

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**July 5, 2016**

Mayor Roth called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

Mayor Roth read a statement advising that the City Council meeting was being recorded for rebroadcast on the City's website. By remaining present at this meeting, this was consent to have your voice and image recorded and posted on the City's website.

**ROLL CALL**

**Present:** Mayor Ken Roth, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Marilyn Price

**Absent:** None

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Director of Public Works James Gallogly, Finance Director/Treasurer Sandi Wiktorowski, and approximately 11 citizens

**PRESENTATIONS**

**A. Citizens Comments**

David Marold, 443 Grace, voiced overall support of downtown and Ford Field special events; noted that the recent Food Fest (formerly Rib Fest) event noise level was higher than last year; appears the Band Shell trailer was redirected toward the neighborhood areas east of Ford Field; the music was loud and disruptive to the neighborhood; the Band Shell should be directed toward the downtown; the City needs a better policy for special event noise abatement.

Kurt Meinhart, 483 Grace, spoke about the Food Fest event at Ford Field; stage set up produced an audio funnel and the sound peaked at the Lake and Grace Street area; filed a complaint with police dispatch; dispatch stated the police were on other priority calls and could not immediately respond.

Caroline Mowers, 131 Rayson, spoke about the Food Fest event at Ford Field; music was louder than last year; event was a "beer" event although it was marketed as a family event; City needs to market the event appropriately.

Comments from City Council noted that some Council Members did drive through the area and the sound did appear louder than last year. This type of event is a new venture for use of Ford Field. The event promoter comes to the City for permission to hold their event. The event promoter is responsible for and controls the marketing of their event; the City does not control marketing and event promotions. Comments made tonight will be taken into consideration should this event make application for a 2017 event.

Kurt Meinhart, 483 Grace, voiced concern with the impact that Ford Field special events have on Mill Race Village and their revenue-raising efforts. City Council stated that this matter had already been addressed and Mill Race Village is satisfied with the solution.

Michelle Kelly, 423 Beal (and Attorney at 422 E. Main), spoke about her comments made at the June 21, 2016 Planning Commission meeting regarding Planning Commissioner Matthew Mowers; alleged Mowers actions were improper and pecuniary as he had an interest in zoning ordinance amendments that would impact the pergola on his property after his BZA variance appeal failed to receive approval; alleged numerous situations where Mowers placed items on the Planning Commission agenda due to his own complaints (i.e. food truck at micro-brewery); her FOIA request found that Mowers made the only complaint about food trucks; Mowers is involved with two lawsuits against Imagine Landscape, which installed the pergola (owner of Imagine Landscape is her son); has FOIA document showing that Mowers instructed Building Official to issue citation to him on Section 18.04 of the zoning ordinance; Kelly reviewed 15 months of Planning Commission meeting minutes and alleged Mowers participated in meetings and discussions for matters that directly affected him and Mowers did not recuse; alleged the Planning Commission Chair believed Mowers should have been recused and Mowers did not do so; alleged when Mowers did recuse, he participated from the audience; as a former Planning Commissioner, Kelly is dismayed with Mowers and alleged that he is using his position on the Planning Commission for personal gain; alleged the recent rezoning on Lake and Grace Streets was done solely on the request of Mowers. Kelly requested City Council investigate the matter and have the City Attorney participate in the investigation.

Caroline Mowers, 131 Rayson, voiced that City Council does not have all the facts; believed City Council should take action to prevent citizen comments that slander others; looks forward to seeing Ms. Kelly in court.

The Mayor reminded all present that this was public comments and there would not be public debate on these comments. Further, City Council will not comment on matters of pending litigation.

Kurt Meinhart and Joanne Bandoni-Meinhart, 483 Grace, spoke about the rezoning matter; properties on Grace and Lake were zoned R2-B; ten years ago it was proposed this area be rezoned to R1-B; their property was the last in the area that could have been built as multi-family and was not; all residents on the block wanted and supported the rezoning; Mowers helped get that accomplished.

David Marold, 443 Grace, spoke about the rezoning matter; architect designed his house for R1-B zoning; he had to go to the BZA for a variance as the area was zoned R2-B; Mowers assisted in the rezoning matter at the neighbor's request.

#### **APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion Darga, seconded by Allen** to approve the agenda and consent agenda as presented:

Approve City Council Minutes of:

- Regular Meeting of June 20, 2016

Receive Bills List:

- Checks #99328 to #99438, EFT #500239
- Checks #99439 to #99544, EFT #500240

Receive Board and Commission Minutes: None

Receive Departmental Reports: None

Board and Commission Appointments:

- Beautification Commission: Appoint Gary Haas to fill vacancy with term expiration of 6/30/18

- Board of Zoning Appeals: Reappoint: Dominic Silvestri to a three-year term expiring 7/1/19

Increase to Election Inspector Wage Schedule  
Report on Emergency Purchase / Cady Parking Deck Beam  
Special Event Request / Northville Garden Walk / July 13, 2016  
Special Event Request / Buy Michigan Now Festival / August 5-7, 2016  
Resolution / The Senior Alliance Multi-Year Plan / 2017-2019  
Appointment to Strategic Plan Steering Committee / Sue Taylor Representing Northville Arts Commission

**Motion carried unanimously.**

## **RESOLUTIONS AND ORDINANCES**

### **A. Resolution / Water and Sewer Rate Adjustments**

Annually, the City's water and sewer rates are reviewed to ensure that 1) the Water and Sewer Fund continues to be financially sound and, 2) the long-term plan for capital improvements continues without the issuance of additional debt.

The Water and Sewer Fund financial analysis has been completed as part of the FY2017 budget process and was reviewed by the Northville City Council in April 2016 as part of the annual budget study process. In addition, an analysis of the rate setting was presented to City Council at the June 20, 2016 meeting.

Due to rate increases from the Great Lakes Water Authority (GLWA) and Wayne County there is a need to adjust water and sewer rates in Northville for FY2017. In addition to increased costs from GLWA and Wayne County, the City is proposing capital improvements which also affect water and sewer rates. For FY2017, capital improvements are being proposed on S. Wing Street and Walnut Street. These improvements are necessary to enhance the reliability of the City's water system, to provide better fire suppression water flow throughout the community, and to take action in addressing environmental concerns by removing lead water services and appurtenances in the City's distribution system. In addition, Phase I of a meter replacement program is proposed.

Based upon the budget, the rate structure proposed, with an effective date of July 1, 2016, is shown in the table below. The average household with usage of five units per month will see an increase in their utility bill of \$6.70 per month. Of this increase, \$4.13 is a direct pass-through of GLWA and Wayne County increases.

<u>Type</u>	<u>Current Rate</u>	<u>Proposed Rate</u>
Water (per unit)	\$6.32	\$7.51
Sewer (per unit)	\$5.83	\$5.98
Service Charge (bi-monthly)	\$5.98	\$3.31
Meter Replacement (bi-monthly)	n/a	\$2.52
Sewer -Dual Meter (per unit)	\$3.55	\$4.01

Other key factors considered when evaluating the proposed rate increase include the following:

- Maintaining an acceptable level of working capital funds in the Water and Sewer Fund for cash flow and emergency expenditure purposes. This is important based upon the age of the water and sewer system, need for contingency for capital projects in process, the likelihood of unforeseen repairs and eventual replacement, and projects that could require immediate attention due to street

construction or other capital improvements. Sufficient working capital reserves are especially important since an excess flow facility is likely to be mandated in the future. Those project costs, along with partnering opportunities and level of federal funding, are not determinable at this point.

- City Ordinance 7-5 requires that adequate revenues are collected for the operation, maintenance, and replacement of the sewer system and includes the formula for calculating the sewer rates. The ordinance is based upon requirements of the Michigan Department of Environmental Quality. Accordingly, rates have been calculated to comply with these requirements.
- The six-year capital improvement plan for the Water and Sewer Fund has been updated. This plan identifies \$225,000 of proposed projects for fiscal year 2017, along with a need to continue a systematic approach for capital improvements in the years ahead. Funding for Phase 1 of the meter replacement program is also included in the rate structure.
- In 1999, the City approved a dual meter program that allows a second meter for outdoor watering that does not add to the flow of the sewer system (generally, lawn sprinkling). Since the City is required to pay Wayne County for sewer disposal based upon the units of water purchased from the City of Detroit, the dual meter customers were still required to pay for a portion of the sewer costs. The rate policy that the Northville City Council established was to discount the City's sewer rate to the level that covered the City's cost to Wayne County.
- City Ordinance Section 7-318 regarding water rates states the charges for water service to each premises connected to the system shall be measured by the City water meter installed in each premises, and such water charges shall be such as are now in force or which shall be determined from time to time by the City Council.
- City Ordinance Section 7-404(a) regarding sewer service rates states the rates to be charged for sewer service and treatment shall be as determined from time to time by the City Council.

Neither of the above ordinances requires a public hearing.

City Council Questions, Comments, and Discussion:

- City Council voiced concern with the accumulated Highland Park debt that was assessed to other communities and questioned what measures GLWA has taken to prevent other communities defaulting and placing payment of their default on other communities. Staff responded that based on City Council's comments at the June 21<sup>st</sup> meeting, correspondence was sent to GWLA Director Sue McCormick. No response was received and Staff will again reach out to Director McCormick. City Council suggested Staff contact the City's county representatives on the GWLA board if Ms. McCormick does not respond. It was also explained that GLWA hopes to retrieve some money from Highland Park, which would reduce future water rates. The way the Highland Park debt default was addressed was necessary in order to get GLWA operational as a separate authority.
- Comments questioning if GLWA could pass on another rate increase next year. It was explained that the FY2017 increase is for this year only; each year is subject to a rate adjustment.
- Clarification that the meter replacement program will take several years to complete. The meter replacement fee will continue to be assessed until the program is complete and all meters are replaced. The meter replacement fee is expected to generate \$34,000 annually.

- Comments reiterating that the \$4.13 of the \$6.70 increase is a direct pass-through of GLWA and Wayne County increases. Only \$2 of the increase goes to the City for operations and capital projects.
- Discussion on the two capital improvement projects (S. Wing from Cady to Seven Mile and Walnut from N. Center to East Street) and the proposed project timeline.

**Motion Allen, seconded by Darga** to adopt the resolution providing for the following rates with a proposed effective date of July 1, 2016.

Water: \$7.51/unit  
Sewer: \$5.98/unit  
Sewer (Dual Meter): \$4.01/unit  
Service Charge: \$3.31/bi-monthly  
Meter Replacement Charge: \$2.52/bi-monthly

**Motion carried unanimously.**

## **NEW BUSINESS**

### **A. DPW Vehicle Purchase / 2016 GMC Truck**

The approved FY2017 budget includes the purchase of a half-ton, four wheel drive pickup truck for the Department of Public Works. The new truck would be primarily used by the Assistant Public Works Director and would replace the existing truck (Truck #2) purchased in 2008 and now has 120,000 miles.

For the best government pricing City Staff found that Oakland County has already bid for their annual purchases of vehicles of this type (Oakland County Contract #004019). Routinely, Oakland County offers their prices to communities in Michigan that wish to take advantage of prices based on much larger purchases. The Oakland County bid is through Red Holman Buick GMC. The cost of the pickup truck with needed options is calculated to be \$30,970.

The proposed new truck will be a 2016 GMC 1500 four wheel drive double-cab pickup truck. The 2008 truck would be disposed of following City policy and using the Michigan Intergovernmental Trade Network bidding process, with the highest bid submitted accepted for the vehicle. Funds obtained from the sale of will be returned to the Equipment Fund for future purchases.

**Motion Darga, seconded by Price** to approve the purchase of a new 2016 half-ton, four wheel drive GMC 1500 double cab pickup truck in the amount of \$30,970 from Red Holman Buick GMC of Westland, Michigan and authorize the sale of Truck #2 using the City of Northville's standard disposal practices. **Motion carried unanimously.**

## **MAYOR AND COUNCIL COMMUNICATIONS**

### **A. Mayor and Council Communications**

Roth thanked City Council for their participation in the July 4<sup>th</sup> parade.

**B. Staff Communications** None

Being no further business, the meeting was adjourned.

**Adjournment: 8:10 p.m.**

Respectfully submitted,

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Dianne Massa, CMC  
City Clerk

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Ken Roth  
Mayor

Approved as submitted: 7/18/2016