

# City News

## of Northville



Meetings

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## Meetings

[Agendas and minutes are available by clicking here](#)



Residents may attend City Council meetings in-person and offer comments. Residents may also view the meeting live via Zoom, however, comments must be submitted by email to [PublicComment@ci.northville.mi.us](mailto:PublicComment@ci.northville.mi.us) by 4 p.m. on the date of the meeting.

**Downtown Development Authority** - Tuesday, April 23, 8 a.m. - Meeting Room, City Hall

**Special City Council** - Wednesday, April 24, 5:30 p.m. - Council Chambers, City Hall or streaming: <https://us02web.zoom.us/j/89014742222> Or Telephone: 1 646 931 3860 or 1 312 626 6799 Webinar ID: 890 1474 2222

**Brownfield Redevelopment Authority** - Wednesday, April 24, 7 p.m. - Council Chambers, City Hall

**Allen Terrace Trust Fund** - Thursday, April 25, 10:30 a.m. - Council Chambers, City Hall

Anyone needing assistance should contact the City Manager's office at 248-449-9905. More information about online meetings and a user guide are available [here](#).

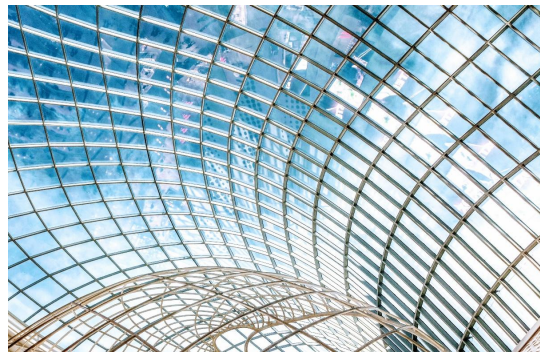
## This Just In

### Budget meeting shows city is in solid financial shape with funds for key priorities

*Special City Council meeting held April 11*

City Manager George Lahanas and Finance Director Sandi Wiktorowski led the budget presentation for fiscal year 2025 at a special meeting of City Council on April 11 at City Hall.

The public hearing on the budget will be held May 20 at 7 p.m. at City Hall. City Council must approve the FY 2025 budget in May; the fiscal year starts July 1.



Lahanas said the new budget format provides a “big-picture” overview of how the city is meeting its strategic goals in six key areas. He said the city is in good shape financially.

Among the details explained, the property tax base accounts for 68.5% of the city’s revenues. The city only keeps about 1/3 of the tax dollars collected from property taxes. The balance is distributed to the counties, schools, library and others. Lahanas said the pension legacy cost is on a trajectory toward being 120% funded, which will free up funds to spend on city priorities in the coming years. The retiree health care portion of the legacy cost is already well funded. Department heads presented an overview of their department, ranging from staffing levels and responsibilities, to projected budget and operational expenses, as well as plans for any special equipment purchases. Certain departments also reported on debt service and grants.

**The Finance Department** plans to implement a Cloud-based system for BS&A software, which includes property tax information and other municipal data, payroll support, and portals to apply for permits and inspections, and make payments for taxes and utilities. In addition to finance, budgeting and tax services, Finance Director Wiktorowski is also responsible for IT oversight, with the work being done by Northville Township IT Dept.

**The City Clerk Office**, led by Mike Smith, has seen its operation costs increase, largely due to implementing new voting laws that expand the time period for voting and other measures. He hired a deputy clerk in 2023, who recently completed his first of three years of training to work toward becoming a certified clerk. Overall training has been instrumental in keeping up with the new election laws. With three elections in 2024, including the presidential election in November, the department must staff those elections and has been partnering with Oakland County to provide an early voting site. The department is seeking to move Precinct 2 from Amerman School to Hillside School to provide better parking, space and technology needs, and accessibility.

**New Community Development role** – Lahanan explained this new department, which will be headed by a full-time Community Development director. The new arrangement will replace the role of a planning consultant, who conducts in-depth reviews of documents pertaining to redevelopment, ordinances and HDC applications. In addition to these responsibilities, the new director will also pursue economic development for the city, and be a liaison to redevelopment activities. The building official role is set to remain a consulting role, with the added responsibility of overseeing the Downs redevelopment project.

**The Police Department** has 13 police officer positions, an administrative assistant, a new school safety administrator (currently a shared expense with the Northville School District); and a shared embedded police clinician, whose role is funded by a grant through Northville Township. Police Chief Al Maciag said the lateral pay incentive has helped in recruiting officers to the department. New cameras and radar will be installed in the department's six patrol vehicles in 2025, as well as computers for mobile data.

**The Fire Department** Chief Matt Samhat noted that expenses were up over last year, in part, due to making firefighters' pay equitable with surrounding communities. The department expects to receive a \$400,000 grant for self-contained breathing apparatus (SCBA), which are body-worn gear used to aid breathing while in smoke-filled areas. Additional purchases in FY 2025 are hydraulic rescue tools and thermal imaging cameras. Samhat also proposes to hire an assistant fire chief.

**Department of Public Works (DPW)** sees its budget increase by 82 percent from the previous year, largely due to water and sewer projects. DPW Director Mike Domine said his operating expenses come from seven budgets. Currently \$60,000 is allocated for sidewalk repairs in 2024; which is an increase from previous years of \$35,000. Domine said GFL's 5-year contract from 2022 will have a rate increase in 2024; as such customers will see increases for garbage collection and recycling in the new fiscal year. The city provides brush collection year-round as part of this service.

#### ***New proposed DPW projects***

- Road and sewer infrastructure projects
- Repaving the parking lot adjacent to the Fire Department, library and Community Center
- Making a new sanitary sewer connection to an existing Oakland County line to eliminate a collapsed line at Cady and S. Main and a sewer line that crosses the river.
- Erecting a new salt-holding building at the DPW yard
- Update the PASER study and road assist management plan (road quality, including core samples), to be conducted by OHM.

#### **Allen Terrace plans upgrades to apartments**

Housing Director Jolyn Gismonde said there are several projects in the works at Allen Terrace, among them: plans for new flooring in the 100 apartments, along with new vanities (to replace stand-alone sinks), and gradually replacing the appliances. The building will also install two new elevators. To enhance outdoor space, the facility will add a new awning and cement pad to establish a pavilion. She noted that residents are excited about these improvements, which helps them accept the rent increase that takes effect on July 1. New identity signs are being installed outside the building.

#### **Downtown Development Authority (DDA)**

DDA Director Lori Ward noted the DDA was created in 1978 to halt a decline in the downtown business district. She said the DDA and its Economic Development Committee are supportive of new enhancements downtown, and will contribute \$225,000 annually to resurface Main Street from Center to Griswold. In addition, the DDA is contributing \$100,000 to the Ford Field gateway project.

The DDA had more funding in 2024 due to an increase in TIF revenue and sponsor contributions, which offset concert and special event expenses. The DDA is spending more on maintaining the Social District year-round. Bonds issued for street improvements will be retired this year, freeing up \$170,000 for other uses. This amount is part of the \$225,000 mentioned above. The DDA recently bought a used truck from the Fire Dept. primarily for landscaping maintenance and is looking to add a second truck to assist the seasonal groundskeeping staff primarily with watering.

**Six-Year Plan** – Wiktorowski presented a Capital Improvement Plan (aka six year plan) to

Council showing how city priorities will be funded – a combination of allocating funds from various budgets and detailing grant funding. Major expenses include the water and sewer infrastructure project, new equipment and the Ford Field gateway and plaza. When finalized and approved by Council, the plan will become an addendum to the FY 2025 budget. Due to many new projects underway in the city, Wiktorowski said this is the first time the city has spent more than \$10 million from the General Fund.

**Brownfield Redevelopment Authority** – Lahanas covered the explanation for this entity, noting that two projects have been approved (for Foundry Flask and Downs redevelopment). Of the latter funds for the Downs river daylighting and public areas, \$850,000 of the ARPA funding will be spent in 2024 and the balance of \$1.65 million will be spent in 2025.

**Among the questions that Council members asked were:**

- Council Member Laura Genitti: *Will the Historic Property Match Fund program return to help businesses in the Downtown Business District restore properties?*

Lori Ward said they are looking into reviving the program, noting that it requires submitting a grant application to the state and, if approved, the DDA would help fund the improvements.

- Council Member John Carter: *When will the culvert on High Street be repaired?*

DPW Director Mike Domine said administration is applying for funding and grants for future replacement of the culvert. The culvert will likely be reconstructed into a bridge. The OHM PASER and road asset management plan will also provide recommendations.

- Council Member Laura Genitti: *When will the 8 Mile bridge will be completed?*

Domine said Wayne County is responsible for 8 Mile Road from Taft to the city limits. The deck of the bridge should be replaced in 2024 and then the entire length of 8 Mile will be resurfaced from the bridge to Haggerty.

- Mayor Pro Tem Barbara Moroski-Browne: *When will additional crosswalk improvements be made?*

Domine said some of the sidewalk funding will be used to create new crosswalks, likely at Main and Linden and on High St. New “Yield to pedestrians” signs have arrived and will be installed at various intersections.

**Council communications**

Mayor Brian Turnbull advised Council members to reserve these dates:

- The morning of May 13 for a groundbreaking at the Hunter Pasteur land (formerly the Downs) (by invitation only)
- May 14, 6 p.m., joint meeting of City Council and Northville Township Board of Trustees at 6 p.m., closed session, to discuss a land purchase.

There was no public comment.

View the meeting video [here](#).

**Photo** by [Daniel Watson](#) from [Pexels](#)

## Injunction issued in lawsuit over seasonal street closures

*The city of Northville is providing the following update on the planned seasonal street closure of Main and Center Street to vehicular traffic.*

During the spring of 2023, the Northville City Council approved a seasonal street closure from the end of April to the

beginning of November. The goal of the closure is to create a pedestrian-friendly area for outdoor dining, events and placemaking. Last fall, Let's Open Northville, a non-profit entity, filed a lawsuit in order to stop the seasonal closure. On April 11, 2024, Let's Open Northville was granted an injunction against the city, temporarily stopping the city from implementing that plan.

The city and a number of downtown businesses had already begun preparations for the street closure, including the approval of outdoor dining permits that allow on-street parking to be used for tables and chairs. While the seasonal closure is on hold, the city retains the right to close streets temporarily for events.



The city is currently working to appeal the preliminary injunction and will continue to vigorously defend against the lawsuit. The goal is to support Council's action and also uphold the important principle that the city has the authority to manage its public right-of-way. Cities in Michigan have broad authority to manage streets based on the Michigan Constitution and Home Rule Cities Act.

We will provide updates via the website and social media as information becomes available.

**Photo:** *People dining on the streets of Downtown Northville.* File Photo by **DDA**.

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## Allen Terrace prepares for new elevators

### *City Council recap of April 15 meeting*

Mayor Brian Turnbull requested that Council remove items 9B, 9C and 9D from the agenda (pertaining to the sale of a city-owned parking lot on E. Cady) because documentation wasn't ready; Mayor Pro Tem Barbara Moroski-Browne asked Council to bring up item J (the G2 consulting contract) from the consent agenda to the regular agenda. That became the new 9B in the revised agenda approved by Council.

**Allen Terrace elevators** – Council approved a request by Housing Director Jolyn Gismonde to purchase two new elevators at Allen Terrace for \$323,310 from Kone, the vendor currently servicing the elevators. The senior apartment building has experienced a lot of problems with the elevators in the past year. Since the elevators were close to being replaced and repair costs were adding up, Council supported Gismonde's recommendation to replace the elevators in 2024 rather than 2026. Of three suppliers that provided elevator replacement estimates in 2023, Kone's was the lowest. The elevators are expected to be installed in the fall. In addition, a third quarter budget amendment will need to be approved to bring the budgeted funds forward to FY 2025, which begins July 1, 2024.

**G2 Contract for geothermal work at daylighted river** – The \$70,250 contract (with \$9,000 contingency) is being administered by the city of Northville yet costs will be covered by ARPA as part of the environmental clean-up associated with the river daylighting on the Hunter Pasteur redevelopment site (formerly the Downs).

**Closed session** – Council entered into a closed session for attorney-client privilege on a matter pertaining to the "Let's Open Northville" lawsuit. It was an informational meeting; no motions were passed.

**Council communications** – Mayor Brian Turnbull said the State of the Community will take place April 26 at the Italian-American Club of Livonia. He said Arbor Day is coming up next week.

Council Member John Carter said the next Coffee with Council will be held Thursday, April 18, at 2 p.m. at Browndog in downtown Northville. He and Laura Genitti will be the Council representatives. All are invited to attend.

**Public comment** – was made by four area residents: Mary Elwart-Keys, 502 W. Main; Lenore

Lewandowski, 119 Randolph; Joseph Corriveau, 237 Wing (residence) and 324 E. Main (business); and Brandon Ridge, 20012 Longridge Ct. Two citizens, including Mary Elwart-Keys, submitted comments by email, which became part of the package.

View the meeting video [here](#).

**Photo:** Aerial view of Allen Terrace by [CV Media](#)



## Demolition begins on former Downs site

Contractors working on behalf of Hunter Pasteur and associates began demolition on the Downs project this week. The city of Northville issued demolition permits to Renascent, Inc., of Troy, for the outbuildings on the Downs racetrack parcel and the houses and apartment complex north of Beal Street (extended). A

demolition permit was been issued to Toll Brothers for the structure on the former Farmer's Market site.

Asbestos remediation has been completed in the outbuildings on the Downs racetrack parcel. Environmental Testing and Consulting (ETC) stated the outbuildings are clear and safe for demolition. Remediation continues on the clubhouse and it has not been cleared for demolition.

The construction fencing has been completed. All waste materials from the site will be trucked off site. Construction traffic will use the construction entrance on Center Street and will be limited to Center Street and 7 Mile. City ordinances allow construction work from 7 a.m. to 6 p.m. daily, 7 days a week. The construction site will be secured during non-working hours.

Interested persons are encouraged to visit Hunter Pasteur's website on The Downs project, [Northville Downs](#) or the [city's web page](#) that focuses on the Downs reconstruction project.

Questions or concerns can be emailed to the [developer](#) or the [city](#)

**Photo:** One of the outbuildings on the former Downs property. **File photo** by [Liz Cezat](#)

## You're invited to join the "Downs Reconstruction Update" email list

The city administration is inviting anyone interested in the Downs redevelopment project to join the city-generated email list to let them know what's happening on the construction site. Members of the city's team\* will meet with the developer's team bi-monthly to review action plans, discuss concerns and resolve any problems as the project moves forward. We anticipate sending out monthly emails and will increase the frequency when there's new information to share. If you'd like to be added to the list, please sign up [here](#).

Please note that you can still receive news about the Downs redevelopment project in City News and Northville Matters, but the email notifications will be more specific about what's happening on site in terms of dust, pest control, sanitation, traffic, etc.

\*The city's team working on the Downs project:

City Manager George Lahanas

Director of Strategic Planning and Special Projects Wendy Wilmers-Longpre

DPW Director Mike Domine

OHM Engineer George Tsakoff

City Building Official/Project Manager

Finance Director Sandi Wiktorowski

Communications Manager Liz Cezat

Director of Community Development



### Coffee with Council meets today

Coffee with Council will be held Thursday, April 18, at 2 p.m. at Browndog at 118 E. Main in Downtown Northville. Council Members John Carter and Laura Genitti will be there, along with City Manager George Lahanas. All are invited to attend.

**Photo:** Two coffee mugs. By [Jessica Lewis](#) for [Pexels](#).

## Northvillians and friends,

This week, we will touch on upcoming Earth Day (4/22) and Arbor Day (4/26) activities in the Northville area when we encourage individuals to plant trees for the benefit of society. Fittingly, I would like to reflect on our historical conservation efforts. These initiatives include caring for our prize-winning trees in the area, aided by the Northville Tree Champions organization. Many citizens don't realize that we are a Tree City USA community, and we have had state and National Champion trees in our area throughout our 200-year history.

### Here's a quick look at Earth Day and Arbor Day

**Earth Day** is an annual global event and was established to inspire support for environmental stewardship. First held on April 22, 1970 (54 years ago), it now includes a wide range of events coordinated worldwide. More than 1 billion people in close to 200 countries participated in Earth Day celebrations. The official theme for 2024 is "Planet vs. Plastics."

**Arbor Day** is April 28 and is an observance day during which individuals and groups are encouraged to plant and care for trees. Many countries celebrate this special day. Notably, as early as 1892, *The Northville Record* printed an Arbor Day Proclamation from our Governor (Edwin B. Winans) encouraging all Michigan residents to plant a tree.

See events and view my entire letter on the [city website](#).

Keep that Northville Community Faith!

**Brian Turnbull**  
**Mayor, Northville**



## Things to do



# Friends of the ROUGE

# Spring Bug Hunt

Surveying Since 1998

## Become a Rouge Community Scientist!

Do you ever wonder about what lives in the river besides fish and turtles? Come to our 2024 Spring Bug Hunt and see for yourself the amazing variety of critters that make up the bottom of the river food chain. Volunteers will be divided into teams prior to arrival, and then visit two sites throughout the headwaters of the Rouge watershed and search for aquatic invertebrates. The presence or absence of these streambed creatures gives us valuable data on the quality of the river water and overall habitat.



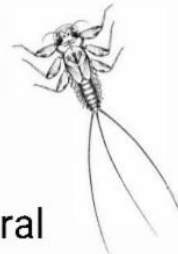
## Spring Bug Hunt

Saturday, April 20, 2024

10 a.m. – 4 p.m.

Meet at the Plymouth Cultural  
Center, 525 Farmer St., Plymouth  
Registration Required by April 15th

No prior experience needed, but registration is required. Children eight and older are welcome when accompanied by a participating adult. Groups of six or less can sign up together.



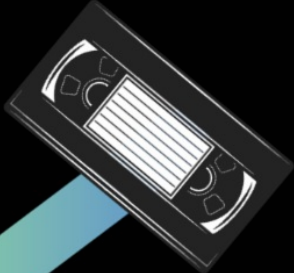
Register Now



[TheRouge.org/Bug-Hunts](https://TheRouge.org/Bug-Hunts)

Questions? Email Monitoring Manager, Lauren at [leaton@therouge.org](mailto:leaton@therouge.org)

# Digital Conversion Training at NDL



YOU MUST ATTEND A SHORT DEMO PRIOR TO FIRST USE OF ANY DIGITAL CONVERSION EQUIPMENT.

Convert older video and audio formats into digital files. Conversion equipment is located in the Local History Room on the Lower Level of the Library.



## Doing Business

### How to obtain a parking permit for 2024

Residents can apply for a 2024 parking permit by e-mail, in person, or by drop box. Parking permits are required if you park a vehicle on the street or in a lot overnight since parking at those locations is prohibited between 3 a.m. and 5 a.m. Households with multiple vehicles that require one to be parked on a regular basis on the street would need a parking permit.

The application for the 2024 parking permit is on the [website](#). You can submit your completed application in person or by using the drop box (at the Police Department entrance) in an envelope marked: Parking Permit. You can include payment by check or money order – no cash – or you can pay in person by cash, check or credit card (3% credit card processing fee) when you pick up the permit. The cost is \$10 per month or \$120 per year. Residents will be contacted when parking stickers are ready for pickup.

For questions about parking permits, call 248-305-2715 during regular business hours.

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### Tax & Assessing data lookup

You may retrieve tax and assessing data from the [city website](#). If you have any questions, call the Tax and Assessing office at 248-449-9901.

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### Sign up for automatic utility bill payment or e-bills

Utility bill customers may sign up to receive email bills or arrange for automatic payment by completing the [online form](#). E-bills are emailed on the billing date with a full-page bill attached as a PDF. Payments can be made by ACH, which is an electronic transaction agreed to by the customer that allows the city's bank to withdraw the amount due from the customer's bank account. For questions, call 248-449-9901.

## Around Town

## Overnight parking

Street parking is prohibited from 3 a.m. to 5 a.m. Those who need to park during those hours in the Central Business District for business purposes can obtain a permit for \$5 per month. The city of Northville provides overnight parking permits for all parking lots and streets for \$120 per year (\$10 per month). Each of the downtown parking lots have spaces identified for overnight parking. If you need to temporarily park on the street overnight in a residential area, contact the Police Dept. at 248-305-2790 before 12 a.m. to obtain a waiver.

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## Pedestrian safety crossings – watch for the signs

The city has "Stop for Crosswalk" signs at several intersections and popular areas for pedestrian crossings. They are located at Rogers and Main, West and Main, N. Center near Baseline, Griswold and E. Cady and on the south side of Northville Square (W. Cady) leading to the public parking lot #4. The signs allow for safer crossings and alert drivers that pedestrians in the crosswalk have the right of way. Drivers are advised to stop if they can safely do so and allow a pedestrian waiting at the crosswalk to enter it and cross the street. If you have any questions about their use, please contact the Police Department.

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## Help stop illegal use of fire hydrants

The city's fire hydrants can be accessed by the Fire Dept., the Police Dept., and the Dept. of Public Works (DPW). Any other use of the fire hydrant, without a permit, is illegal per city ordinance.

Fire hydrants used illegally could become damaged or freeze, causing the fire hydrant to be inoperable during an emergency. Water theft and fire hydrant repairs due to misuse are an added expense to the city's water system and could increase water rates to all customers.

If you witness illegal fire hydrant use or any questionable water use, please call Police/Fire at 248-349-1234 or DPW at 248-449-9930. When calling, please provide any available information such as: vehicle make/model, license plate number, and/or company name.

Construction companies or contractors that need a high volume of water for their work may obtain a permit to use a fire hydrant, from April 1 through June 1, and from Sept. 1 through Nov. 1. If there is a special need to connect to a fire hydrant, please contact the DPW at 248-449-9930.

## At Home

### Tree permits required

Prior to cutting down any tree with a diameter of more than six inches, you must make an application with the city, which will then determine whether a permit is required. Contact the Building Dept. by phone: 248-449-9902 or [email](#). This ordinance is strongly enforced and there are associated fines. Learn more on the [city website](#).

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### Maximize water use on lawns and gardens

To keep the cost of water as low as possible, remember to follow the city's odd/even watering system regulations. Homes with addresses that end in odd numbers can only water on odd days: 21st, 23rd, etc., while addresses that end in an even number can only water on even days: 22nd, 24th, etc. Automatic sprinkler systems may only be used between 12 a.m. and 5 a.m., following the odd/even rules. Manual watering with a hose (not attached to a timer), is permitted between 11 a.m. and 5 p.m., also adhering to the odd/even rules. Notices will be posted on the homes of residents who are watering outside their required times/days, and civil infraction violations may be issued. (See the Code of Ordinances, Sec. 86-48.)

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## Yard Signs

Signs cannot be placed in the right-of-way. Signs must be placed on your property, behind the sidewalk, or will be subject to removal. If you are having a garage sale or yard sale and plan to advertise it with a sign, you will need a garage sale sign permit. The free permit is valid for up to three days with a limit of three permits per year. You will need to provide the proposed private property sign locations when you apply for the permit. Applications and more information are available on the [city website](#) or at the City Clerk's office.

## Dispose of hazardous waste year-round

City residents can dispose of hazardous waste at no cost by dropping it off weekdays at Environmental Recycling Group (ERG) at 13040 Merriman, Ste. 200, in Livonia. Visit the [website](#) to see the company's COVID-19 safety instructions and find out what waste items are accepted. To help the city contain costs for this program, consider taking a neighbor's hazardous waste as well as your own to reach the 100 lb. limit. Any amount over 100 lbs. will be charged to the customer at 75¢ per pound. For more information, please visit [ERG's website](#) or call 734.437.9650.

[Follow us on Facebook \(Northville City Hall, Michigan\) and Twitter @NorthvilleCity](#)

View these social media platforms to see stories, photos and videos of the City's people, places and events. We'll let you know about City services, such as trash pick-up, payment of taxes and utility bills, and roads under construction. Plus, we want to hear from you. Share your photos and comments; ask questions. If you "like" the Northville Facebook page, you'll see our posts in your news feed.



## Add your name to the City News mailing list

To receive City News in your email, sign up below (if you are viewing the e-mail version) or [here](#).

If you have comments or requests for specific news items, please e-mail Liz Cezat, communications manager, at [lcezat@ci.northville.mi.us](mailto:lcezat@ci.northville.mi.us).



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248-349-1300 | [Website](#)

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City of  
**Northville**  
Michigan