

**CITY OF WIXOM
49045 PONTIAC TRAIL
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, MARCH 14, 2023**

Mayor Beagle called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Present:

Mayor: P. Beagle
Deputy Mayor: T. Rzeznik
Councilmembers: P. Behrmann
K. Gottschall
T. Gronlund-Fox
P. Sharpe
R. Smiley

AGENDA CHANGES: (None)

PRESENTATION:

1.) Wixom DDA Informational Presentation

Ms. Cloutier thanked the Council for allowing her to do this presentation of the DDA's activities and goals. There were two presentation dates during 2023 – the one tonight and then on November 28th. By law, the DDA is to hold two informational presentations annually. She stated that the DDA meets a total of twelve times for their monthly board meetings. A budget session is held in the spring and a strategic planning meeting is held in the fall. She reviewed the list of current board members and staff members.

The DDA's primary source of revenue is Tax Increment Financing (TIF). TIF Capture occurs through the normal increase in property taxes over the base year the DDA was established due to new investment (building of homes and businesses for example) and/or inflation. As property values rise in the DDA District over the base year, the DDA captures the increase in value and invests those funds back into the district. She reviewed a few priorities of focus for 2023, including the west end sidewalk project (sidewalk in front of Auto One to Wixom Family Pet Practice), the Renton area redevelopment, the Civic Center playground and downtown maintenance. Some of the DDA's recent projects included The Junction, the construction of the Civic Center walking path, and the hanging flower baskets, all of which provide over \$80,000 back into the downtown. Their future projects include the Renton area redevelopment, The Junction west-end common area, the expansion of the Civic Center walking path and playscape buildout, as well as the installation of the rest of the bike racks.

Ms. Cloutier stated that there were four new businesses in the downtown (El Camino Real Mexican Restaurant, 11/11 Burgers & Fries, Wixom Dental and Connect Boutique). There are also new owners of the Heath Building.

Next, she reviewed the grants that have helped fund the DDA. The most notable one was the Inclusive Backing Grant through the National Main Street & American Express. Spray Chic Airbrush Tanning was the recipient of this \$5,000 grant during

this last fiscal year. When the grant opportunities come around, she automatically emails them to businesses. If it is notable for the DDA to apply, she completes that. The DDA hosts many events and initiatives, including Wednesdays in Wixom, Sip n Stroll, Derby Day, Get Fit Here, Block Party and Downtown Dazzle. The DDA also contributes funding for Concerts in the Park, Tree Lighting and other City sponsored downtown events. She stated that the DDA is fortunate to partner with many local businesses that provide sponsorships for their events. They have received over \$20,000 during this fiscal year.

The Wixom DDA relies on its volunteers to help in many areas, events, committees, board positions, day-to-day operations, and more. There are over 70 volunteers in their database with over 1,200 hours. There is an organization committee that is dedicated to volunteer management. The DDA will be hosting a volunteer appreciation event at Wixom Station on May 15th. She said they are always looking for new volunteers.

For professional development, there is a yearly Main Street Manager and Board Training provided by Oakland County. She attends monthly Main Street Oakland County Manager meetings and she attended the Michigan Downtown Association Annual Conference for the last two years. Ms. Cloutier reviewed all of the contracts that the DDA holds for various reasons.

She was proud to announce that the DDA was recognized for the Wednesdays in Wixom for the Program on the Rise. This award recognized a program in downtowns with minimal budgets. She indicated that the Wednesdays in Wixom had a \$600 budget and they were able to pay the dining bills of over 20 people.

This past December, the DDA partnered with SEMCOG in their Shop Local campaign. Wixom was featured in their video and she played that video for Council. She indicated that the video reached over 4,700 people through SEMCOG and the DDA's various social media platforms.

Deputy Mayor Rzesnik said that we have had businesses who have come before Council looking for tax abatements. It would be good to coordinate with the Mayor to find out who still has active tax abatements. Ms. Cloutier said that they have already done that.

Councilmember Gottschall said that we had talked about using biodegradable cups for The Junction and he wondered if we had been able to move forward on that. Ms. Cloutier explained that Wixom Station and Drafting Table are already doing that. The plan was to get them for El Camino as well.

Councilmember Smiley thought her presentation was great. He hadn't seen that video before and he thought it made Wixom look fantastic. He thanked her for her presentation.

Councilmember Behrmann took notice of the money the DDA wanted to put toward a DPW employee for maintenance in the downtown area. He thought it would really

be nice if we had a DPW employee that could replace the fence that was taken out this past week at the corner of Wixom Road and Pontiac Trail. The first thing people see when they come downtown is the fence laying on the sidewalk and that doesn't look inviting. He hoped we could put some money into having spare fences to replace this when it happens again.

Councilmember Sharpe asked what the problem was with the Christmas lights. Ms. Cloutier said that they received comments that they weren't as uniform as they had been in previous years. They used a new company this past year because the previous one wasn't available. She said that they would be looking into improving that this next year.

Councilmember Gronlund-Fox thanked her for the nice presentation.

Mayor Beagle said it was a great presentation and he was happy to have the DDA helping the City out.

MINUTES:

CM-03-31-23: Moved and seconded by Councilmembers Behrmann and Gronlund-Fox to approve the Special City Council meeting minutes of February 28, 2023.

Vote:

Motion Carried

CM-03-32-23: Moved and seconded by Councilmembers Gronlund-Fox and Gottschall to approve the Regular City Council meeting minutes of February 28, 2023 as amended.

Vote:

Motion Carried

CORRESPONDENCE:

- 1.) Notice of Hearing for the Customers of DTE Electric Company Case No. U-21245
- 2.) Oakland County Treasurer's Office Foreclosure Prevention

CALL TO THE PUBLIC:

There were no comments made at this time.

CITY MANAGER REPORTS:

1.) Fire Monthly Report – January 2023

Deputy Mayor Rzeznik thanked Chief Geistler for including the response times in his report. The priority calls were at 6 minutes and 55 seconds in January and he wondered if there was a goal. Chief Geistler indicated that we have to keep it under 7 minutes per the State mandate. We have done that by increasing the staffing to the 24-hour coverage.

Councilmember Gottschall also liked seeing the response times. He asked if he planned to continue including those. Chief Geistler said he would continue to include that.

Mayor Beagle thought that was a great improvement and another feature our citizens deserved, all under Chief Geistler's leadership.

2.) Police Monthly Report – January 2023

Councilmember Gronlund-Fox noticed that the calls for service were over 400 calls. They were specifically the Part A Crimes. She asked what his plan was for addressing the increases. Chief Langmeyer said that there was a slight increase in the Part A Crime. It was about ten more calls this month compared to the same month last year. The big increase was with the miscellaneous calls for service. That increase was attributed a lot to COVID. Our numbers are coming back to where they were pre-COVID time and that was what we expected. He said he wants people to call the Police Department to get them out there when there is something strange in the neighborhood. The biggest increase was also due to the larceny, the catalytic converter thefts. He indicated that the Department was working together with our neighboring jurisdictions to see if we can slow it down. Councilmember Gronlund-Fox asked if it was a particular vehicle that was targeted. Chief Langmeyer said no. The theft has occurred in the industrial areas as well as the subdivisions.

CONSENT AGENDA:

CM-03-33-23: Motion and seconded made by Councilmembers Smiley and Gronlund-Fox to approve the Consent Agenda as presented which included:

- 1.) Approval to receive and file:
 - a.) Library Board Minutes – January 23, 2023
 - b.) Planning Commission Minutes – February 6, 2023
- 2.) Acceptance of the Water Main Easement Granted by Schreiber Corporation Located at 29945 Beck Road for One Dollar (\$1.00)
- 3.) Recommendation to Accept an Industrial/Commercial Property Detention/Retention System Maintenance Agreement from Schreiber Corporation Located at 29945 Beck Road and Authorize the Mayor to Sign the Agreement

Vote:

Motion Carried

UNFINISHED BUSINESS: (None)

TABLED ITEM:

- 1.) **Recommendation to Approve the Introduction of an Ordinance to Amend the Code of Ordinances for the City of Wixom Title 18, Zoning, Chapter 18.07, Village Center Area District, Sections 18.07.010 Through 18.07.090 and to Rezone All Parcels Currently Zoned Village Center Area to Village Center Area – Core, Village**

Center Area – Transitional or Village Center Area – Low Intensity as Recommended by the Planning Commission

(This item remained Tabled pending more information.)

NEW BUSINESS:

- 1.) Recommendation to Award the 2023 Major Road – West Maple Road Program to Cadillac Asphalt, LLC of Wixom, MI in an Amount not to Exceed \$1,513,067.52 from Major Road – Construction Account #202-553-974.395 and Authorize the Associated Budget Amendment**

CM-03-34-23: Motion and seconded made by Deputy Mayor Rzeznik and Councilmember Gronlund-Fox to award the 2023 Major Road – West Maple Road Program to Cadillac Asphalt, LLC of Wixom, MI in an amount not to exceed \$1,513,067.52 from Major Road – Construction Account #202-553-974.395 and authorize the associated budget amendment.

Mr. Sikma said this project was for Maple Road between Wixom Road and Beck Road. He understood this dollar amount came in considerably more than what was anticipated and budgeted. He expressed the higher cost was based on some of the required undercuts, inflation increases and labor costs.

Councilmember Gottschall asked administration to provide an electronic budget version for items such as this because he felt it would be helpful. Since they're pulling funds from the Major Road Fund Balance, he asked the resulting amount given they were going over budget. Mr. Sikma said the project would be funded from ACT 51 and the road millage. Councilmember Gottschall asked what kind of impact did this have for next year's road plans given this project was \$500,000 over budget. Mr. Sikma said they would wait a year or so for any major road project because of this. He added they anticipated Potter Road being the next major road project considered.

Councilmember Smiley asked Mr. Sikma to explain what an undercut was. Mr. Sikma said an undercut was a full reconstruction of the road that included cutting into the base material in the sections that degraded. He believed the City benefited from requesting bids early because the contractors are now scheduling our project first over others.

Councilmember Sharpe liked seeing a detailed report and four solid quotes. He was excited to give the engineering work to Spalding DeDecker. He supported the project but wasn't happy going over budget by 50%. He thought blaming the majority of the increase on inflation was over simplification as he imagined it had more to do with the status of the road itself. The reason he assumed this was because the seal coating project only went up by 5%.

Mr. Brown said they had an ongoing effort with Beck Road construction to which they've increased the cost estimate by 45% because costs associated with the

paving business were spiraling upward at a much higher rate than inflation elsewhere. This was a result of material costs and infrastructure funding available.

Vote:

Motion Carried

2.) Recommendation to Award the Contract for the Annual Crack Sealing and Seal Coating Program to Wolverine Sealcoating of Jackson, Michigan for the Unit Price of \$1.17 Per Pound for Crack Sealing and \$0.095 Per Square Foot for Seal Coating with Funding Allocated from Local Road Capital Program – Pavement Preservation Account #203-554-976.393

CM-03-35-23: Motion and seconded made by Councilmembers Behrmann and Smiley to award the contract for the Annual Crack Sealing and Seal Coating Program to Wolverine Sealcoating of Jackson, Michigan for the unit price of \$1.17 per pound for crack sealing and \$0.095 per square foot for seal coating with funding allocated from Local Road Capital Program – Pavement Preservation Account #203-554-976.393

Mr. Sikma said they worked with Howell, Farmington, Fenton, Fowlerville and Milford in providing a joint request for proposal (RFP). He added that they've worked with Wolverine Sealcoating in the past and that worked out well. They were looking forward to working with them again.

Councilmember Smiley knew they've only partnered with Howell before so he was surprised to see four additional communities included in the RFP. He asked if administration got a sense of how the additional communities impacted the price. Mr. Sikma believed the additional community involvement attributed to the lower percentage increase.

Councilmember Sharpe asked if they marked and sealed the roads until they reached \$50,000. Mr. Sikma said they planned to utilize as much of the \$50,000 as they could in order to accommodate the entire City.

Councilmember Gottschall recalled a few years back they had an issue with previous crews, not Wolverine specifically, having been overzealous with what they were filling. He asked if that was addressed and/or a concern. Mr. Sikma said staff monitored their work regularly and that will continue.

Vote:

Motion Carried

3.) Annual Review of City-Owned Property and Determination of Use Classifications Per the City's Code of Ordinances, Chapter 3.16

CM-03-36-23: Motion and seconded made by Councilmember Smiley and Deputy Mayor Rzeznik to review the City-Owned Property and determination use classifications per the City's Code of Ordinances, Chapter 3.16.

Mr. Benson explained an annual review of all city-owned properties and their classifications was required by the City Charter. He said there were eight different categories that resulted in specific requirements. For example, natural resource and park properties required the City to take any changes to the electorate, whereas economic development properties did not carry that level of restriction. Since the last review, two properties had been sold and the City purchased three properties. He felt the only item that might needed to be discussed was to consider reclassifying 48755 Pontiac Trail where the barn currently stood. The property was classified as historic; however, given that it was not a designated historical property, it could be reclassified as economic development. His report to Council included a map and listing of all the properties and classifications of each.

Councilmember Gottschall reviewed the list and didn't understand why the City still owned some of the former wellhouse sites. He suggested they sell some of those properties to developers to add a few more houses here and there. Additionally, he wondered if the current zoning of the larger lot to the north in Palmer Lake Estates could be changed to residential which was privately owned and being marketed for banks/offices. Mr. Benson found a lot of information that his predecessor had completed in regards to the former wellhouse sites and learned that Council authorized the sale of some of the lots. The property off Loon Lake Road at Chantclair was on the "to-do" list because they had the full deed to the property and could sell it. He noted the Palmer Lake Estates lot was zoned R-3 with a consent judgement ruling it could be zoned commercial with very specific uses.

Mayor Beagle knew the wellhouse site at the Hidden Creek Subdivision was maintained by the Homeowners' Association.

Councilmember Behrmann reviewed the map and noticed the wellhouse sites on Windingway and Apache Trail were being utilized as parks within the subdivision. He wasn't sure putting in new homes on those lots would be ideal for the residents and the characteristic of the neighborhoods. Perhaps both of those sites could be reclassified as parks.

Mayor Beagle was aware that Hidden Creek Subdivision was interested in purchasing the Windingway property to sell it and use the profit to put toward the upkeep of the other common areas within the subdivision. He understood changing the classification of the properties to park made it harder to sell. He thought they could talk this over with the Homeowners' Associations to determine what their interests were.

Councilmember Gottschall said his standpoint was if they kept these properties on the books, they were required to maintain them.

CM-03-37-23: Motion and seconded made by Councilmembers Gottschall and Smiley to reclassify 48755 Pontiac Trail from historic to economic development.

Councilmember Sharpe wasn't a big fan of surprises from the dais so he wanted to know exactly what the reclassification would mean. Mr. Benson said it wouldn't be a signification change functionally; however, it would give staff a better understanding of the expectation. Given that they didn't provide Council with any information to assist in the change, he understood the apprehension of changing it at this time.

Mayor Beagle asked if the historical classification made it difficult to change should they want to do something with that property. Mr. Benson said it wouldn't be limited like the park categories but could provide more funding opportunities.

Deputy Mayor Rzeknik said the likelihood of achieving a grant would be greater if they left that property categorized as historical.

Vote:

Motion Carried

Councilmember Behrmann noted that 1047 Wixom Road was the parcel between two residential properties. He assumed the resident was maintaining that property and felt the City needed to approach the resident to determine if they'd be interested in purchasing the property.

Councilmember Gottschall gathered the general consensus was to have administration look into getting some of these properties off the books.

CALL TO THE PUBLIC:

There were no comments from the public at this time.

CITY MANAGER COMMENTS:

Mr. Brown said they received good news from the Michigan Municipal League (MML) regarding the City's position with the mod factor (the factor by which a standard workers compensation premium was multiplied to reflect the insured's actual loss experience). They were very impressed that the City was able to maintain such a good factor given the number of full-time employees. He appreciated the employees being careful in their jobs because that was the reason they were able to get such a great review. He indicated that Senator Jim Runestad recently hosted a meeting at Commerce Township Hall regarding the recent power outages. The Wixom residents that attended spoke of an outage concern that they experienced on December 31, 2022. The City had been in contact with DTE and an outside consultant to obtain better information on that situation; however, they were hoping to get resident opinion of their satisfaction or dissatisfaction with DTE. If you are a Wixom resident or business owner that had an interest in providing feedback regarding DTE and/or power outage concerns, please email citymanager@wixomgov.org.

Mr. Benson had no additional updates.

COUNCIL COMMENTS:

Councilmember Gronlund-Fox had no comments.

Councilmember Behrmann had no comments.

Councilmember Gottschall asked if they would provide a Google form for residents to fill out regarding DTE. They should send that out via email blast and on all the social networking sites.

Councilmember Sharpe had no comments.

Councilmember Smiley wished everyone a happy St. Patrick's Day.

Deputy Mayor Rzeznik noted that DTE, Consumers Energy and members of the Public Service Commission did not show up at the meeting with Senator Runestad. The meeting was recorded with the comments to be directed to DTE. There were a variety of comments ranging from concerns with the Public Service Commission to DTE's CEO's salary. He mentioned that Wixom was not alone because it appeared that Oakland County may be the second highest in the area with outages.

Mayor Beagle wished everybody a safe and happy St. Patrick's Day.

ADJOURNMENT:

The meeting was adjourned at 8:17 p.m.

Catherine Buck
City Clerk

Approved 3-28-2023
