



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator

CC: Derek Delacourt, Community Services Area Administrator
John Fournier, Deputy City Administrator
Sue McCormick, Interim Public Services Area Administrator
Marti Praschan, CFO
Missy Stults, Sustainability & Innovations Director

SUBJECT: August 19, 2024 Council Agenda Response Memo

DATE: August 15, 2024

CA-2 - Resolution to Direct the City Administrator to Contract for Real Estate Brokerage or Seller's Agent Services for the Sale of 415 W. Washington

Question: Why is a seller's agent being proposed rather than releasing an RFP, as staff originally recommended? (Councilmember Briggs)

Response: The only formal recommendation staff made for sale of the property is to negotiate with 4M for a six-month period, subsequently the developer withdrew their offer. An RFP was discussed as a possible process many times during the entitlement process and is one method that can be pursued. In staff's opinion the use of a broker or sellers' agent is similar to the RFP process in that it allows staff and Council to consider multiple proposals for purchase consistent with the approved development plan for the site. The biggest difference is that it doesn't freeze the process to a specific point and time. It allows the process to continue open ended until Council negotiates the appropriate purchase. It also allows the City's representative to proactively pursue appropriate development teams directly if the proposals offered aren't satisfactory, it doesn't require the City to "start over" if the proposals received are not in keeping with community desire. If an RFP process does not produce a purchase agreement the process must start over, this allows the process to be ongoing until the appropriate proposal is identified.

CA-4 - Resolution to Approve the Purchase of Ice Control Salt through the Michigan Delivering Extended Agreements Locally (MiDEAL) from Compass Minerals America Inc. for Early Fill (\$58,990.00) and for Seasonal Backup Supply (\$217,200.00)

Question: As part of FY25 Budget process, the City Administrator recommended a different approach for winter street maintenance. Council provided feedback in support of new equipment and developing a new policy that would require residents to remove vehicles from streets in advance of major winter storms, but shared concerns about the proposed increased use of salt. Is the Administrator's plan to apply salt utilizing the same approach as past season or is a resolution needed to indicate increased salt application is not desired? (Councilmember Briggs)

Response: The proposed resolution is to purchase our yearly allotment of salt. Public Works will continue to balance road conditions, safety and the environment when determining the most appropriate salt application rates and placement.

CA-11 - Resolution to Authorize the Purchase of Three Western Star Swap Loader Chassis with Underbody Snowplows and Six Swap Loader Bodies from D & K Truck Company (State of Michigan MiDeal - \$1,031,541.87)

Question: Could staff elaborate further as to how this purchase is consistent with the green fleet program? (Councilmember Disch)

Response: Fleet and the Green Fleets Committee continually look for ways to purchase electric vehicles when those options are available. Unfortunately, at this time there are no manufacturers offering an electric truck of the type needed to perform the winter snow plowing and summer road maintenance that these trucks need to perform for the Streets Department. As such, staff have brought forward this purchase from D&K to ensure operational continuity, but as noted previously, staff will continue to monitor the marketplace to ensure we are aware of and ready to receive electric options that meet our operational needs when they are available.

CA-14 - Resolution to Approve the Creation of the Ann Arbor State Street Social District and the List of Participating Establishments

Question: One of the most persistent resident concerns I continue to hear pertaining the downtown is cleanliness. Since this social district will increase the use of disposable cups, can staff please provide a progress report on how litter/trash removals in the downtown are getting improved. Additionally, has the OSI team been in touch with the Main Street District or proposed State Street District to provide an alternative compostable/recyclable cup option or recommend a returnable cup (with deposit) that could advance our zero waste goals. (Councilmember Briggs)

Response: The Main Street Social District currently uses recyclable plastic cups but is looking into using biodegradable cups that are compostable. It is the responsibility of the local businesses to keep the streets and sidewalks free of debris. The Main Street Association has a company that cleans the streets and alleys on a weekly basis. The State Street Social District has a contractor that cleans the sidewalks and flower beds on a daily basis, Monday through Friday, and after special events. They are intending to use plastic recyclable cups but are open to using compostable cups. Neither representative from each social district were in favor of using reusable cups, with a deposit, in their district. Given this, OSI has not been in touch with the either Social District about changing their current practices.

CA-15 - Resolution to Accept and Appropriate Inflation Reduction Act Grant Funds from the USDA Forest Service as a Subaward through American Forests for City Tree Canopy Projects (\$1,000,000.00) (8 Votes Required)

Question: Can the grant application be attached to the agenda? (Councilmember Briggs)

Response: The document has been attached to this agenda item.