

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, APRIL 7, 2014 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Fischer, Markham, Mutch (absent, excused), Wrobel

ALSO PRESENT: Victor Cardenas, Interim City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

CM 14-04-055 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY:

To approve the Agenda as presented.

Roll call vote on CM 14-04-055 **Yeas: Staudt, Casey, Fischer, Markham,
Wrobel, Gatt**
Nays: None
Absent: Mutch

PUBLIC HEARING – None

PRESENTATIONS

1. Proclamation in Recognition of Paralyzed Veterans of America Awareness Week April 7 – 11, 2014 with Michigan Paralyzed Veterans of America Awareness Day – April 10, 2014, Michael Harris

Michael Harris, Executive Director Michigan Paralyzed Veterans of America, thanked the City of Novi for the proclamation. They have been in Novi since 1995. They have received a lot of support from the community. He invited everyone to their open house April 10, 2014 from 10:30 a.m. to 3:30 p.m. at the Chapter Office, 40550 Grand River. It is an opportunity for the Community to see what they do on behalf of Paralyzed Veterans.

2. Proclamation in Recognition of National Public Safety Telecommunicators Week April 13 – 19, 2014 Rick Mitchell, Communications Manager

Rick Mitchell, Communications Manager City of Novi, accepted the proclamation on behalf of all the men and women in public safety. They are the first point of contact and the unseen heroes in emergency situations.

3. Proclamation in Recognition of National Library Week April 13 – 19, 2014 – Julie Farkas, Library Director

Julie Farkas, Library Director, thanked everyone for the proclamation. She said it is an exciting time at the Library because they are celebrating the theme, *Lives Change*. She invited everyone to the special programming next week. She explained the many items available at the Library 24/7 with the use of a library card. She announced there will be two more Read Boxes thanks to the support of the Novi Rotary. They will be placed in the ITC Park and Rotary Park. She thanked her staff and the Library Board for all that they do. Mark Sturing, Library Board President, thanked everyone for the support.

4. Long-term Needs Assessment for departments of Public Services and Public Safety – Sidock Architects

Robert Jordan, Principal - Director of Architecture Sidock Architects, explained the past studies they have done for the City. They have issued several reports. They compiled the short and long term recommendations. He introduced Stacy Peterson, Senior Project Consultant, to summarize the recommendations. He said, regarding the Police Department, the scope was to review the Police Building and Firearms Training Center or the Gun Range. The Police Building was constructed in 1980 with additions in 2001 and updates in 2010. He reported the overall facility is in very good condition. Their assessment is that the building is functioning well. It has been flexible enough to accommodate the changes in Police operations and the absorption of outside agencies. However, the building is full and future capacity or increases in future manpower will require some additional modifications. He spoke about their proposed high and medium priority modifications items. The Gun Range was designed and constructed in 2008 for the Novi Police Department use and some use by other departments. The Gun Range has developed into a resource with use by other agencies. The high usage has placed demands on the infrastructure and maintenance not originally projected. He said they are proposing two major items for the Gun Range. The items are an addition with some reconfiguration and replacement of the rubber absorption bullet trap. The next area for the study is the Novi Fire Department. They were asked to study the four fire stations, including two sites for possible relocation for Fire Station No. 1. They were asked to study the CEMS Building near Providence Hospital. Fire Station No. 1 has a main point of egress that is adjacent to the intersection of Grand River and Main Street. It is more than thirty years old but remains in good condition while still lacking in some current standards for fire stations. They propose to reconfigure areas within the Station footprint. One of the alternatives for Fire Station No. 1 was to construct a new replacement fire station on another site. This option allows the City to sell the existing site for possible development. A new station of the same approximate size would be \$3.1 million. Two parcels were identified for potential use as sites for a new Fire Station No. 1. Both parcels are located adjacent to the intersection of Eleven Mile Road and Lee Begole Drive near the DPS site. They did an analysis of the sites. Four additional sites were discussed with drive by visits and evaluated for potential use. Pros and cons for each site were developed and evaluated. They recommending an upgrade of the existing station as the first choice. The second recommendation of

the alternate sites was the Anglin site as it provided the best location. The third recommendation was the Flint Street site if the parcel was available. The two sites on Eleven Mile was the next alternative recommended. Fire Station No. 2 located on 13 Mile west of Novi Road was renovated in 2009 and is in very good condition. They found a few issues related to ongoing maintenance but no building failures. Fire Station No. 3 is located on 9 Mile just east of Novi Road. It has drainage issues because of its low elevation. The Station is over 35 years old. The basic structure is in good condition but the interior finishes and building features typical of a current fire station are lacking or in need of attention. It is a small station with under 4,000 square feet. Each space in the building has multiple functions. They are proposing a small addition and an interior renovation. An alternative for consideration is a replacement station built on an alternate site. A typical satellite station with two apparatus bays and capable of operating with 2 to 4 firefighters with approximately 6,000 square feet would be a cost of \$1.9 million excluding land acquisition costs. Fire Station No. 4 was constructed in 2003 and also functions as the main training center. The station is in very good condition with few repair items identified. They are proposing a modification of a segment of the training tower. They looked at the CEMS building that was previously Station No. 4 at Beck and 11 Mile. Their recommendations include upgrades of the interior. A major portion of the long needs assessment involves the investigation and the evaluation of the DPS facilities previous needs assessment conducted in 2006. They were required to prepare a conceptual design reflecting the results of the investigation with an analysis of the departments operation. Constructed in 1985, the Field Services Complex is on a 38 acre parcel. The Complex is located in a strategic location to serve the City. The facility has grown over the years. There are inefficiencies caused by lack of space. One of the main shortfalls, in the physical plan, is the capability to provide indoor storage for operational vehicles. They are recommending a multi-faceted program for the Field Services Complex. They are proposing additions to the DPS main building. Estimated construction costs for this program is \$10.3 million.

Member Wrobel asked Mr. Cardenas if any of the improvements were included in the upcoming budget year. Interim City Manager said they have a portion of the design and architecture included in the amount of \$500,000. Member Wrobel asked Chief Molloy how long would the \$.5 million spent on Fire Station No. 1 last. Chief Molloy thought it will meet the needs of the Community and didn't believe it would be expanded again. The alternative would be to build a new building with the identical footprint. He believed by doing the renovations it would meet the needs of the Community for the future. Member Wrobel asked about the replacement of Fire Station No. 3, if any thought was given to look of the buildings in the surrounding area. Chief Molloy didn't think they have had success in retrofitting an existing structure into a Fire Station. Member Wrobel asked if we are required to make changes to the CEMS Building as part of the contract with CEMS. Chief Molloy said that they are not required to make any of the changes. However, the facility is aging and many of the amenities inside are in poor condition. Member Wrobel asked if the repairs for the Gun Range could be recouped by revenue. Chief Molloy said they are bringing in revenues of about \$135,000 - \$140,000 per year but there is no guarantee.

Member Markham understood that the Gun Range was not going to be a drain on the Community and wanted to make sure that we are bringing in enough revenue to cover what it is costing to operate it. She asked if private citizens used the Gun Range. Chief Molloy didn't think the Gun Range was a drain on the Community. It generates revenue. It is profitable and not a drain. The citizens are allowed for classes only. No private citizens are allowed because of the liability. She asked Mr. Hayes, Director of Public Services, about the property north of the facility near the freeway. Mr. Hayes said the City owns the property up to the right-of-way for the freeway. She asked if the City has considered future plans for renewable energy studies on the DPS site. Mr. Hayes said they have looked at a variety green initiatives for the facility over the years but nothing exterior. Member Markham said she would like them to think in that direction and to look for grant funds or partner. She believes ten years from now the technology is going to be more advanced. The City should start participating in the trend.

Member Fischer asked about the idea of using the Anglin property for the construction of Fire Station No. 1. Mr. Peterson said part of his charge was to review the Town Center Study and, in collaboration, they talked about the two parcels identified by the DPS site. He was asked if they would consider six other sites. They were suggested by staff. Member Fischer said he was surprised by the fact that the property was the second recommendation outside of the existing property and wondered the pros of that location. Mr. Peterson said, from an evaluation stand point, it is best to get the piece of emergency apparatus onto a major thoroughfare as quickly as possible. Of those sites, of Flint Street and Anglin property did meet those criteria. The Anglin property is away from the intersection of Grand River and Main Street. Traffic does back up from his experience. Member Fischer said he didn't think we would try to sell one property that would be the same economic value to buy another one and then build the same exact building. He asked if there were any discussions as to improvement priorities to the DPS property and is there anything that can be done first versus doing the whole package. Mr. Peterson said Mr. Hayes has implemented a lot of the recommendations from the previous study. Those were accomplished in the course of our study. The largest need was the indoor parking which takes up the most amount of area. When looking at additions and modifications to solve the issue, it would be the bulk of the project being needed right away. The reorganizations and additions not for parking are a small part of the overall idea. Member Fischer asked if there was a section in the study that will give the information because it is a return on investment basis and have to be prudent in the decision. Mr. Peterson said it is not broken down in the report. He said there is a conception sequencing plan that would give that information. Member Fischer thanked them for the report and that was his message to staff as potentially funding additional engineering in studies so Council knows where the funds are coming from. If we looked and approved what was in the report of costs of \$15 to \$17 million, there would not be enough funds.

Mayor Pro Tem Staudt agreed with the previous speaker about the engineering studies. He didn't believe the City is in the position to bond something to the effect of a \$10 or \$15 million project. It has been our nature generally to pay for projects as needed such as renovations of Police and Fire buildings. The DPS yard will be a big challenge. He

asked the consultants about the options being considered for inside parking and if there are different cost alternatives of the items. Mr. Peterson said it was driven by the meetings they have had and to a scale that is similar to the existing operations. Mayor Pro Tem Staudt spoke to Mr. Hayes and asked if there are other options he would consider such as a pole barn to cover the apparatuses or if there are no other options. Mr. Hayes said there are always other options and the most critical need is indoor storage space. We have invested \$10 million in our fleet and it is rusting away because it is parked outside. There is a dire need and he couldn't overstate that enough. The other need would be space for employees. There is one men's room for 75 employees in the summer time. It is not adequate. He said he needs those two issues addressed immediately until the entire scope could be done. Mayor Pro Tem Staudt said he would look for reduced options and would not be able to support a \$10 million investment on that site. He doesn't want the equipment to fail but on the other side they have to look at additional options.

REPORTS:

1. MANAGER/STAFF - None
2. ATTORNEY - None

AUDIENCE COMMENT:

Maggie Wierengo and Vivian Heegan, 22690 and 22726 Cheshire Ct., wished to have their road fixed due to potholes and too much gravel. They wished to have the potholes repaired with something other than gravel. They listed the problems with the road that keep them from playing outdoors and riding their bikes.

Pam Sordyl, Clarkston resident and founder of Puppy Mill Awareness, stated her concerns about Family Puppy in Fountain Walk and Petland in Twelve Oaks. She felt inhumane conditions existed in the breeding facilities. She prepared a list of 50 different breeders and brokers. She included photos. Many of the breeders have repeat violations with unacceptable conditions. She felt the stores were not using discretion when selecting breeders. USDA only visits breeders once per year with no penalties and no violations. Both stores work with the same breeders and USDA reports don't show any reference to the lack of necessary exercise areas and providing minimal food for the dogs. Breeders keep the dogs on wire floors. She felt the puppy mills pipeline should be shut down to our community.

Anita Mishna, Farmington Hills resident and volunteer for Puppy Mill Awareness, asked the Council not to promote retail pet locations and instead provide links to local shelters. They've been holding events to bring awareness since 2008.

CONSENT AGENDA REMOVALS AND APPROVALS (See items A-J)

CM 14-04-056 Moved by Casey, seconded by Fisher; CARRIED UNANIMOUSLY:

To approve the Agenda as amended with the removal of item D.

- A. Approve Minutes of:
 - 1. March 22, 2014 – Special meeting
 - 2. March 24, 2014 – Regular meeting
- B. Approval of Amended and Restated Interlocal Agreement and Resolution creating the Western Wayne County Fire Department Mutual Aid Association and MABAS Division.
- C. Approval to renew School Liaison Officer Contract with the Novi Community School District beginning with the 2014-2015 school year through the 2016-2017 school year.
- D. Approval of Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase in the total amount of \$22,100 for a permanent pathway easement and temporary grading permit on a parcel owned by Novi Mile, LLC (parcel 22-16-176-017) for the purpose of relocating an existing pathway as part of the project to extend the existing right turn lane for westbound Grand River Avenue near Beck Road; and approval of an additional appropriation in the amount of \$14,100 for this budget line item.
REMOVED
- E. Approval of the final payment to Anglin Civil, LLC, for the Civic Center Parking Lot and Sidewalk Ramp improvements project in the amount of \$4,595.78.
- F. Approval to award an amendment to the engineering services agreement with Orchard Hiltz & McCliment for construction phase engineering services related to the 2014 Signal Improvements Project in the amount of \$47,396.
- G. Approval of traffic control device maintenance agreement with the Road Commission for Oakland County for the new traffic signal that will be constructed in the intersection of Wixom Road and Glenwood Drive/Deerfield Elementary.
- H. Acceptance of Bella Terra subdivision streets and adoption of Act 51 New Street Resolution accepting Torino Drive, Mondavi Drive, Almafí Court, Glades Court West, Glades Court East and Laurel Drive as public, adding 1.22 miles of roadway to the City's street system.
- I. Approval of Traffic Control Orders 14-01 through 14-09 for traffic control signs within Bella Terra Condominium.
- J. Approval of Claims and Accounts – Warrant No. 913

Roll call vote on CM 14-04-056

**Yeas: Casey, Fischer, Markham, Wrobel, Gatt,
Staudt**
Nays: None
Absent: Mutch

MATTERS FOR COUNCIL ACTION:

1. Approval of contract between the City of Novi and Waters Executive Recruitment to facilitate the City Manager recruitment process and amend the budget to fund the contract.

Interim City Manager Cardenas said the contract has been approved by the City Attorney. The motion includes an amendment to provide funds for the contract. The Principal for the firm has scheduled to meet with City Council and Administration to start the process.

Member Fischer noted that the vacancy of the City Manager provided the funds for the process.

CM 14-04-057 Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY:

To approve the contract between the City of Novi and Waters Executive Recruitment to facilitate the City Manager recruitment process and amend the budget to fund the contract.

Roll call vote on CM 14-04-057

**Yeas: Fischer, Markham, Wrobel, Gatt, Staudt,
Casey**
Nays: None
Absent: Mutch

2. Approval to award two-year Aggregate Materials Contracts, each with a single one-year renewable option, to five separate firms (Dani's Transport Inc., Edward C. Levy Inc., Ellsworth Industries Inc., Osburn Industries Inc., and Target Trucking LLC) based on unit pricing for each material, for a total estimated amount of \$131,905.

Interim City Manager Cardenas said the contract is for the various materials used for road and drain work. He asked residents to report potholes any time on our City website, www.cityofnovi.org

CM 14-04-058 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY:

To approve the two-year Aggregate Materials Contracts, each with a single one-year renewable option, to five separate firms (Dani's Transport Inc., Edward C. Levy Inc., Ellsworth Industries Inc., Osburn Industries Inc., and Target Trucking LLC) based on unit pricing for each material, for a total estimated amount of \$131,905.

Roll call vote on CM 14-04-058 **Yeas: Markham, Wrobel, Gatt, Staudt, Casey, Fischer**
Nays: None
Absent: Mutch

3. Approval to award a construction contract for the 2014 Signal Improvements Project to Rauhorn Electric, Inc., the low bidder, in the amount of \$342,122; and approval of an additional appropriation in the amount of \$20,887.

CM 14-04-059 **Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY:**

To approve a construction contract for the 2014 Signal Improvements Project to Rauhorn Electric, Inc., the low bidder, in the amount of \$342,122; and approval of an additional appropriation in the amount of \$20,887.

Roll call vote on CM 14-04-059 **Yeas: Wrobel, Gatt, Staudt, Casey, Fischer, Markham**
Nays: None
Absent: Mutch

4. Approval to award the Novi Ice Arena lower level flooring replacement to Master Craft Carpet, the low bidder, in the amount of \$177,827; including an additional appropriation from the Ice Arena Reserve for Capital Replacement Fund in the amount of \$127,527.

Interim City Manager Cardenas said this was for the new floor in the locker rooms and high traffic areas for both rinks. The estimate was on 2009 figures and came in higher than expected. The motion reflects the amendment to the ice arena budget.

CM 14-04-060 **Moved by Wrobel, seconded by Staudt; CARRIED UNANIMOUSLY:**

To approve the Novi Ice Arena lower level flooring replacement to Master Craft Carpet, the low bidder, in the amount of \$177,827; including an additional appropriation from the Ice Arena Reserve for Capital Replacement Fund in the amount of \$127,527.

Member Fischer noted that the management company puts together the estimates for this type of project. Mr. Cardenas said that they do in conjunction and collaboration with our staff, but they facilitate the process. Member Fischer felt it was important to let the management company know, in the future, Council needs updated estimates when putting together the budget.

Roll call vote on CM 14-04-060

**Yeas: Gatt, Staudt, Casey, Fischer, Markham,
Wrobel
Nays: None
Absent: Mutch**

AUDIENCE COMMENT – None

COMMITTEE REPORTS – None

MAYOR AND COUNCIL ISSUES – None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION:

- D. Approval of Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase in the total amount of \$22,100 for a permanent pathway easement and temporary grading permit on a parcel owned by Novi Mile, LLC (parcel 22-16-176-017) for the purpose of relocating an existing pathway as part of the project to extend the existing right turn lane for westbound Grand River Avenue near Beck Road; and approval of an additional appropriation in the amount of \$14,100 for this budget line item.

Member Markham requested some clarification on this item. She understood that a turn lane is being extended and a path has to be moved for that to happen. We have \$8,000 in our budget, but the owner said that was not enough. The amount has increased to \$22,100. She asked where the money would come from. She understood it would come from another pathway and wondered if there would be enough money to do the other pathway as planned. Interim City Manager Cardenas said that there will be enough money for both. Member Markham was disappointed that more money has been requested by property owner because it will be for their benefit.

CM 14-04-061

Moved by Staudt, seconded by Fischer; MOTION CARRIED: 5-1

To approve a Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase in the total amount of \$22,100 for a permanent pathway easement and temporary grading permit on a parcel owned by Novi Mile, LLC (parcel 22-16-176-017) for the purpose of relocating an existing pathway as part of the project to extend the existing right turn lane for westbound Grand River Avenue near Beck Road; and approval of an additional appropriation in the amount of \$14,100 for this budget line item.

Roll call vote on CM 14-04-061

Yeas: Staudt, Casey, Fischer, Wrobel, Gatt
Nays: Markham
Absent: Mutch

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:09 P.M.

Robert J. Gatt, Mayor

Maryanne Cornelius, City Clerk

Transcribed by Jane Keller

Date approved: April 22, 2014