



TO: Mayor and Council

FROM: Tom Crawford, City Administrator

CC: Derek Delacourt, Community Services Area Administrator
Craig Hupy, Public Services Area Administrator
Nick Hutchinson, City Engineer
Brett Lenart, Planning Manager
Molly Maciejewski, Public Works Manager
Marti Praschan, CFO

SUBJECT: June 7, 2021 Council Agenda Responses

DATE: June 3, 2021

INT-1 - Independent Community Police Oversight Commission (ICPOC) Monthly Update

Question: Has consideration been given to other commissions to provide similar semi-regular formal updates to all of Council? (Councilmember Radina)

Response: Commissions routinely provide communication updates through Clerk's Report items and minutes, as well as monthly reports included in the City Administrator's Reports (i.e. Transportation Commission). Some commissions also provide topical updates via City Council Work Sessions. However, given the newness of the Independent Community Police Oversight Commission (ICPOC), the unique structure/mission of the commission, and their request for a speaking time, an exception was made for this formal monthly introduction item.

CA-1 – Resolution to Award a Contract to Manpower, Inc. of Southeastern Michigan for Temporary Staffing Services for Public Works (RFP # 21- 09)

Question: The memo says the city has historically had a difficult time recruiting—has a contract like this ever been used in the past to ‘fill gaps’ in the Public Works unit or is this the first time? (Councilmember Nelson)

Response: The City has held contracts off and on to support temporary staffing agencies since 2012 for this service. The work is seasonal in nature, so full-time employees are not appropriate. When full-time work is identified, staff seeks FTE authorization.

CA-3 – Resolution to Accept and Appropriate the Amended Second Phase of the Hazard Mitigation Assistance Grant Agreement from FEMA for the Construction of the Opening in the Railroad Berm (\$355,922.00) and Appropriate and Amend the Stormwater Local Project Share Budget (\$2,065,015.00) and Major Street Fund Local Project Share Budget (\$905,000.00) to Accommodate Escalated Project Costs (8 Votes Required)

Question: I appreciate the explanation that an increase in cost of \$905,000 is significant and cannot be absorbed by the Alternative Transportation Fund Capital Budget. I would like more explanation of shifting this expense onto the Major Street Fund. Does this \$905,000 literally exceed the amount available in the Alternative Transportation Fund Capital Budget? (Councilmember Nelson)

Response: Yes, as of June 30, 2021, the Alternative Transportation Fund Balance was \$663,413.

Question: What work is likely to be defunded/displaced by shifting the \$905,000 expense to the Major Street Fund? (Councilmember Nelson)

Response: Weather conditions, staffing modifications, contractor pricing, and capacity will affect the outcome of the impact to the Major Street Fund. In general, right-of-way maintenance on the Major Street system will be reduced by \$905,000, which is approximately 9% of the budget.

CA-11 - Resolution to Extend the Construction Contract with Strawser Construction Inc. (ITB No. 4630, \$1,985,000.00) for the FY2022 Street Preventative Maintenance Project, and to Appropriate \$759,644.00 from the Major Street Fund, \$853,970 from the Local Street Fund and \$670,000.00 from the Street, Bridge, and Sidewalk Millage Fund (8 Votes Required)

Question: This original contract appears to have been awarded prior to enacting the City’s responsible contracting policy, do we know if Strawser would meet RCP requirements? (Councilmember Radina)

Response: No. This information was not required to be submitted when the original contract was bid. However, the City has worked with Strawser for several years and has not run into any significant problems with them. This includes checking certified payroll records to assure the company is paying the required wages. Strawser's website (including the Careers page) contains information which may address concepts included in the City's responsible contractor criteria, including EEO hiring, benefits, training, safety, drug and alcohol-free workplace, and others.

Question: At nearly \$2M, this is a sizable contract. Is it normal to extend contracts of this size without re-bidding? What is the reason for extending the contract rather than re-bidding in this case? (Councilmember Radina)

Response: This contract was specifically set up to allow for a one year renewal, if the City and the Contractor mutually agreed to do so. This is done frequently on recurring programs where the work is very similar from year to year, such as this program, Pavement Marking Renewals, or the Sidewalk Repair Program.

Renewing locks in the prices in the existing contract. The construction industry has recently experienced a substantial escalation in costs, and if this project were to be rebid it would likely result in higher unit prices. This proposed extension is the only one available under the current contract, so the contract for the annual Preventative Maintenance Program will be rebid next year.

Question: Strawser is located nearly 200 miles from Ann Arbor. During the original bidding process, were there competitive local bidders? Does Strawser have a permanent local presence? (Councilmember Radina)

Response: Three bids were received for ITB# 4630 and the closest bidder geographically to Ann Arbor was in Imlay City, MI.

No. This work is somewhat specialized, and there are no local companies capable of performing it. It is common for companies that perform this kind of work to travel throughout a state or region.

~~CA-13 — Resolution to Amend the Fleet and Facility Unit FY 2021 Budget by appropriating Funds and to Approve the Purchase of Vehicles from Berger Chevrolet (MiDeal Bid – \$327,790.00) (8 Votes Required)~~

Question: The attachment is missing for this agenda item. However, I see from the summary that it references MiDeal Bolt Quote: I am assuming the fleet is to be updated with EV's. Please confirm. What is the typical lifespan of a City Fleet vehicle, gas-powered? Would the expected lifespan of an EV be longer, shorter, the same? (Councilmember Disch)

Response: Item CA-13 was deleted from the June 7th Council Agenda. A separate replacement item is anticipated for the June 21st Council Agenda.

CA-26 – Resolution to Appropriate \$1,100,000.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Project, The Grove at Veridian at 2270 Platt Road, Without Regard to Fiscal Year (\$1,100,000) (8 Votes Required)

Question: I understand that Council approved "two separate site plans" for these projects but I also understand that the projects are--if not interdependent--proximate and coordinated in some respects. Will there be any negative impacts on residents of The Grove at Veridian from moving forward with development if development of the Thrive Collaborative project happens later? e.g. noise, nuisance, or--more important--lack of access to amenities/physical features of the site that were to be shared between the two projects? (Councilmember Disch)

Response: The Veridian at County Farm North Site Plan (now known as The Grove at Veridian) and Veridian at County Farm Park South Site Plan are independent, sister projects. Each will stand alone for all required development standards, and provide their own amenities, but they have been designed to match, complement and coordinate with one another. If one project should happen far earlier or later than the other, it will not be able to use the other's amenities in addition to their own, but their own will be available to them. Regarding noise, construction does have noise yet each project is subject to Chapter 119 Noise Control (which generally prohibits construction after 8:00pm until 7:00am and all day Sunday).

C-4 – An Ordinance to Amend Sections 5.18.3, 5.18.4, 5.17.3, 5.37.2.A and 5.37.2.S, to Add Sections 5.19.6 and 5.33.6, and to Repeal Sections 5.30.1 and 5.30.4.B of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Planned Project Site Plan Modifications)

Question: Am I reading correctly that a development qualifies for all the exemptions under 5.18.4(D) and 5.19.6 (no off-street parking required, 50% increased height limits) if 15% of units are affordable? (Councilmember Nelson)

Response: Yes, however the height may only be increased by 30% (not 50%).

Question: Is this Affordable Housing Component one that sunsets, i.e. a commitment for 15% of affordable housing units for a finite period of time? (Councilmember Nelson)

Response: No, the component does not sunset, it is intended to require the permanent provision of the units.

Question: Is there anything in this definition of "Affordable Housing Component" that requires those units to remain affordable for any specific length of time? (Councilmember Nelson)

Response: As the affordable units have to be provided, and no time limitation or sunset is required in the definition, the result is permanent affordable units.

Question: What are the current stats from DTE about electricity generated with clean energy, i.e. when customers buy electricity from DTE, what proportion of it is actually 'clean' (i.e. generated by solar, wind)? (Councilmember Nelson)

Response: DTE reports that currently 10% of their electricity is generated by wind or solar.

Question: As a percentage of the total electricity required for a development, how much power is 60% solar panel coverage likely to provide? Do we have any data about how effective 60% solar panel coverage is, relative to developments of various size/scale? (Councilmember Nelson)

Response: No, we do not have this data. This is challenging to predict effectiveness as many variables, principally the use of the building, would greatly impact what proportion of a building's power could be supported by such solar installation. The 60% coverage was intended to identify a standard that is possible to accomplish, while leaving flexibility for other demands of a roof area for access, mechanical equipment, or other installations.

Question: Is increasing the height of a development by 50% likely to enhance or diminish that development's ability to generate a higher proportion of its needed electricity with the 60% coverage of solar panels? (Councilmember Nelson)

Response: If the ordinance were modified to enable height increase by up to 50% (or the 30% increase adopted), it would be similarly difficult to generalize, and would likely depend on specific site attributes. For example, the flexibility to increase height could result in a smaller roof area, which would limit solar capacity on the roof, but could result in greater (higher) solar access.

Question: Would staff please provide basic demographics (e.g. race, income, household size, and disability, homelessness, or Medicaid recipient status if known, whether they are elderly, if known) of the tenants who are served by affordable units that private developers have been required to provide to qualify for brownfield incentives and zoning premiums since 2010 (or for a longer period if staff judges that to provide important insight into trends)? Would the AAHC please provide demographic information for the tenants it serves for the same period (or a longer period if staff judges that to provide important insight into trends)? (Councilmember Disch)

Response: Demographics are attached from the Ann Arbor Housing Commission. Developer-provided units are provided below:

Property	# of units	Average household income	Household size	Race	Notes
Beekman on Broadway	8	\$23,414	1	Not available	Studios/1 bedrooms only
City Club apartments	16	\$31,625	1	White – 8 Asian-American – 3 African-American – 2 American Indian – 1 Other/Multi - 2	1 bedroom only

Resident Characteristics Report

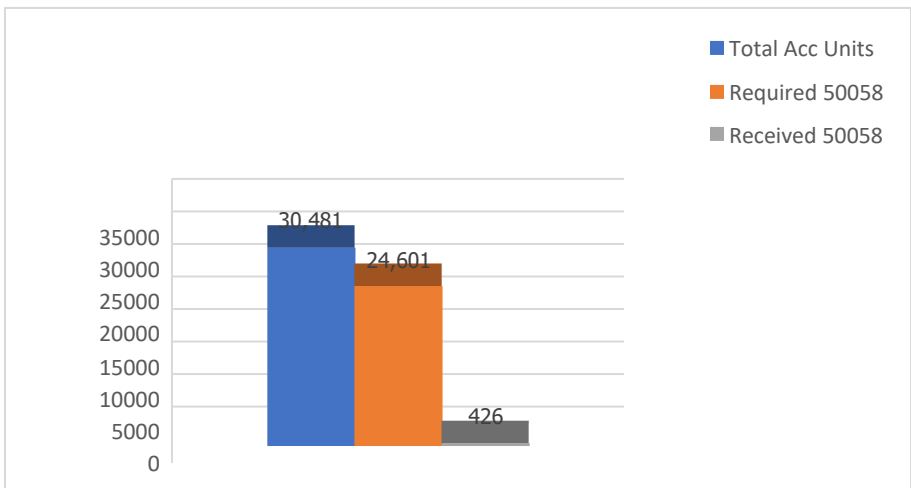
Program Type: All Relevant Programs

Effective Dates Included: 01/01/2020 through 04/30/2021

Property: Baker Commons, Hikone, Green Baxter Court, PBV Baker Commons, PBV Green Baxter Court, PBV Hikone, PBV Miller Manor, PBV Maple Meadows, River Run Property List, RAD PBV Properties, River Run General Expenses, PBV - CO Upper Platt, pbv-s7th, pbv-penn, pbv-main, PBV West Arbor, River Run-Norstar, pbv-bdwy, pbv-oakw, PBV West Washington, PBV - State Crossing, PBV - Creek Side, , , , PBV VASH, Swift Lane Properties

Units Information

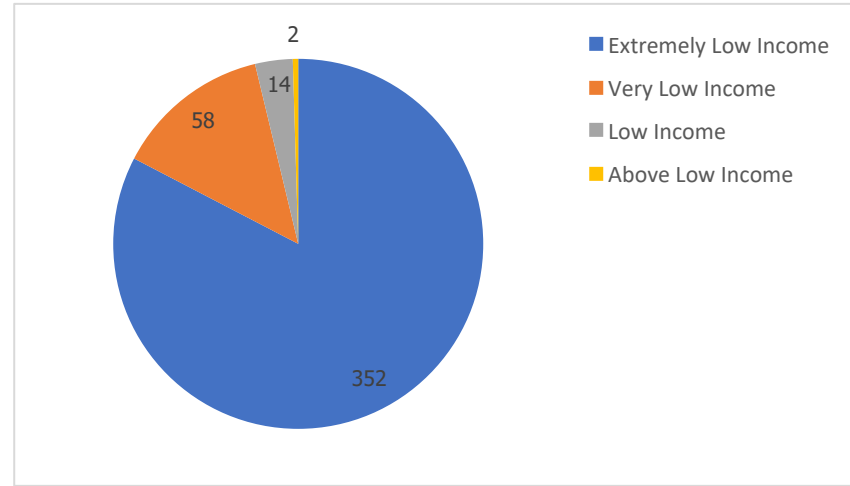
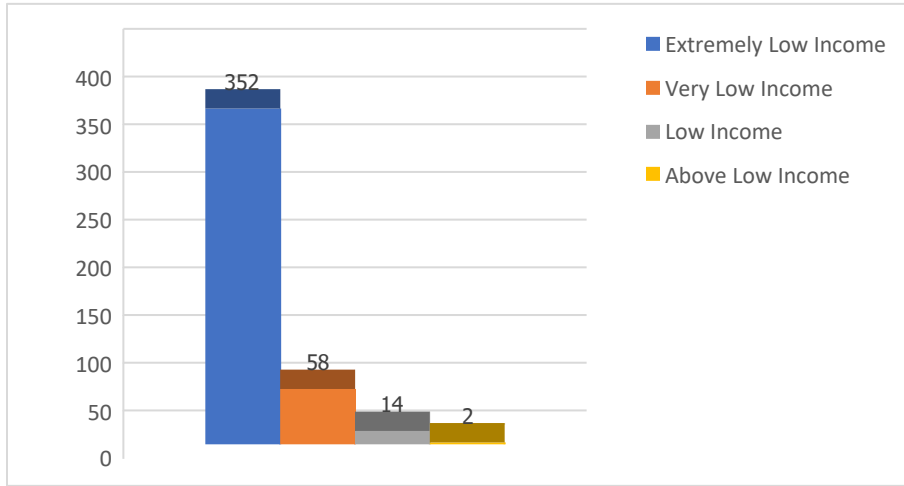
ACC Units	Family Report (50058) Required	Family Report (50058) Received
30,481	24,601	426



Income Information

Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
352	83	58	14	14	3	2	0

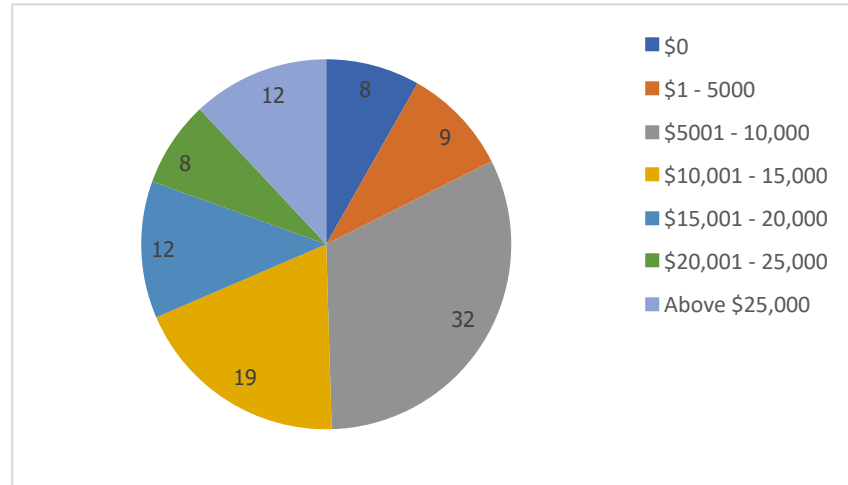
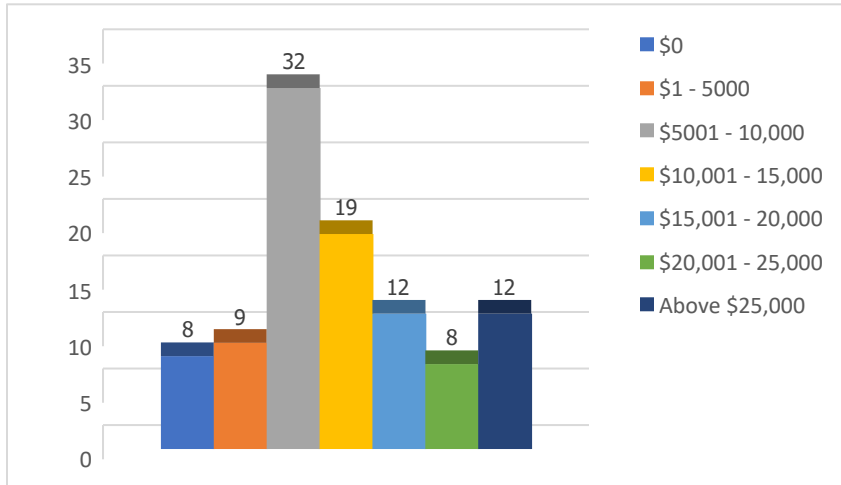


Average Annual Income (\$)

Average Annual Income
13,339

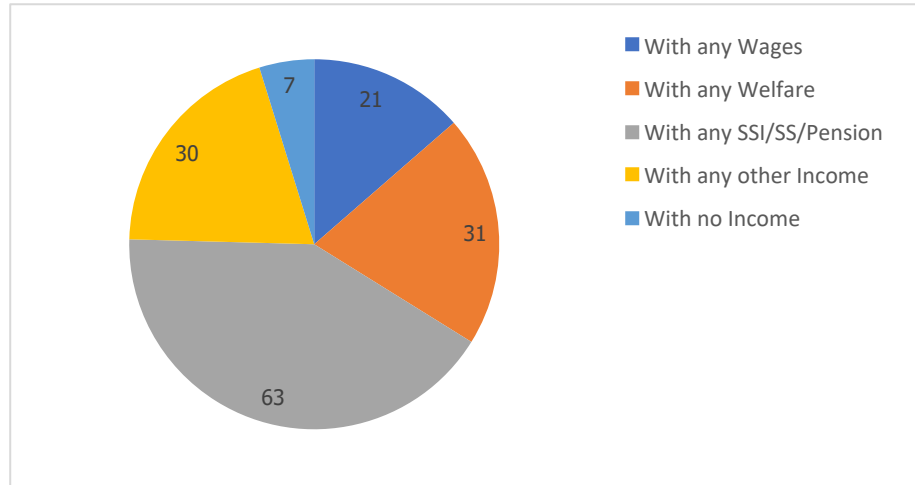
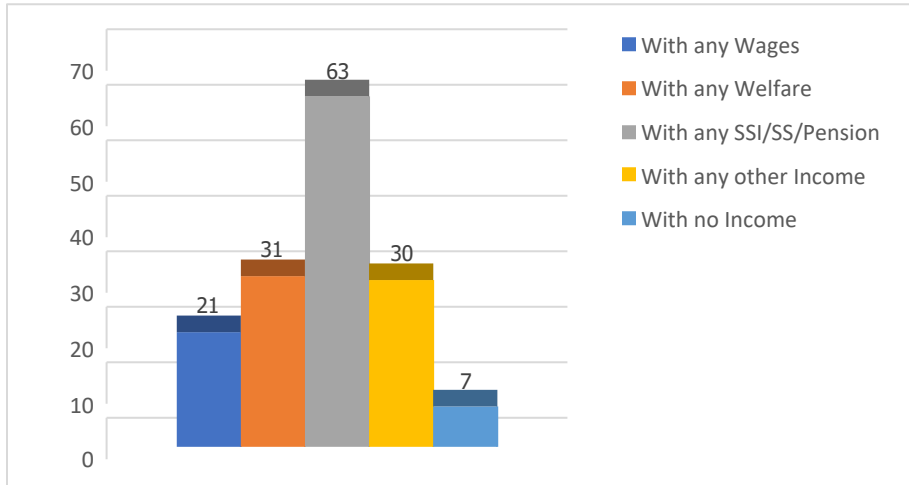
Distribution by Income as a % of 50058

\$0	\$1 - \$5000	\$5001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
8	9	32	19	12	8	12



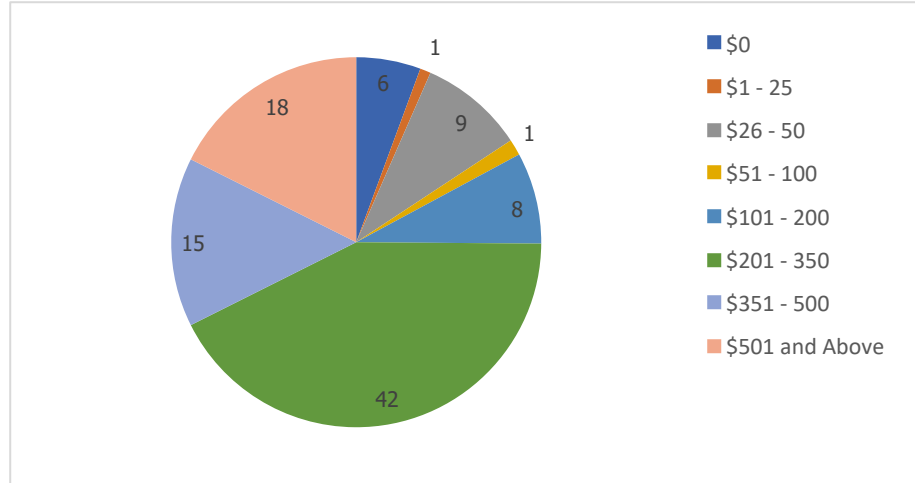
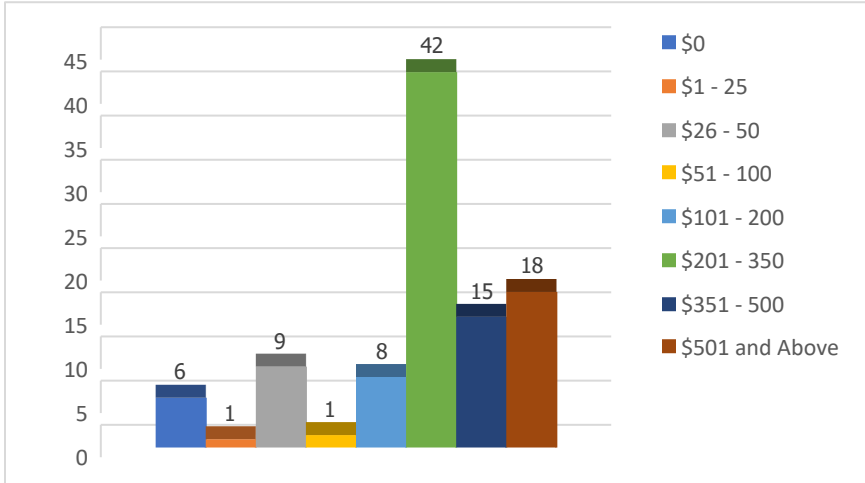
Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
21	31	63	30	7



Distribution by Total Tenant Payment as a % of 50058

\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
6	1	9	1	8	42	15	18



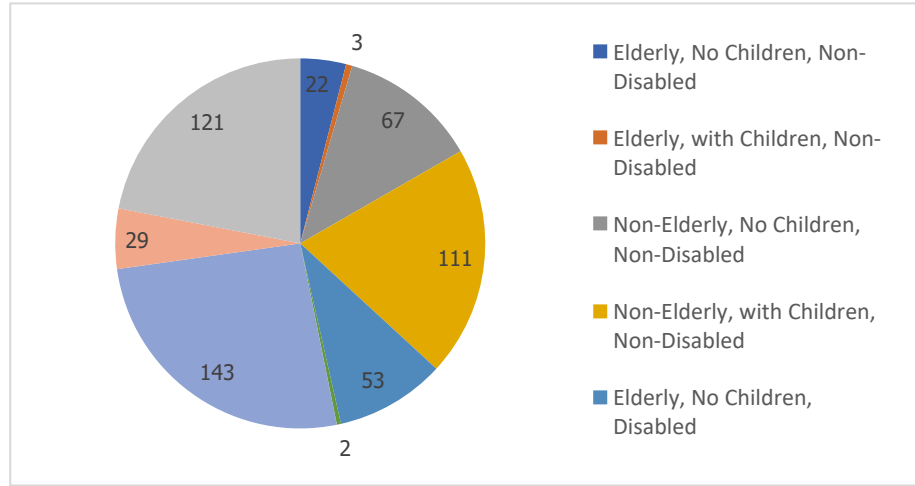
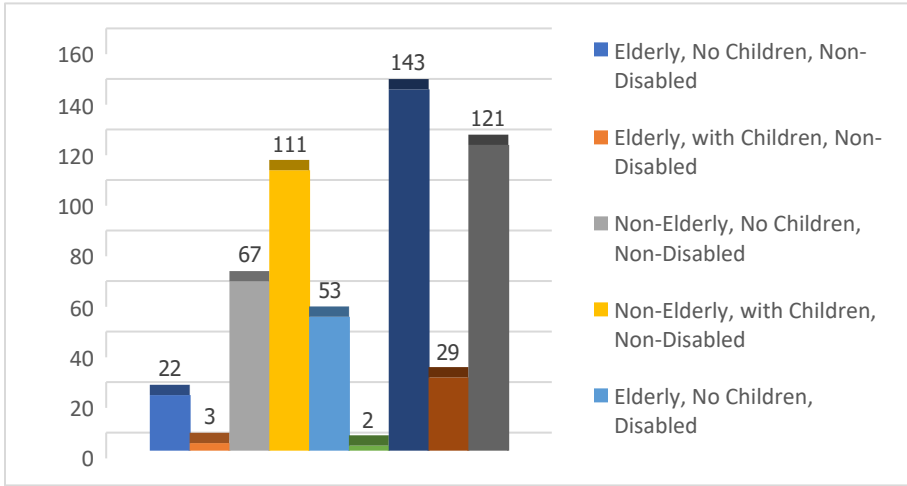
Average Monthly TTP (\$)

Average Monthly TTP
317

Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
22	5	3	1	67	16	111	26	53	12	2	0	143	34

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
29	7	121	28

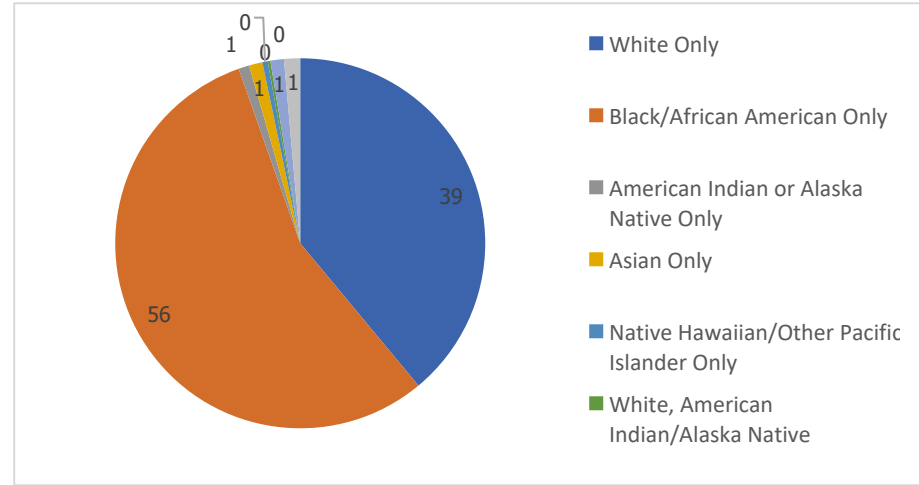
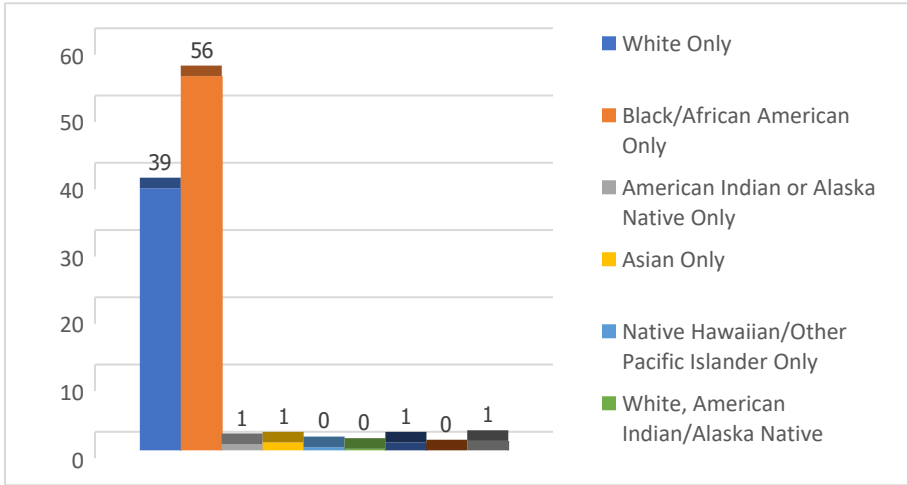


Average TTP by Family Type (\$)

Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
333	475	225	386	336	493	284	365	382

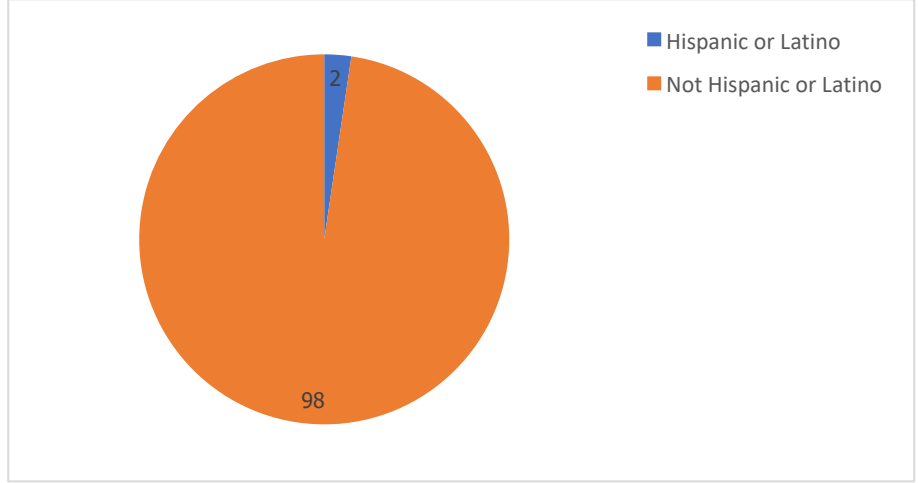
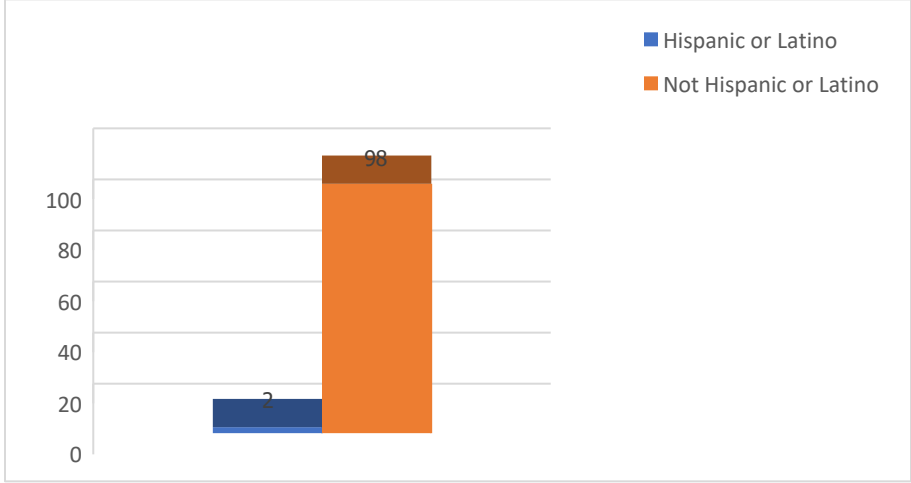
Distribution by Head of Household's Race as a % of 50058

White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native	White, Black/African American	White, Asian	All Other Combinations
39	56	1	1	0	0	1	0	1



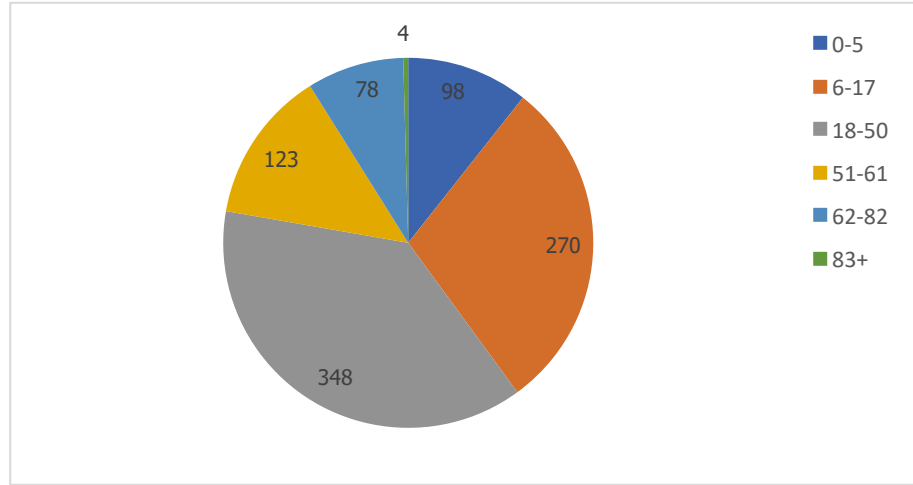
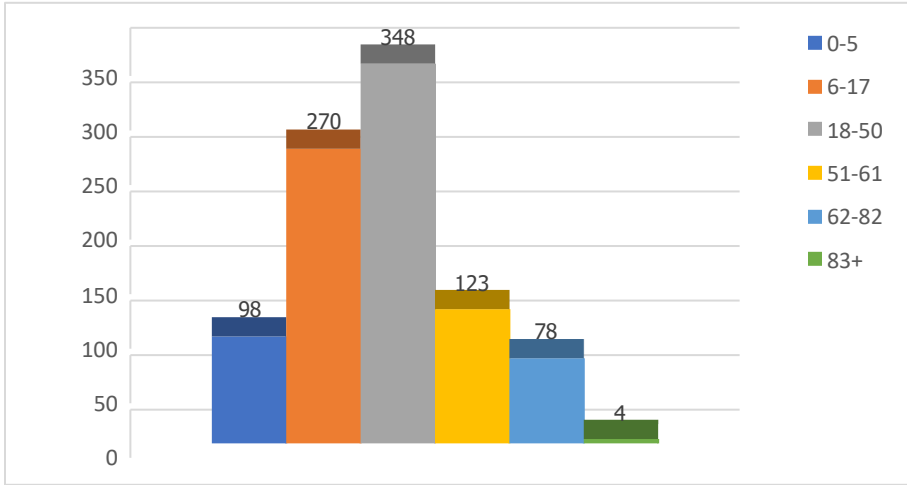
Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
2	98



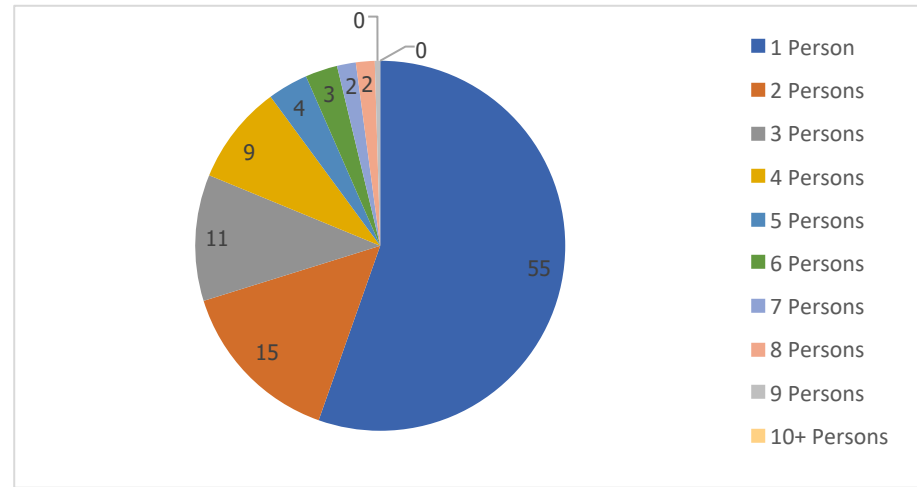
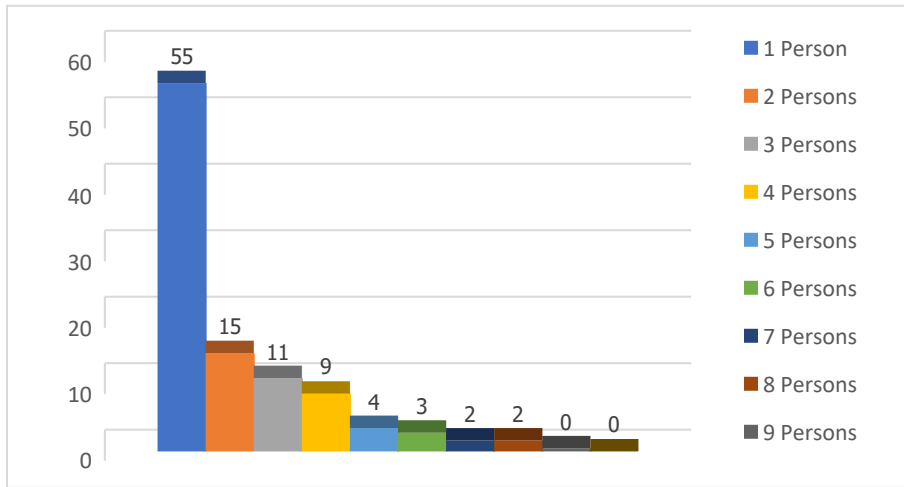
Distribution by Household Member's Age as a % of Total Household Members

0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
98	11	270	29	348	38	123	13	78	8	4	0



Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
55	15	11	9	4	3	2	2	0	0

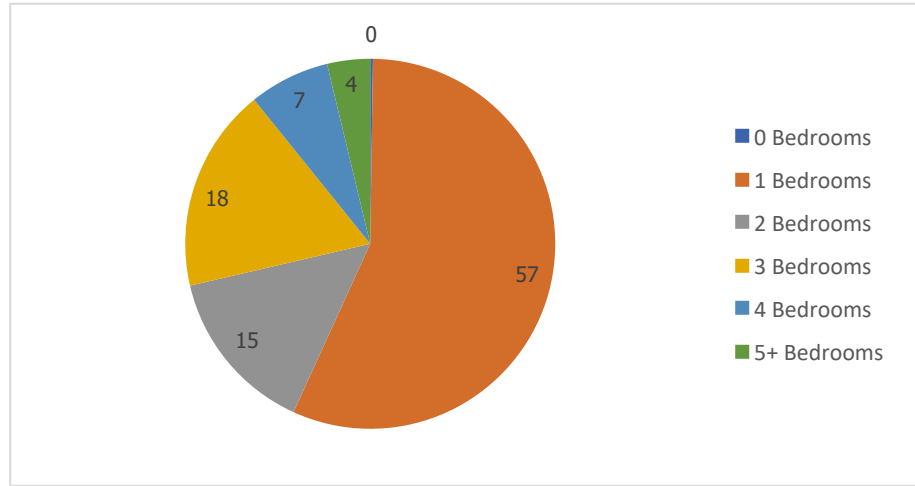
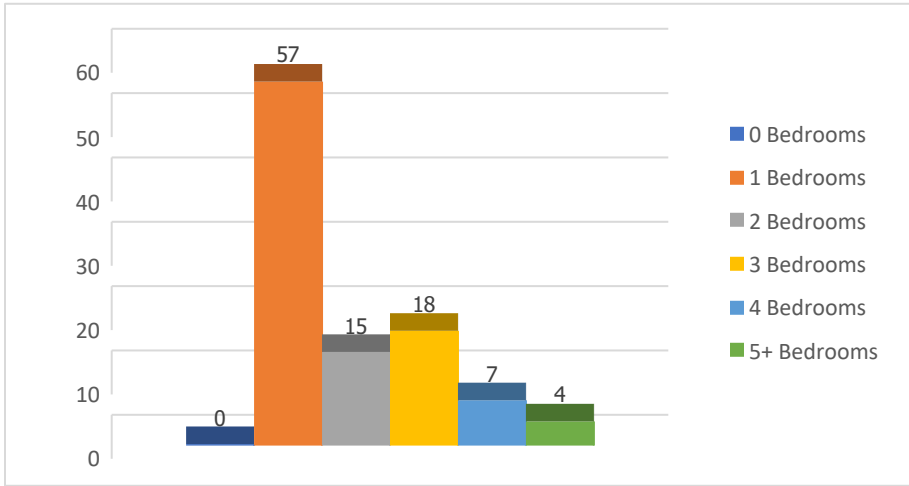


Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
921	2	426

Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
0	57	15	18	7	4



Distribution by Length of Stay as a % of 50058 (currently assisted families)

Less than 1 year		1+ to 2 years		2+ to 5 years		5+ to 10 years		10+ to 20 years		Over 20 years	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
99	23	38	9	139	33	148	35	2	0	0	0

