

**MINUTES OF THE BOARD OF COUNTY ROAD COMMISSIONERS  
MONROE, MICHIGAN  
May 11, 2015**

1. At a Regular Meeting of the Board of County Road Commissioners at their offices located at 840 S. Telegraph Road, Monroe, Michigan on Monday, May 11, 2015 the meeting was called to order by Chairman Iacoangeli at 5:30 p.m.

2. Roll Call by Deputy Clerk as follows:

PRESENT	EXCUSED
Charles Londo	Bruce R. Stammer, Jr.
Dan Minton	
Stephen J. Pace	
Paul Iacoangeli	

A quorum being present, the Board proceeded to transact business.

- 3. Commissioner Iacoangeli led the Pledge of Allegiance.
- 4. Commissioner Iacoangeli led the silent opening Prayer.
- 5. Approval of Regular Meeting Agenda

Add: #9 [1] Award bid (with immediate effect) to low bidder, Truck & Trailer Specialties, Inc. in the amount of \$94,126 per truck (total \$282,378.00) for equipment to outfit three (3) Western Star single axle dump trucks, and authorize the Managing Director to sign all documents on behalf of the Board.

Commissioner Minton moved, seconded by Commissioner Pace to approve the May 11, 2015 regular meeting agenda as amended. Vote: Ayes: 4 Nays: 0 Excused: 1  
Motion carried.

6. Public Comment -

David Hoffman, County Commissioner, indicated he has received calls about potholes on South Stoney Creek west of Sumpter that need to be addressed. He again mentioned the idea of using millings on roads. He invited the Board to look at Franklin Street in the Village of Dundee where 8" of millings were put down, graded, rolled and graded then rolled it again and the road is holding up well two years later.

*(Note David Hoffman emailed the MCRC office on 5/13/2015 to correct the name of the road to Roosevelt, not Franklin).*

7. The following items were listed on the Consent Agenda: *(with immediate effect)*

Commissioner Londo expressed the same concerns on items #10 and #11 as the last meeting.

- 1) Approval of Minutes- April 27, 2015 Regular Meeting Minutes
- 2) Approval of Journal Entry
 

No. 252 Vendor Checks #66266-66324	\$ 254,500.25
No. 277 Payroll Checks #62670-62679 & Advice #16527-16605	\$ 221,504.73
Bank Service Charge - April 2015	\$ 89.10

- 3) Township Contracts
  - Summerfield Township
  - 2015 Various Local Roads - Mowing

- 4) Approve and sign the Agreement for Village At Oak Creek Plat Two with Oak Creek Holdings, LLC, Bedford Township, Monroe County, Michigan.
- 5) Approve and sign the Agreement for Brookwood Plat One with Oak Creek Holdings, LLC, Bedford Township, Monroe County, Michigan.
- 6) Mowing Contractors  
D&D Wyse Berlin Charter Township
- 7) Approve the Resolutions and Contracts Amendments with MDOT for the following Roads, Risk & Reserve Projects:
  - Wabash Road over North Macon Creek, Milan Township #2014-0188/A2
  - Wabash Road (Cone Rd to nth'ly Milan City limits), Milan Township #2014-0189/A2
  - Tuttle Hill Road (Ostrander to Oakville Waltz), London Township # 2014-0190/A1
  - Cole @ Vivian Road signal installation, Frenchtown Charter Twp #2014-0191/A2
  - Samaria/Lakeside/Secor/St. Anthony, Erie/Bedford, Whiteford Townships #2014-0193/A1
- 8) Approve the Resolution for the preliminary plat for Village at Oak Creek, Plat Two, Bedford Township, Monroe County, Michigan.
- 9) Approve and sign the Resolution and MDOT Contract for the 2015 construction work permanent seasonal ("Frost Law") signs countywide.

Commissioner Minton moved, seconded by Commissioner Pace to approve the May 11, 2015 Consent Agenda for items #1-9 as presented. Vote: Ayes: 4 Nays: 0 Excused: 1 Motion carried.

Commissioner Londo didn't necessarily need to pull these items, but again renewed his concern and comments voiced at the previous meeting regarding the selection on professional services and how they are awarded.

- 10) Approve the agreement with The Mannik & Smith Group, Inc. for the 2015 construction season for "as-needed" testing and inspection services, and authorize the Managing Director to sign contract on behalf of the Board.
- 11) Approve and sign the Resolution and MDOT Contract for the 2015 design work (Wade-Trim Associates) to upgrade the signal at the intersection of Smith Road & Lewis Avenue, Bedford Township, Monroe County, Michigan, and authorize the Chairman and Vice Chairman to sign the contract on behalf of the Board.

Commissioner Minton moved, seconded by Commissioner Pace to approve #10 and #11 on the May 11, 2015 Consent Agenda as presented with immediate effect. Vote: Ayes: 4 Nays: 0 Excused: 1 Motion carried.

8. Unfinished Business -

1) Quatro Development Site Plan Appeal (Continuation)

Mr. Pierce talked with Mr. Quatro last Thursday and was told he would be here tonight.

Mr. Assenmacher explained he received some information late last week and was told Mr. Quatro would be here to make a presentation. The Road Commission received more information at 9:30 a.m. this morning from Qdoba.

Commissioner Minton indicated after the last meeting the hearing was postponed to allow Mr. Quatro more time to have dialogue with Qdoba and for staff to contact MDOT about the Telegraph approach. Based on Mr. Quatro's absence, Commissioner Minton moved to postpone the meeting, support by Commissioner Pace.

Mr. Todd Quatro arrived at 5:40 p.m. He apologized for being late. He presented a drawing to each Board member. After the last meeting, information was sent to Qdoba. Mr. Quatro sent the response from Qdoba to Mr. Assenmacher this morning. Qdoba is not only opposed to the right out only, but they also want 2-lane traffic along Stewart Road.

Commissioner Iacoangeli asked to clarify the 2-lane traffic. Mr. Quatro indicated the drawing now shows the circle all the way around. These two things are required in order for them to sign a lease.

He explained that the site plan has been revised to include a different set back to require circulation around the entire building with 2 lanes going back out on Stewart. Their main concern with the driveway is that 80% of the time turning left from the site onto Telegraph isn't a problem. Qdoba feels if customers are forced to turn right out of the site, they won't stop.

Commissioner Londo asked if the staff has reviewed this new information. Mr. Pierce indicated this was the first he has seen the drawing, and wasn't sure if the staff had time to review the drawing.

Mr. Assenmacher explained that he saw the drawing on Thursday and the building has been shifted further south on the property to make room for the 2 lane traffic. He added the other right-of-way changes specific to the Stewart road drive has not been addressed.

Mr. Quatro said he received verbal approval on the drawing on Thursday and forwarded it to Scott. He has been dealing with the potential tenants going back and forth. He felt it was now a matter of picking the lesser of two evils. If changes can't be made to please the perspective tenant, he still has the existing building he can lease.

Commissioner Londo asked if postponing the decision 2 more weeks to allow the staff to review this information would create a problem. Mr. Quatro didn't feel it would create a problem. He has only received verbal approval from the first level at Qdoba and it could take another week or so for the second level to grant approval.

Commissioner Pace asked if Mr. Assenmacher had enough information after looking at the drawing to make a recommendation. Mr. Assenmacher explained the only new information from the original concerns is the drawing shows the approach on Telegraph Road, which wasn't showing on the previous drawing. He quoted from the Qdoba response "the site shall not prohibit patrons from making a left onto Stewart Road. This requirement is needed to give the customers the option of entering southbound Telegraph Road." Therefore nothing has changed. Should the Board direct the staff, we will continue to look at alternative options.

Mr. Quatro asked when the work on Telegraph will start for the right in, right out. Mr. Assenmacher stated they are out there doing work now. There is an opportunity with the Stewart/Telegraph project to have the approach put in as shown. Mr. Quatro indicated he talked with Steven Bouws about that option but the Road Commission would need the geometric drawings and proper grades.

Mr. Assenmacher didn't see MDOT changing their mind on that Telegraph Road approach. It is a good plan and could be put in as they move forward with the work.

Commissioner Londo asked if the potential tenant has any issues with the Telegraph Road approach. Mr. Quatro indicated they did not have an issue with the right-in, right-out on Telegraph, but they now wanted circulation around the building so he shrunk the size of the building and got rid of the middle tenant. The restriction on Stewart Road is their major concern at this time. At some point the Burger King will be modified to a right in, right out approach also.

Commissioner Iacoangeli voiced a concern that the parties haven't been able to all come together at one time to satisfy the needs and requirements of all parties. For him, the left turn issue is still a major concern due to safety concerns.

Mr. Quatro indicated he has tried many avenues to work with them, but they still want more the unrestricted access off Stewart Road. If Qdoba doesn't sign he can still use the existing building as it sets which would allow tenants to use the existing driveways. He feels with the building setting as is creates more safety concerns that what is being proposed. He has beat this issue to death trying to provide options, but Qdoba won't change their mind.

Commissioner Iacoangeli stated this is an ideal location and Mr. Quatro has spent a lot of time and effort creating options for this corner with the potential tenant having nothing invested. He still did not have a comfort level to approve a left turn option. He felt a face to face meeting could solve a lot of the differences in order to find a workable solution.

Mr. Quatro indicated he has indeed put in a lot of work, but ultimately someone in Colorado is making the decisions. Commissioner Iacoangeli indicated from his background, should the existing building be demolished, anything new would need to be brought up to code. Mr. Quatro said the recommendation is in anticipation of the excess traffic generated from La-Z-Boy. He felt it was safer in his opinion, but the company won't change their mind.

Commissioner Minton moved, seconded by Commissioner Pace to postpone the decision to the next regular meeting scheduled for Tuesday, May 26, 2015. Vote: Ayes: 4 Nays: 0 Excused: 1 Motion carried.

9. New Business –

1) Commissioner Minton moved, seconded by Commissioner Londo to award bid (with immediate effect) to low bidder, Truck & Trailer Specialties, Inc. in the amount of \$94,126 per truck (total \$282,378.00) for equipment to outfit three (3) Western Star single axle dump trucks, and authorize the Managing Director to sign all documents on behalf of the Board.

Roll Call Vote:

AYES:	NAYS:	EXCUSED:
Stephen J. Pace	N/A	Bruce R. Stammer, Jr.
Charles Londo		
Dan Minton		
Paul Iacoangeli		

Vote: Ayes: 4 Nays: 0 Excused: 1 Motion carried.

10. Report of Officers -

*Randy Pierce* (Managing Director/Superintendent of Maintenance) - Mr. Pierce informed the Board that he has been in contact with Bedford Township regarding the deteriorating building at the Bedford yard. The building is in such poor condition that it needs to be torn down. Bids to demolish the front building at the Bedford yard have not gone out yet.

*Phillip C. Masserant* (Director of Finance) - Mr. Masserant had nothing additional to report.

*Michael L. Smith* (Director of Operations) - Mr. Smith explained that the Road Commission's jet truck is now back in service and will be scheduled to clean the cross tiles on Plank Road. They will get a company in to video tape these cross tiles to see if any repairs need to be made. Once that is done, estimates and recommendations will be prepared and sent to the townships.

The section of Plank Road in Milan Township from US-23 to Sanford Road will be mill and filled this week. The funds for this project were budgeted for Milan Township but since they didn't have any primary road projects in 2015 the Road Commission elected to use that money on this section Plank Road.

Mr. Smith also informed the Board that Grafton Road and Sullivan Roads were being worked on. The Road Commission is using the durapatcher and getting positive feedback from the crews.

*Scott Assenmacher* (County Highway Engineer) - Mr. Assenmacher updated the Board on obligational authority. There are ten projects waiting for that money, and he hopes all the projects will be funded through this program.

*Philip Costello* (General Counsel) - Mr. Costello provided an update on the Kay Drive drainage issue citing a temporary resolution has been reached which hopefully will become the permanent solution. He also indicated barring any comments or corrections, the National Truck Network Resolution would be on the next regular agenda for Board approval.

11. Public Comment -

Todd Allen, Local #543, asked if the building to be demolished at the Bedford yard is only the main structure, not the storage unit. Mr. Pierce indicated that was correct.

David Hoffman, County Commissioner, indicated he would really like to see something good happen for the Quatro property. He questioned whether a sign could be posted indicating specific times when left turns would be prohibited, similar to what is posted at schools. He stated there are times when that intersection is a ghost town and left turns would not create a problem

12. Commissioners' Comments -

*Commissioner Pace* indicated he planned to ask to cancel the Tuesday, 5/26 meeting because it is very hard for him to miss work on Tuesday, but based on Quatro decision postponed to that meeting he won't make a motion. He probably won't be able to attend the 5/26 meeting but said he would support the staff's recommendation for safety reasons. He has full confidence in the staff to recommend the proper solution and urged the Board to also support the recommendation. It may not always be a common sense solution as this concern is more complicated than simply allowing a left turn.

*Commissioner Londo* echoed David Hoffman's comments and added there has to be an array of solutions that can be applied to solve the Quatro approach issue, whether it be signage or something else. He stressed the importance of looking 'outside the box' to find better alternatives to solve this issue. He asked that staff work with Mr. Quatro to find a creative way to make this thing work.

*Commissioner Stammer* – excused.

*Commissioner Minton* complimented the staff for the nice job hosting the Southeast Council meeting last Monday. Everyone did a great job. He added that the program was interesting, people stayed to listen and ask questions, and the luncheon was very good.

*Commissioner Iacoangeli* agreed with Commissioner Minton that the presentation on Samaria Road was excellent. Compliments to the staff, the caterer for both the Southeast Council meeting, and the picnic the Friday before.

Commissioner Iacoangeli stated he would hate to see the Quatro project not get off the ground and hoped there could be a creative solution while keeping the community safe.

13. Adjournment -

Chairman Iacoangeli stated if there are no objections, the meeting is adjourned at 6:10 p.m.

*Cheryl A. U'Ran*

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Cheryl A. U'Ran, Deputy Clerk