

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
January 3, 2017

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 informing those present that the City Council meeting was being recorded for rebroadcast on the City's website. By remaining at the meeting, consent is inferred by those present to have their voice and image recorded and posted on the City's website.

ROLL CALL

Present: Mayor Ken Roth, Councilmembers Sam Ekong, and Marilyn Price

Absent: Mayor Pro Tem James Allen, Councilmember Nancy Darga (both excused)

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Director of Public Works James Gallogly, and two citizens

PRESENTATIONS

A. Citizens Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Approve City Council Minutes of: None

Receive Bills List:

- Accounts Payable week of December 22, 2016

Receive Board and Commission Minutes: None

Receive Departmental Reports: None

Board and Commission Appointments: None

Change to City Council Regular Meeting Start Time to 7:00pm

Motion carried unanimously.

UNFINISHED BUSINESS

A. Professional Services / 2017 Street Improvement Program

At the December 19, 2016 regular City Council meeting, Staff made a recommendation for City Council to award a professional services contract for the design and construction oversight of the City's 2017 Street Improvement Program.

In the City’s current budget it was proposed that the following streets be improved during the summer of 2017:

- **Elmsmere Drive (E. Chigwidden to Coldspring):** Improvements to concrete road and sidewalk.
- **High Street (W. Main to W. Dunlap):** Improvements to asphalt roadway included new curb and spot repair of sidewalk.
- **E. Cady Street (S. Center Street to S. Main Street):** Replace existing 4-inch water main with new 12-inch line, and reconstruct asphalt road including spot repair to curb and sidewalk.

Following discussion between City Council and Staff, it was decided to table this recommendation, and Staff was directed to return with a modified recommendation. Though there were concerns about the qualifications of the recommended consultant, Beckett & Raeder, and the price submitted, the primary concern expressed by City Council was that it did not want to improve E. Cady Street (S. Center to S. Main) before new development is constructed along the south side of the road. With the possibility of redevelopment of Northville Downs, a new road would be negatively impacted by the heavy construction necessary to construct new multi-story buildings being considered along this road.

In an effort to get the City’s 2017 street improvements commence early in the construction season, Staff recommended that Beckett & Raeder be awarded a professional services contract to design and perform the construction management of Elmsmere Drive and High Street. In addition, it would be beneficial to have proposed improvements to E. Cady Street designed and ready to construct. Design drawings for E. Cady Street would assist when Staff will be in a position to have the developers adapt their building designs to match the City’s approved roadway design. This method will allow the City’s road to more easily match the grades of the new buildings once constructed. This is very critical when providing required accessibility for all.

Based on the proposal made by Beckett and Raeder, the revised cost for this work would be:

Elmsmere Drive (Surveying, Geotechnical, Design and Construction Management)	\$16,000
High Street (Surveying, Geotechnical, Design and Construction Management)	\$ 8,000
E. Cady Street (Surveying, Geotechnical, and Design)	<u>\$16,100</u>
TOTAL:	\$40,100

City Council may want to consider moving another street proposed for the summer of 2018, into 2017. Suggested streets included W. Cady Street (S. Rogers to S. Wing) or River Street (Beal Avenue to Seven Mile Road). This could be worked out during the City’s budget process and added to this project through an approved change order.

The City Attorney and Michigan Municipal Risk Management have reviewed and approved the professional services agreement for this project. The current budget lists Elmsmere Drive, High Street, and E. Cady Street as the proposed projects for FY2018 (Summer 2017 construction). However, it would be necessary that budget amendments be approved to pull funding forward into the FY2017 budget year to cover the design of these FY2018 projects. If approved, the budget amendments will follow at a later date.

City Council Comments and Questions:

- Discussion ensued pertaining to designing E. Cady Street and delaying reconstruction of the road until developments are approved and constructed on this street. Staff explained that it is advantageous to do the road design now so developers and builders know upfront where the

street, curb elevations, etc. will be placed. This is a logical sequence of events to have the road designed and have developers build around that design and eliminate elevation and ADA compliance issues. Developers would be required to build to the City's designed elevations, which aids in constructing the road for proper ADA compliance.

Past experience has also found that the road and infrastructure are typically built first for residential subdivisions or industrial parks. However, the proposed developments for E. Cady are four/five story structures, which is a different dynamic. The building being proposed on the south side of Cady will require a new watermain in order to get adequate water pressure to the fifth floor. The watermain upgrade for this section of E. Cady could be timed with the new development.

The design will have a new curb line on the south side of the road, which will have a new slope to the road and changes in elevation that will need to match the existing elevation on the north side. It may be necessary to acquire property to accommodate turning radiuses. This will allow time to accomplish the acquisition of property if needed. It is beneficial to do the design phase and, for now, hold on the construction phase.

- It was explained that if a developer does not accept the road design, their project will not be approved by the Planning Commission.
- In response to a question from Council, Staff explained that completing the design of E. Cady Street will aid in determining the structure and schedule of cost to developers to upgrade the road and infrastructure to accommodate new development in this area.
- The watermain lines under Cady are sufficient for now, but will need to be upgraded. Once the project is designed, bidding out the project would be fast. If there is a watermain problem, the first step is out of the way and bids could be solicited. It is acceptable to design the road and then table the construction and infrastructure upgrades until a developer's project is approved. Holding off as long as possible saves wear and tear on the street.
- The initial bid for the portion of the project for E. Cady Street was reduced approximately \$21,000 as construction management is not being done; only road design. E. Cady includes new road and upgraded watermains, and the construction management of a watermain project is more costly.
- It was explained that the Staff recommends which roads to repair using the 2013 engineering consultation roads report from Spaulding Dedecker. The streets are not arbitrarily chosen by City Council.
- Concern was voiced that a three-year-old study is not accurate for what is needed to reconstruct Elmsmere. Staff explained that during the design phase, the engineer will do borings, make improvement recommendations, and provide cost estimates.
- City Council may add another street to this project. The design costs could be added as a change order to this contract. It was suggested that adding a street be delayed until the costs estimates for Elmsmere come in. If Elmsmere is too high, then funding would not be available to add another street.
- Comments from City Council also suggested holding off adding W. Cady. There was concern that possible redevelopment of school district property could negatively impact the reconstructed

road. It was countered this road has a shallow watermain in need of upgrading, which might force reconstruction to happen before the school district property redevelopment decisions are made. This road was originally scheduled for 2018 and would only be moved up one year.

- During the budget sessions, if there is funding available, Staff will make a recommendation to City Council to add either River Street or W. Cady based on engineering and cost.

Motion Price, seconded by Ekong to approve and award an Agreement for Professional Services to Beckett & Raeder in the not-to-exceed amount of \$40,100 for the design and construction management of Elmsmere Dr. and High Street and the design of E. Cady Street. Further, the Public Works Director is authorized to sign this agreement on behalf of the City of Northville. **Motion carried unanimously.**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications

Roth noted the City's Facebook page launched. This is a good communication tool to provide news and breaking information to residents.

Roth also noted that beginning with the January 17th meeting, the regular City Council meeting commencement time will be 7:00 p.m. (Consent Agenda item voted on this evening).

B. Staff Communications

The City Manager noted that the City will soon have a presence on Twitter.

Being no further business, the meeting was adjourned.

Adjournment: 7:54 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Ken Roth
Mayor

Approved as submitted: 1/17/2017