



CITY of NOVI CITY COUNCIL

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**Agenda Item 5
August 27, 2007**

SUBJECT: Consideration of a request from Whitehall Real Estate, Minasian Development Corporation, The Hooberman Company, and Walsh College to participate in a cost sharing agreement to complete design engineering for the signalization of the Meadowbrook Road/Eleven Mile Road intersection.

SUBMITTING DEPARTMENT: Engineering

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$5,000
AMOUNT BUDGETED	\$0 (included in first quarter amendment)
APPROPRIATION REQUIRED	\$5,000 (\$493,000 in CIP)
LINE ITEM NUMBER	Municipal Street Fund

BACKGROUND INFORMATION:

The need for a traffic signal at the intersection of Eleven Mile Road and Meadowbrook Road has been established and was included in the City's Capital Improvement Program for implementation in FY 2008/2009. Four businesses (Whitehall Real Estate, Minasian Development Corporation, The Hooberman Company, and Walsh College) that rely on this intersection for access to/egress from their sites have expressed a desire to have the intersection engineered now rather than waiting for the start of the next fiscal year (Rob Hayes' August 1, 2007 memorandum, attached). This request is premised on the assumption that Council will select this project for funding in FY 08/09.

In order to facilitate the start of design engineering work, the four businesses have offered to pay \$20,000 toward the estimated \$25,000 design fee. Consequently, two options for Council to consider are:

1. Appropriate the additional \$5,000 needed to complete the project design in 2007, and subsequently approve funding in the FY 08/09 budget for project construction in 2008. x
2. Appropriate the additional \$5,000 needed to complete the project design in 2007, dedicate 2008 Tri-Party funding towards this project, subsequently approve funding in the FY 08/09 budget for project construction in 2008, and reimburse the \$20,000 design contribution from Tri-Party funds.

The main advantage of proceeding with design engineering now is that the intersection would be designed and ready for construction when the new fiscal year begins in July 2008. The primary disadvantage of making a commitment to design the project now would be the four parties' expectation that the City would be required to fund project construction in FY 08/09, and this commitment would be at the expense of other competing road projects. However, this can be addressed with option 1, by the City offering to participate with \$5,000 and obtaining an agreement from the property owners before proceeding. The agreement would spell out that the share from the property owners will not be reimbursed and will be considered a contribution to proceed with early engineering of the project.

If Council deems that participation in a cost sharing agreement with these business entities is in the City's best interest, Engineering staff will work with the City Attorney to develop an agreement that will be presented to Council at the next City Council meeting.

RECOMMENDED ACTION: Consideration of a request from Whitehall Real Estate, Minasian Development Corporation, The Hooberman Company, and Walsh College to participate in a cost sharing agreement to complete the design engineering for the signalization of the Meadowbrook Road/Eleven Mile Road intersection.

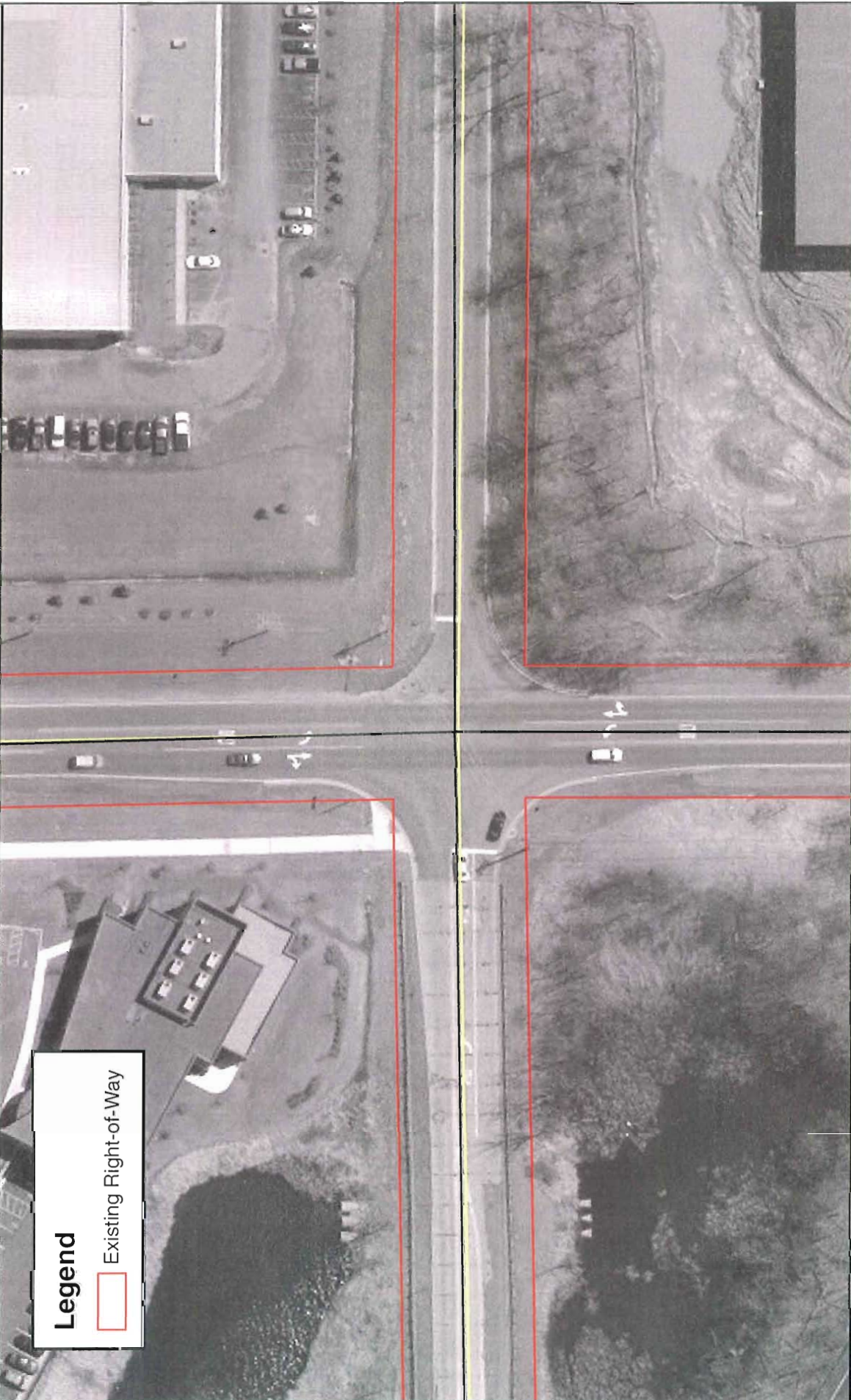
	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Gatt				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Nagy				
Council Member Paul				

Location Map

Eleven Mile Road and Meadowbrook Road

Map Publication Date: 8/20/07



Legend

Existing Right-of-Way

MAP INTERPRETATION DISCLAIMER

This map is neither a legally recorded map nor a survey and is not intended to be used as one. The map is a compilation of records, information, and data located on various city, county, state, and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City of Novi makes no warranty, express or implied, that the Geographic Information Systems (GIS) Data used to prepare this map are error free, and the City of Novi does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring accurate measurement of distance or direction or precision in the depiction of geographic features. Official records should be used as a primary information source for verification of the information provided on this map.

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 ENGINEERING DEPARTMENT
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MAP AUTHOR: Brian T. Coburn, P.E.



MEMORANDUM

8-1-07

To: Mayor and City Council Members

To: Clay Pearson, City Manager
Pam Antil, Assistant City Manager
From: Rob Hayes, City Engineer
Re: Eleven Mile/Meadowbrook Intersection Signalization
Date: August 1, 2007

For future consideration to partner with property owners around 11/ Meadowbrook to scope out and prepare for future traffic signal and intersection work which the businesses support.

The improvement of the Eleven Mile Road/Meadowbrook Road intersection is identified in the Capital Improvements Program (CIP) as a project to potentially be completed in FY 2008/2009. The scope of the project includes signaling the intersection and widening the east leg to add a dedicated left turn lane for the southbound Meadowbrook turning movement. The total estimated cost of the project is approximately \$493,000, including possible right-of-way acquisition (see attached cost estimate and map abstracted from the FY07/08 CIP).

Recently the City has been approached by various Eleven/Meadowbrook area businesses that have expressed a desire for the City to make the intersection improvements early in FY 08/09 so that access management issues affecting their businesses may be mitigated as soon as possible (Gary Jonna's July 17th e-mail message, attached). Collectively they are willing to commit \$20,000 of the estimated \$25,000 needed for design so that the project can be designed this year and constructed in 2008 (instead of the 2008 through 2009 design/construction schedule proposed in the CIP).

City Council may wish to accept this offer and either:

- 1. Appropriate the additional \$5,000 needed to complete the project design in 2007, and subsequently approve funding in the FY 08/09 budget for project construction in 2008. *
- 2. Appropriate the additional \$5,000 needed to complete the project design in 2007, dedicate 2008 Tri-Party funding towards this project, subsequently approve funding in the FY 08/09 budget for project construction in 2008, and reimburse the \$20,000 design contribution from Tri-Party funds.

Approving either of these options would provide us with a completely scoped and designed project. Also, completing the design in advance of FY08/09 would determine whether additional right-of-way will have to be acquired to accommodate the new left turn lane.

Please let me know if you have any questions or comments on this matter.

cc: Kathy Smith-Roy, Finance Director
Ara Topouzian, Business Development Director
Brian Coburn, Civil Engineer

Hayes, Rob

From: Pearson, Clay
Sent: Tuesday, July 17, 2007 4:53 PM
To: Coburn, Brian; Hayes, Rob
Cc: Topouzian, Ara; 'tschultz@secrestwardle.com'; Smith-Roy, Kathy
Subject: Fw: Proposed Traffic Signal-Eleven & Meadowbrook Intersection

Rob and Brian,

Prep this up for city council consideration
Thank you,
Clay
Clay Pearson
City Manager
45175 W Ten Mile Road
Novi, MI. 48375
248 347-0420

----- Original Message -----

From: Gary Steven Jonna <gjonna@whitehallrealestate.net>
To: Pearson, Clay
Cc: 'Jim Hooberman' <JHooberman@Hooberman.com>; ted@mindevco.com <ted@mindevco.com>; jyoung@walshcollege.edu <jyoung@walshcollege.edu>
Sent: Tue Jul 17 10:20:24 2007
Subject: Proposed Traffic Signal-Eleven & Meadowbrook Intersection

Dear Clay:

As you know, a group of property owners in the vicinity of Eleven & Meadowbrook consisting of myself (Campus Park), Meadowbridge Park (Jim Hooberman), Ted Minasian and Walsh College (John Young) have banded together for the purpose of expediting the installation of a traffic signal at the foregoing intersection. It is our understanding from you that our commitment to fund the design of the signal in 2007 will accelerate the timeline for installation of the signal to the 2008 construction season. At this time, we can commit \$20,000 towards signal design predicated on the City's commitment to physically install the signal in 2008. It is our further understanding that in the event the City of Novi receives funding for 100% of the design and installation costs of the signal, we will be reimbursed for our design costs paid to the City.]*

We are looking forward to working with you and your staff to advance this project as quickly as possible. If any of the foregoing is contrary to your understanding, please let me know.

Best Regards.