

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
January 22, 2014

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:31 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Ryan McKindles

Absent: None

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Public Works Director James Gallogly. There were no citizens present.

PRESENTATIONS

A. Citizens Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Brief discussion ensued pertaining to the Board of Review and Economic Development Corporation appointment process. Staff responded to questions pertaining to the proposed Hardship Exemption Guidelines established for Board of Review.

Motion Allen, seconded by Ekong to approve the agenda and consent agenda as presented.

Approve City Council Minutes of:

- Regular Meeting of December 16, 2013

Receive Bills List: Checks #86209 to #86299, EFT #500155, Checks #86300 to #86414, EFT #500156, Checks #86415 to #86470, Checks #86471 to #86559, EFT #500157, 500158, Checks #86560 to #86658

Receive Board and Commission Minutes: None

Receive Departmental Reports:

- Northville Youth Assistance: 1/14

Board and Commission Appointments:

- Board of Review: Reappoint David Bolitho and Janice Cantalon (alternate member) each to three-year terms expiring 1/1/17
- Economic Development Corporation: Reappoint Alfred C. Qualman to a six-year term expiring 1/1/20
- Historic District Commission: Reappoint Joseph Hoffman and Mark Vernacchia, each to three-year terms expiring 1/1/17

Resolution to Establish Guidelines for Hardship Exemption / Board of Review

Resolution for March 2014 Board of Review Dates and Times

Amendments to the 2013-14 Budget through 12/31/13 and Investment Report
Street Pole Banner Request / Movies at the Marquis Theatre Promotion Series

Motion carried unanimously.

NEW BUSINESS

A. Decorative Street Light Purchase

As part of the City's Streetscape Enhancement Project, the City replaced 115 high pressure sodium street lights with induction lights. These fixtures were selected during the design process and were approved by the Historic District Commission and City Council.

Lighting within the Downtown Development Authority (DDA) boundaries runs adjacent to City lighting, with some marked difference where technologies meet. While high pressure sodium lighting constitutes the great majority of city lighting, this technology is gradually being replaced by higher efficiency technology. Approximately 90 high pressure sodium lights remain throughout the downtown. The DDA has plans to phase in the re-lamping of the high pressure sodium lights over the next four years.

The next phase of the re-lamping plan is proposed for Spring 2014. The Department of Public Works (DPW) and DDA propose to replace the existing high pressure sodium lights with induction lights along S. Center Street, between Cady Street and the service drive to the south of the MainCentre Parking Deck (southern boundary of the DDA) and install new induction lights from the service drive south to Seven Mile Road. In 2013 the City substantially completed the resurfacing of S. Center Street between Seven Mile Road and Cady Street. As part of this project, underground electrical cable was placed for decorative street lighting along this segment of roadway. Though this roadway is adequately lighted by DTE Energy (LED lights are placed on existing wooden power poles in this area.), it is proposed that pedestrian-friendly decorative streetlights be placed along this roadway to gradually introduce pedestrians and the motoring public to downtown Northville.

Foundations for the new street lights have been placed as part of the S. Center Street project. These foundations start at Seven Mile Road with a relatively large spacing between them (approximately 500 feet), and then gradually the spacing decreases until the roadway joins the service drive south of the MainCentre Parking Deck (the southern boundary of the DDA) when the decorative street light spacing matches the spacing of the downtown lights (approximately 60 feet). In the future, should the City wish to light the roadway entirely with decorative street lights, the new system is designed to handle these lighting additions.

The decorative street light fixtures proposed for this area are the same fixtures that were installed on Main Street and Center Street in downtown Northville. The fixtures are supplied by Spring City. The poles for these fixtures are the standard poles used by the City since "MainStreet 78" and are manufactured by Herwig Lighting Inc.

Extending the downtown decorative lighting system south on S. Center Street has been discussed since the road was improved in 1999. At that time, conduit was placed behind the curb for most of the roadway. Resurfacing this roadway in 2013 provided an opportunity for the City to place decorative lighting along this segment of road.

To obtain the Spring City induction light fixtures which match the new downtown streetlights, the City is required to work with the company's local representative, The Dynamic Group, of Farmington Hills,

Michigan. A December 2013 price quote from Dynamic Group gives the City a \$55 reduction in cost per fixture, if more than 25 fixtures are purchased at a time.

Price for induction light if City purchases 6 or more fixtures: \$1,480 per fixture
Price for induction light if City purchases 25 or more fixtures: \$1,425 per fixture

At the December 2013 DDA meeting, the DDA Board approved the purchase of 20 fixtures for the downtown area for installation in 2014. Ten fixtures would be located on S. Center Street, eight fixtures would replace remaining high pressure sodium lights in the parking lots and Hutton Park, and two fixtures would be used as inventory for future repair and replacement needs. It is proposed that nine additional induction lights be added to the DDA purchase, increasing the order to 29, which gives the DDA/City the \$55 per fixture purchase reduction, or a total savings of \$1,595. In addition, it is proposed that the City purchase nine poles from Herwig Lighting of Russellville, Arkansas. The cost per pole is \$1,500. In October 2013 the City Council approved the DDA's purchase of 20 light poles to be used for the S. Center Street project and other areas around downtown.

A small segment of S. Center Street is within the City's DDA district. New lights within this area are proposed to be paid for by the DDA. The DDA has \$44,000 budgeted for street lighting in the 2013-14 budget. There are nine fixtures that are outside of the DDA boundaries. It is proposed that funding for this enhanced lighting outside the DDA come from the Public Improvement Fund.

This past year, the City allocated \$64,881 of Public Improvement Funds for street lighting improvements. From these funds, \$34,718 was used to replace 174 lights throughout the City with new LED fixtures. \$30,163 remains and would cover the purchase of the S. Center street fixtures and poles. The cost for the nine Induction fixtures and the nine poles on which to mount them is \$26,325. This is under the previously budgeted amount for street lighting improvements authorized by City Council.

City Council Comments and Discussion: The Director of Public Works further explained the pricing and funding sources for the new fixtures.

Motion Allen, seconded by McKindles to authorize the purchase by the DPW of nine (9) induction light fixtures and nine (9) poles using allocated Public Improvement Funds for the not-to-exceed cost of \$26,325 and the purchase of twenty (20) induction light fixtures by the DDA for a not-to-exceed cost of \$28,500. **Motion carried unanimously.**

B. Equipment Purchase / Slide-In Salt Spreader

On January 10, 2014 the City of Northville accepted bids for the purchase of a new slide-in salt spreader for a City plow truck used by the Public Works Department. The existing salt spreader used by that truck has rusted to a point that it is no longer unusable. In addition to the basic slide-in spreader the bid also includes a hydraulic liquid spray system to permit the application of brine in addition to rock salt. Three bids were received as follows:

Bell Equipment Company	\$20,800
Shultz Equipment	\$14,289
Heights Machinery	\$14,240

City Staff has checked these bids and found them to be accurate. The low bid submitted by Heights Machinery of Williamsburg, Michigan, placed a condition on its bid. The specifications require that the vendor repair any item which would fail or are found to be defective for a period of three years. Heights

Machinery changed this to one year. Shultz Equipment of Ithaca, Michigan, with a bid \$49 higher than the low bidder, did not condition his bid and agreed to the three year guarantee period.

In addition to the condition place on the Heights bid, Williamsburg is 100 miles north of Ithaca. When the City delivers its truck to be fitted for the new spreader, it will take an addition four hours for an employee to deliver the truck and then an additional four hours to pick up the truck. The employee cost for this time will far exceed the \$49 savings on the bid.

The City’s bid reserved the right to waive any irregularity or informality in the bids, to reject any and/or all bids, in whole or in part, or to award any contract to other than the low bidder, should it be deemed in the City’s best interest to do so. After consultation with the City Attorney, City Staff recommended that it is in the best interest of the City to reject the low bid and award this purchase to the second low bidder, Shultz Equipment.

\$15,000 was budgeted for this purchase in the City’s FY 2013/14 Equipment Fund Budget. This purchase is within the budgeted amount.

Motion McKindles, seconded by Allen to approve the purchase of a slide-in salt spreader with an optional hydraulic liquid spray system for a City plow truck in the total amount of \$14,289 from Shultz Equipment, Inc. **Motion carried unanimously.**

C. Change Order for Professional Services / Main Street and Rogers Street Reconstruction Project

On June 20, 2011, City Council awarded a Professional Services contract to Anderson, Eckstein and Westrick, Inc. (AEW) for construction engineering/management of the federally-funded Main Street and Rogers Street Reconstruction Project. This project was undertaken and overseen by the Michigan Department of Transportation (MDOT) and was successfully completed in Spring 2013.

During construction, there were a number of changes which occurred resulting in an increase in the contract amount to the City’s construction engineer. However, since the City was able to get federal funds for a significant portion of the construction engineering costs, the overall impact to the City of Northville is a cost reduction.

The Main Street and Rogers Street Reconstruction Project was unique in that it was the first project the City has undertaken with MDOT. The City was required to retain one engineering firm for design, Orchard, Hiltz and McCliment (OHM), and a second engineering firm for construction engineering and management (AEW).

During construction, field conditions necessitated design changes by AEW which OHM did not, and in many cases, could not have foreseen. As a result, there were a number of changes which required additional engineering to keep the project on track but still within budget. The changes were summarized as follows:

<u>Contract Changes</u>	<u>Cost</u>
Storm Sewer Modification in both S. Rogers and W. Main Street	\$ 3,410
Rogers Street Water Main Design Modifications	\$ 8,100
Main Street Reconstruction vs. Mill and Overlay of Concrete Base	\$23,500
Drive Approach Modifications to Gas Station at Seven Mile and Rogers	\$ 5,670
Lay Out of ADA Ramp Placements	\$ 2,220
MDOT Contract Administration for above Changes	<u>\$ 5,410</u>
Total	<u>\$48,310</u>

AEW's entire engineering contract (except costs associated with the watermain portion of the project) is federal aid eligible, including the proposed additional engineering costs. This was something that was not anticipated when the project began, and AEW was retained to do this work for the City. As a result, even though AEW fees increased, the City's actual cost for construction engineering actually decrease from \$101,867 (original contract amount) to \$47,147.

Northville's approved budget for the W. Main Street and S. Rogers Street Reconstruction and Watermain Replacement Project was \$1,120,000. With the project now complete, the local cost to the City was found to be well under the budgeted amount. The City is expected to see local costs approximately \$500,000 under the budgeted amount in the Major Street Fund, and approximately \$16,000 under the amount budgeted in the Water and Sewer Fund. Even though the construction engineering cost increased on this project, because the construction engineering fees for the roadway project are federally funded (81.15%), the City's actual cost is approximately \$54,720 less than what the City approved for construction engineering.

City Council Comments and Discussion: Discussion and questions pertained to the soil borings as it was believed that this testing would have determined if the road has a solid base or if it would need to be completely reconstructed. City Staff was commended for securing federal funding for this project. City Council encouraged Staff to continue applying to have more streets declared eligible for federal funding.

Motion Darga, seconded by McKindles to approve a Change Order in the amount of \$48,310 to the Professional Services contract with AEW for additional construction engineering on the Main Street and Roger Street Reconstruction Project. Further, the Public Works Director is authorized to sign the Change Order on behalf of the City. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications None

B. Staff Communications

Sullivan noted that the Joint Master Plan report and the Non-Motorized Plan report would be presented to City Council at the February 3rd meeting. Discussion ensued pertaining to the Non-Motorized Plan report and the belief that a public hearing should be held to afford interested persons the opportunity to comment on the draft report. It was determined that the draft report would first be presented to the Parks and Recreation Commission. After that, the report would be presented to City Council. The Council meeting would include a public hearing to receive public comment.

Being no further business, the meeting was adjourned.

Adjournment: 7:59 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 02/18/14