definitely keeps the drugs out of

the water system. The grant application for the Airline Trail was filed. A DNR grant of \$50,000 was awarded and will be added to the funding of the Airline Trail.

COUNCIL COMMENTS:

Councilmember Kennedy thought the fact that the MDOT no longer requires the audit was great. He hoped it was more than us submitting the resolution asking them to get rid of that. That really was a burdensome expense to the City.

Mr. Brown commented that the Michigan Municipal League was heavily involved with that process. He was pleased to see that eliminated, as well as their ready admission to that. We will be reimbursed for the cost we incurred.

Councilmember Beagle thanked the citizens of Wixom for their support on Election Day. He congratulated the three others who also won.

Councilmember Gottschall wished everyone a safe and happy Thanksgiving.

Councilmember Smiley said people have been showering Wixom with accolades. It has been great working with the staff. He was proud of our great group. Mr. Brown had mentioned that the Building Department received an enthusiastic and sincere email on all City electrical contractors. Again, more praise being heaped upon us. This goes to Mr. Smith and all of our staff. He congratulated the four winners last Tuesday and said he was excited to work with them for another four years. Lastly, he wished everyone a happy Thanksgiving.

Councilmember Rzeznik thought the West Oakland Regional Job Fair was quite a success. It was a shame that there were only 36 spaces. He asked out of the 36 companies that were registered, how many were Wixom companies? Ms. Barker replied over half. Councilmember Rzeznik thought if we had another job fair, we could probably get 40 or 50 companies. Ms. Barker indicated that we would reduce the eight-foot tables down to six-foot tables to be able to get at least ten more in there. We have reserved the Community Center for another one on April 23, 2018. We have also reserved the Senior Center as well because people were going up onto the stage to do interviews and fill out applications. Lastly, Councilmember Rzeznik thanked the citizens of the City of Wixom for giving their confidence in him for a third term. He then congratulated the other three winners.

Deputy Mayor Ziegler indicated that he stopped by the Job Fair and he was pleased at how active it was. He wondered if the Fire Department got anybody from the Job Fair. Chief Roberts said they have three applicants who are in the process of background investigations and physical interviews. Deputy Mayor Ziegler joked that it was the action that the Council took to turn the tide on the MDOT audits. He congratulated and thanked the City Clerk on another flawless election in light of the fact that it was a new system. It was a beautiful day for it and everything went smoothly. He understood that a couple people from other Clerk's Offices around the area came to help out for free to learn the new system since they didn't have elections. Two were from Highland Township and two were from Milford Township. He congratulated Councilmembers Rzeznik, Beagle and Kennedy on their re-election to Council. He also congratulated Christie Currier and Allison Wert on their election to the Library Board. Deputy Mayor Ziegler thanked the electorate for supporting his

candidacy. He was humbled and honored to be elected. Even though it was uncontested, he was very pleased with the outcome. He usually gets motivated by elections. He likes to knock on doors, even though he didn't do as much of it this year. He got around to some and it was gratifying. He received a lot of good feedback, particularly right after the water incident. One woman said she has lived in our City for about 20 years and she didn't realize how well-planned we have it here. She came to realize it because her sister in Novi and her sister in Commerce Township had to come to her house to take care of water needs. She was very pleased with the foresight that earlier Councils had. He said he was happy with that and happy with a lot of other feedback that he received. One of the things he took from the election was the fact that three Councilmembers that ran for re-election were re-elected. It tells him that the people who voted are satisfied with what the Council was doing despite any little differences that we may have. They support the Council and appreciate what we have done. Lastly, everyone knows about the 60th anniversary of the City coming up and the Police just celebrated their 60th. There was a dinner that took place about a week ago or so put on by the Police Department for former and current Police personnel. He was fortunate enough to attend that dinner and it was very nice. Director Moore and his staff put on a good program. There is a slide presentation available if anyone wanted to watch it. It meant a lot to people who worked at one time with the Police Department. It brought back some memories.

The Council recessed at 8:27 p.m. They went into Closed Session at 8:32 p.m. and rose from the Closed Session at 8:35 p.m. The Council reconvened the regular meeting at 8:36 p.m.

ADJOURNMENT:

The meeting was adjourned at 8:36 p.m.

Catherine Buck
City Clerk

Approved 11-28-2017
