

Ann Arbor City Council Regular Session: September 15, 2025
Email Redactions List Pursuant to Council Resolution R-09-386

Sent Time	TO	From	CC	Redactions	Reason for Redaction
7:50PM	City Council All	Logan Venclauskas		Personal Contact Information	Privacy

From: [Rickinger, Rachel](#)
To: [City Council](#)
Cc: [Dohoney Jr., Milton](#); [Kaur, Atleen](#)
Subject: FW: Possible C-3 Amendment
Date: Monday, September 15, 2025 8:12:19 PM

Rachel Rickinger, Deputy Clerk – Elections & Outreach (she/her/hers)

City of Ann Arbor Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
734.794.6140 (O) · 734.994.8296 (F)
rrickinger@a2gov.org | www.a2gov.org

From: Kaur, Atleen <AKaur@a2gov.org>
Sent: Monday, September 15, 2025 7:03 PM
To: Rickinger, Rachel <RRickinger@a2gov.org>
Cc: Frost, Christopher <CFrost@a2gov.org>
Subject: FW: Possible C-3 Amendment

Rachel,

This is the amendment to C-3 that CM Eyer will probably bring tonight.

Thanks

Atleen

3) The City Council may exempt a contract for public improvements from best value scoring in instances when the contract will be part of a public-private agreement for the development of real property. The City Council must determine that the contract provides the best value to the City [in a manner that is consistent with the values expressed in the criteria set forth above in Section 1:324.5\(1\) of City Code](#) and that the proposed public improvements were or will be subject to a reasonable opportunity for competitive bidding either directly with the City or indirectly through a third party.

Atleen Kaur
City Attorney
City of Ann Arbor
Guy C. Larcom City Hall
301 E. Huron, 3rd Floor
Ann Arbor, MI 48104
(734) 794-6189
akaur@a2gov.org

From: [Rickinger, Rachel](#)
To: [City Council](#)
Subject: FW: Chapter 14 CM Mallek Amendment as adjusted.docx
Date: Monday, September 15, 2025 8:02:13 PM
Attachments: [Chapter 14 CM Mallek Amendment as adjusted.docx](#)

Rachel Rickinger, Deputy Clerk – Elections & Outreach (she/her/hers)
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From: Mallek, Jon <JMallek@a2gov.org>
Sent: Monday, September 15, 2025 5:00 PM
To: Rickinger, Rachel <RRickinger@a2gov.org>
Cc: Kaur, Atleen <AKaur@a2gov.org>; Dohoney Jr., Milton <MDohoney@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Praschan, Marti <MPraschan@a2gov.org>; Landis, Michelle <MLandis@a2gov.org>; Frost, Christopher <CFrost@a2gov.org>
Subject: Chapter 14 CM Mallek Amendment as adjusted.docx

Hi Ms. Rickinger,

Please consider this my formal submission of the attached proposed amendment, to be distributed to all of Council at the appropriate time this evening.

Huge thanks to the legal team for their assistance on this (my first amendment!). See you tonight!

Thank you,
Jon

Jon Mallek
Council Member, Ward 2
City of Ann Arbor
Cell: [\(734\) 418-8143](tel:7344188143)

From: Kaur, Atleen <AKaur@a2gov.org>
Sent: Monday, September 15, 2025 11:56:32 AM
To: Mallek, Jon <JMallek@a2gov.org>
Cc: Dohoney Jr., Milton <MDohoney@a2gov.org>; Praschan, Marti <MPraschan@a2gov.org>; Landis, Michelle <MLandis@a2gov.org>; Frost, Christopher <CFrost@a2gov.org>; Rickinger, Rachel <RRickinger@a2gov.org>
Subject: FW: Chapter 14 CM Mallek Amendment as adjusted.docx

Hello CM Mallek,

Thanks for sharing your proposed amendment with us. You were correct in spotting that the 90K limit will have to be explicitly spelled out for your amendment to effectuate it. Please see the adjusted language in the attached document. The edits are thanks to Ms. Landis (on cc here) from our Office, who can answer any further questions you might have.

Ms. Praschan has also been consulted regarding the amendment. If you would like to bring the amendment tonight, it should be provided to the clerk. Ms. Beaudry is out of the office, so I have Ms. Rickinger on cc here, who is sitting in for her tonight.

See you tonight.

Thanks,

Atleen

From: [Logan Venclauskas](#)
To: [Taylor, Christopher \(Mayor\)](#); [Disch, Lisa](#); [Harrison, Cynthia](#); [Mallek, Jon](#); [Watson, Chris](#); [Radina, Travis](#); [Ghazi Edwin, Ayesha](#); [Ever, Jen](#); [Akmon, Dharma](#); [Cornell, Jenn](#); [Briggs, Erica](#)
Subject: Fwd: City Construction Impact
Date: Monday, September 15, 2025 7:50:35 PM
Attachments: [Contract.pdf](#)
[Doc 1.docx](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Councilmembers,

Today, I made a public comment regarding the performance and selection process for the Huron West Sanitary Sewer construction contract. I referenced the attachments below (Contract & Doc1). If you are interested, see the two emails below regarding the performance of the contract over the past 18 months.

Please let me know if you have any questions.

Best,
Logan

—

Logan Venclauskas
[REDACTED]

----- Forwarded message -----

From: Logan Venclauskas [REDACTED]
Date: Sat, Sep 6, 2025 at 3:14 PM
Subject: Re: City Construction Impact
To: <JCornell@a2gov.org>

Good afternoon Ms. Cornell,

I am a resident on Doty Ave, within Ward 5, dealing with the Lynanne-Arbana sewer project. It has been seven months since my last email—and I still have the same complaints. I understand you may be limited in helping me with the current project. As my representative, I make two requests that I believe you can help with:

- Amend city ordinance to allow construction only on Monday-Friday from 9-5. Currently, it is allowed on Monday-Saturday from 7-8.
 - In the alternative, amend the ordinance for *residential areas*.
- Do not award millions of tax-payer dollars to Major Contracting or OHM Advisors in the future.
 - In the alternative, do not award millions of tax-payer dollars to Major Contracting

or OHM Advisors for projects in *residential areas*.

To support these requests, I make these observations:

- OHM Advisors are poor at public engagement.
- Major Contracting and OHM Advisors are not capable of managing projects of this scale.
- My own personal experience living next to this project for over a year.

OHM Advisors are poor at public engagement

I have attached a document (Doc 1) archiving all of the public updates that OHM Advisors have provided to the neighborhood. I contrast these updates with how construction actually occurred. As you can see, the project has a pattern of not meeting their self-imposed deadlines. Updates are often months apart, months after the deadline has passed. Myself and neighbors have to reach out to receive updates. The city is paying OHM to engage with residents and keep us informed of how long we should expect this to continue. They have failed to do so.

Despite language in the contract (Contract attached, *See DS-5*) between the city and the contractors requiring them to provide notice to residents when access will be blocked, and despite reaching out to the contractors with my personal contact information, they still routinely block access to my property. Imagine waking up to the road outside your driveway being torn up (again), with no notice and no access.

During the winter, Doty was closed—creating a dead-end in front of my driveway. *See Pic 1*. Understandably, this impacted the city's snow plowing and snow was not removed from my road after storms. I reached out to the contractors before a large storm. I said they have failed to plow my road and maintain access, directly caused by the blocking of the road. I told them a big storm was coming and to please coordinate with Major Contracting or the city's plows to maintain access to my property. They assured me that the contractor would remove snow after this storm. I woke up to the entire neighborhood plowed by the city yet not in front of my house. When I reached out to the contractor that day, they told me they would get to it after the weekend. I lost out on a critical city service the entire winter due to poor communication from the contractors.

Additionally, § S. Idlefree Ordinance of the contract requires the contractors to comply with Ann Arbor's idling reduction Ordinance. The project frequently leaves (huge, awesome) pick-up trucks and heavy machinery idling for hours in violation of this provision. These instances do not fall under the ordinance's exemptions.

Finally, the overall poor management of the project may impact easement acquisitions in the future. A number of condemnation proceedings were required to begin the project, which delayed the start from a projected 2021 to 2024. I am sure that the neighborhood would be hesitant to believe the city's promised timeline if additional easements were required in the future. Why would a resident open up their property to contractors who make a mess of it and overstay their timeline. The city will incur increased easement acquisition costs due to prior poor experiences with the city's contractors.

Major Contracting and OHM Advisors are not capable of managing projects of this scale

As outlined in Doc 1, the contractors have provided a number of reasons for delays. Delays are inevitable with construction projects. However, these delays were avoidable.

For example, in the 11/27/24 update, the contractor reported that “rocks” delayed the project. But the city paid Stantec to provide “geotechnical” “subsurface information” to the bidders prior to awarding the contract. *See Contract 1, Appendix-1*. It is intuitive that digging into the ground will uncover rocks. Page 8 and 9 of this report specifically discuss the limestone and “very hard clay” that the project will encounter near Doty.

The 7/18/25 update reported that an “*unexpected* county drain location” has delayed the project. This information is publicly available via WashtenawGIS. And surely these contractors have better resources to research county utility information than the public.

The 8/26/25 update reported that a “water main cross connection” has delayed the project. Again, surely the contractors have better resources to research city utility information, or they can consult with Engineering directly. Even I know to call 811 before I dig.

Additionally, I am frustrated by the lack of manpower committed to the project. Every day, at 7AM, I wake up to the sound of a single person driving a multi-ton excavator around my house right outside my window. Not much work gets done when only a single person is working. I would assume that if they brought the whole army out here, it would reduce the project duration. The impact to me is similar whether it is one person working or 20. If you are going to wake up the whole neighborhood at 7AM on a Saturday, make it worth it. This is spelled out in the contract as well. “Time is of the essence in the performance of the work of this contract. The Contractor is expected to mobilize sufficient personnel and equipment and work throughout all authorized hours to complete the project by the final completion date.” *See Contract, DS-3*.

Road construction typically applies water or chemicals to reduce dust during projects. This is seen on the Miller Ave road project. The contractors have failed to mitigate the dust resulting from Doty being a gravel road for 10 months. This is required in the Contract per DS-6.

OHM Advisors has expressed that delays are because Major Contracting refuses to follow their instructions and plans. That reflects poorly on both parties; OHM can not adequately manage the contractor, and Major Contracting disregards the instructions from it’s supervisor.

My own personal experience living next to this project for over a year

Just today (Saturday), I woke up to the sound of a single worker on an excavator driving around my house at 7AM. He was done by 11AM. I can totally understand workers wanting to get an early start so they can finish early. In this case, the worker simply moved debris from one location to another. This was not an urgent task, and did not constitute waking up the whole neighborhood.

I have attached Pic 1, which shows Doty being closed over the winter. I have attached Video 1, which shows them driving sheets of metal into the ground using a hollow bucket. You can hear my pets in distress over the noise and shaking of the house.

All of the complaints from my previous email are still occurring. I would again like to highlight the shaking of my house during all daylight hours.

Amend the city ordinance

The city should amend the construction time ordinance so that residents are promised a minimum number of hours during the day without construction. I can understand occasional authorizations to work on the weekend or at night. But this project is the perfect example that the contractors and the city are using poor judgement—weekend and night work when it is not actually urgent and not actually contributing to shortening the project duration.

In the alternative, the ordinance should be amended for residential areas. The city has designated the side of my house as a sewer construction highway and storage area for the past year, servicing a mile long project by consolidating all of the equipment and materials outside of my window. In return, the city should promise me a reasonable number of hours a day to be free from such nuisance.

Do not award further contracts to these contractors

In awarding contracts, the City of Ann Arbor uses the “Best Value Criteria” from ORD 21-41. One of the factors considered is “Qualifications, Experience, & Accountability.” Specifically, my experiences and my neighbors’ experiences should be accounted for under ORD 21-41 § (9)(a)(ii)(2) when analyzing performance of the contractor’s past jobs. Additionally, the delays and use of the public park as a staging area for a year should be accounted for under § (9)(b)(i)(1). Finally, you do not need statutory guidelines to know that you should not award contracts to those who have violated contracts with the city in the past.

I respectfully ask that, next time Engineering proposes these contractors for a project, you ask pointed questions about whether they are actually the Best Value for the city, and whether they will take steps to mitigate impacts to residents.

I encourage you to drive down Doty and see what a mess this project is. Please feel free to call me if you would like any additional information. Please let me know if you have any issues viewing my 4 attachments below.

Sincerely,
Logan
(850)933-8739
Ward 5

On Feb 18, 2025, at 2:49 PM, Logan Venclauskas
[REDACTED] wrote:

Good afternoon Ms. Cornell and Ms. Briggs,

I am a resident on Doty Ave, within Ward 5, and believe you are the appropriate contact for me. I have been dealing with a massive sewage expansion construction project since the summer. Essentially, the base of operations for this project is feet from my home. Acknowledging the importance of this project on the city's sewer operations, hopefully the city can offer me some sort of relief. I have already engaged with the project management and contractors.

Here is a link to the city's page on the project: <https://www.a2gov.org/engineering/lynnane-arbana-sewer-project/>

As you can see, the last update was on Nov 26, where Engineering said they would reopen Doty by December. Doty is still closed. The project has a pattern of missing their deadlines in all of their previous updates. I understand unexpected construction delays occur, and that may be why Engineering is hesitant to make any further updates or commitments. However, this has an effect causing me to not know when this is supposed to end.

The construction has impacted us in the following ways

1. Construction hours are 7AM-8PM, Monday-Saturday. We can not sleep in past 7, or on the weekends, or enjoy a cup of coffee or homemade dinner without hearing and feeling the construction.
2. We must walk around our house with earplugs in.
3. They are drilling underground and constantly moving massive drill bits. This has the effect of vibrating and shaking our house, literally knocking pictures off walls.
4. Crews often are blocking our driveway and road. While the individual crews are polite and accommodating, I still have to wait for them to move every time I come or go.
5. Recently, with the snow, the city has not been plowing or treating my section of Doty. I understand why the trucks would not want to come down my deadend. But this weekend, I was blocked in while every other house in the neighborhood had their road plowed. I have to ask the contractor, to then talk to the snow plow contractor, to come do my road.
6. Construction surrounds three sides of our house. We have blocked most of our windows, otherwise our view is huge pieces of scrap metal and dirt flying through the air.

Again, this has been ongoing since the summer. The construction has greatly affected the enjoyment of our home. Sometimes, residents must put up with nearby construction; but this has been excessive and long-lasting. I understand some of our neighbors were given good-faith offers for temporary easements. Although the crews mostly stay off of our real property and thus do not need an easement, we are certainly impacted greater in the use of our property than our neighbors.

Knowing that construction is unlikely to be stopped, is there anything the city can do to mitigate these effects or offer relief? I am happy to provide photos or videos of the construction. Please give me a call if you think it would be helpful.

Thank you both for your time,
Logan Venclauskas

