

# NORTHVILLE

## Matters

SPRING 2018

City of Northville  
215 West Main Street  
Northville, Michigan 48167

[www.ci.northville.mi.us](http://www.ci.northville.mi.us)

## Housing Commission maintains quality at Allen Terrace to enhance senior living

Keeping up a 40-year-old building that houses more than 100 senior residents and often sees an equal number of daily visitors is a tall order. It's a job that rests squarely on the shoulders of the Housing director, balanced by the expertise and oversight of the Housing Commission.

With residents that range in age from 55 to 105, Allen Terrace, the City's senior apartment building has to meet the needs of a diverse group of seniors. The common bond is that they can live independently in an apartment. While some prefer to stay in their apartments, others like to congregate and socialize in the building's many gathering spaces. There's the Sue Cooper Computer Room, library, dining room/atrium, and seating areas on every floor – many with flourishing plants and flowers. The interior is kept up well, but it takes planning and funding.

The commission meets monthly, September through June, at the stately building at 401 High Street, nestled in a beautiful wooded setting that backs to a hill. Members include Roger Schultz, president; Alan Deneau, vice president, who lives at Allen Terrace; Nancy Catalo; and new members Kirk Rentz and Janice Valade. Sam Ekong, City Council liaison, and Tracey Emmanuel, Housing director, also are active participants.

About 20 to 30 residents regularly attend and are given time to speak at the start of the meeting; otherwise, they listen. The commission typically discusses maintenance issues and other items, but these matters often impact quality of life.

The Resident Council, comprised of 10 residents, including President Dave Linden, meets monthly year-round and addresses issues concerning policies and conflicts among residents. Escalated issues are brought before the Housing



Members, from left: Janice Valade, Alan Deneau, Roger Schultz and Kirk Rentz. Nancy Catalo was not present.

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### Free Household Hazardous Waste Events for Northville Residents

#### Northville/Livonia

Friday, April 27 • 3:30 - 7:30 p.m.  
Saturday, April 28 • 8 a.m. - 1 p.m.

Ford Field, Livonia (enter from Stark Rd., Northbound from Schoolcraft)

#### Wayne County-sponsored event (All Northville residents are welcome.)

Saturday, June 9 • 8 a.m. - 2 p.m.  
Henry Ford Community College  
5101 Evergreen, Dearborn

For a list of acceptable materials, please visit: <https://tinyurl.com/ychshztu>

New policy for both of these events: CRT monitors and TVs will be accepted.

### With heavy rains, keep water out with targeted home repairs

The coming of spring brings new sights and sounds: birds chirping, flowers and bushes budding and lawns turning green again. One sound you don't want to hear is the unexpected trickle of water coming into your home, or the sight of flooding in your basement or yard.

There are three major ways that water can sneakily enter your house: run-off from gutters, cracks in the foundation and ineffective soil grading. (Roof leaks are another culprit, not addressed here.) Take some steps now to ensure that spring rains don't find their way into your home.

**Gutters:** Routinely check the condition of the gutters. Keep them clear of debris. For leaks, apply silicone-rubber caulking compound along the seams (inside and outside). Patch small holes with roofing cement. Secure sagging gutters to the wood base with new anchors. If the gutters are too small, invest in larger, higher volume gutters. For grading, downspouts should divert water away from the foundation. If needed, add a rigid or



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# Notices

## Contractors save time by scheduling online inspections

Builders, electricians, mechanical contractors and plumbers that perform residential and/or commercial work in the City of Northville are invited to set up an account on the Access My Government (AMG) website ([www.accessmygov.com](http://www.accessmygov.com)) to schedule inspections and get permits.

Contractors currently registered with the City who want to set up an AMG account need to obtain a PIN number from the Building Dept. (by phone or in person). Inspections must be scheduled by 3:30 p.m., Monday-Friday. It's best to schedule several days ahead of the time you need. For questions about the AMG website, call the Building Dept.

## Get ready to compost; trash pick-up reminders

Yard waste and compost collection will resume on April 2 and 3. Set compost on the lawn at curbside in large paper compost bags or in a garbage can without the lid. Label it as compost, mark it with an "X" or use a sticker, which can be obtained in the City Hall vestibule for free.

Trash and recycling bins should be placed on the lawn at curbside by 7 a.m. on the scheduled collection day. Trash cans must be no larger than a 32-gallon size and weigh less than 50 pounds when filled.

Magazines, catalogs, phone books and glossy inserts can be placed in a paper bag or tied in a bundle for recycling. Paint must be dried solid by either putting kitty litter in the can or pouring paint onto newspapers. (Do not pour paint down the drain.)

Trash collection will be delayed by one day the weeks of Memorial Day, Independence Day and Labor Day.



## Pay parking tickets online

If you need to pay a parking ticket, online payments are now being accepted. The traditional methods of paying – in person at the Cashier's Office at City Hall, or by mail – are still available. Paying online includes a convenience fee by the third-party provider.

### Steps to take:

- Go to: <https://client.pointandpay.net/web/CityofNorthvilleOnlinePayments>
- Have your ticket handy to access the number and amount due (on front of ticket).
- A convenience fee will be added.
- You can review the full amount, including fee, and confirm it before you submit your payment.

## Holding a garage sale? Don't forget the sign permit – it's free

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, and there's a limit of three permits per year. You will need to provide the proposed sign locations when you apply for the permit. Applications can be downloaded from the website or obtained at City Hall. Completed applications must be submitted to City Hall.

Signs advertising a garage sale must follow these rules:

- must not be larger than 6 ft<sup>2</sup>
- may be put up no earlier than two days prior to the sale date and removed within one day after the sale
- be placed on private property only, with the consent of the property owner
- can't be placed more than 500 ft. from the sale site.



## Financial consulting team gathers information for report

The financial planning consulting services team of Vettraino Consulting and Municipal Analytics is conducting a financial analysis of areas of concern – chiefly roads, water & sewer and legacy costs – and will present funding strategies to the City Council and community in the coming months.

Jaymes Vettraino from Vettraino Consulting and John Kaczor from Municipal Analytics met with City Council on Feb. 8 to discuss objectives and gather feedback. The consultants' process includes identifying and analyzing significant future capital costs, liabilities and other expenditures; identifying revenue options; developing a model that integrates expenditures and revenue data; and providing an analysis to assist the City in considering investment and revenue-generating options.

Their work will consider the public impact, policy implications and administrative implementation over the short term and long term. When financial plans are approved, the team will develop financial models and digital tools to successfully execute those plans.



## Historic District Survey project is in full swing

The first quarter of 2018 marked a big step to advance the Historic District Survey project that will detail historic architectural attributes of 343 houses and buildings. In January, City Council appointed a Local Historic District Study Committee (LHDSC) – see names below – to serve as a resource and review team for the survey process and reports generated by the architectural historian (consultant) from Commonwealth Heritage Group.

Photography of the historic houses and other buildings is underway to clearly show buildings and property from the street or sidewalk.

On March 1, the consultant, other survey leaders and LHDSC held a kick-off meeting for the community at City Hall to outline the project's scope and timeline, and answer questions.

In June, the consultant will meet with the study committee to discuss the first draft of the survey report and collect comments.

Last spring, the City received a grant from the State Historic Preservation Office (SHPO) to conduct the intensive-level survey and to update the Northville Historic District information in the National Register of Historic Places.

For an update on the survey's progress and public meeting dates, visit the Historic District Survey page on the City's website at <https://tinyurl.com/ydf2hcmu>. People can send questions to [historicsurvey@ci.northville.mi.us](mailto:historicsurvey@ci.northville.mi.us). The website page will post questions and answers periodically.

### Local Historic District Study Committee (LHDSC) members:

**James Allen, David Field** - Historic District Commission

**Leanie Bayley, Mark Chester** - Northville Historical Society

**Robert Miller** - Architect

**Suzanne Cozart** - Downtown property owner

**Jeff Russell** - Resident at large

# New housing director at Allen Terrace strives to meet the needs of senior residents

The new housing director who manages the Allen Terrace senior apartment complex on High Street started her new job just before a cold snap of single-digit temperatures, and got to know the residents quickly since no one wanted to venture outside.

“The residents were so welcoming. I felt like a celebrity,” said Tracey Emmanuel. “They are so engaging and positive. They like living here and it shows.”

She is overseeing the installation of a new computer system that links to City services, including payroll and finance software, and is making needed building improvements. Up to 12 new individual heating and cooling systems will be installed this year.

Maintaining a building is costly and Emmanuel plans to defray those costs by obtaining additional grants. Revenue comes primarily through affordable rents and a capital fund that earns interest.

Her role is strictly housing, yet it’s the people who make the job most exciting. “It’s a population that I get along with well.

“Allen Terrace has a pool table, library, technology center and a beauty salon,” she noted. The residents like to have those amenities in-house. There is also plenty of cozy seating where residents can gather with their families when they visit.

The Resident Council keeps seniors engaged and interacting with others by planning games, friendly competitions, movies and parties. The residents also enjoy programs put on by Senior Services, a part of Northville Parks and Recreation Dept.

Emmanuel meets with the Resident Council one week before the Housing Commission meeting, so she can share concerns and kudos with the commission that oversees the budget needs, maintenance and capital improvements at Allen Terrace. (See related article.)



*Housing Director Tracey Emmanuel sits in her favorite room at Allen Terrace, the atrium.*

Emmanuel plans to explore the assisted living centers and long-term care facilities in and around the Northville community to identify those that residents can move to if they can no longer live on their own.

“I have a lot to learn about seniors and their needs. Everybody wants to age in place, but you can’t necessarily do that in an apartment community designed for independent living,” said Emmanuel, who plans to become certified in senior housing.

Prior to coming to Northville, Emmanuel was a property manager of single-family housing for the City of Livonia Community Development. She served in the U.S. Army for four years in the mid 1980s. Her experience combined with a bachelor’s degree in Business Administration from Eastern Michigan University made her an ideal candidate for the job, most recently held by Sherry Necelis, who retired.

Emmanuel and her husband, Mike, live in Livonia; they have three adult daughters.

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## Heavy rains ... continued from page 1

plastic gutter extension of 4 to 5 feet and direct it onto your lawn or nearby landscaping, making sure it won’t swamp any plants or shrubbery.

**Foundation cracks:** Hairline cracks require some mastery of masonry. Chisel the crack wide enough to apply a mixture of hydraulic cement for bonding. Serious structural damage to the foundation often requires the skill of a professional. If there is excess condensation in your basement, you may need a dehumidifier.

**Soil grading:** Divert water away from the foundation of the house. If water pools on your lawn, you may need to install a French drain that goes into a dry well. Make sure you aren’t moving the water problem off your lawn and onto a neighbor’s. See the City building code for rules about what you can and can’t do.

Additionally, poor soil composition can prevent rain from draining properly. If your soil is clay-based, composting your lawn annually will help keep it nourished and permeable. When you see worms threading through the dirt in your lawn and gardens, you are already reaping the benefits of good soil.

The City Yards (650 Doheny) keep a supply of compost. While it’s not 100% pure (you must discard the errant stones and wood), it is plentiful and free for residents to use. Drive in your vehicle from 7 a.m. to 3:30 p.m. weekdays (closed weekends) and bring sturdy containers and a shovel to take what you need.

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## Home repair online resources

**Basement:** <http://www.diynetwork.com/how-to/rooms-and-spaces/basement/how-to-prevent-basement-leaks>

**Gutters:** <https://www.hometips.com/repair-fix/rain-gutters-leak.html>

**Lawn drainage problems:** [https://thesensiblegardener.com/lawn\\_drainage](https://thesensiblegardener.com/lawn_drainage)

Also check You Tube for DIY video on these home repairs.

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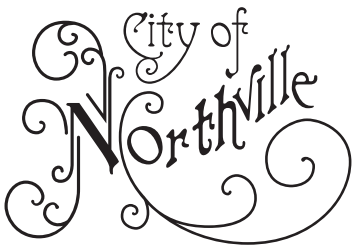
## Housing Commission ... continued from page 1

Commission. The Resident Council also plans social events and activities such as Bingo and Wii bowling.

Last summer, the Resident Council asked the commission to purchase a large barbeque grill since individuals were bringing their own grills to cook group meals. The commission eagerly backed it. This spring, a concrete pad will be installed to keep the grill level. It’s a seemingly minor item, but it will make those warm-weather meals more enjoyable.

Maintenance issues to be addressed this year include replacing the aging roof and correcting insulation and venting issues. The commission also will look into replacing some of the original atrium windows, which fog up and leak during heavy rains.

Schultz, who had a career in the moving and storage industry, brings along skills of project management, handling logistics and reviewing contracts. He was recruited by past President Genie Nehs, who moved to the township with her husband Jerry.



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<https://twitter.com/NorthvilleCity>

## Community events



### 30th Annual Flower Sale

May 25-26

Friday, 9 a.m. – 6 p.m.

Saturday, 9 a.m. – 5 p.m.

Main Street, Downtown Northville

Farmers Market vendors sell plants, flowers

Sponsored by Northville Chamber of Commerce

### Memorial Day parade

May 28, 10 a.m.

Begins at Northville Downs

Sponsored by VFW Post 4012

For information, call 248-348-1490

or visit [vfw4012.org](http://vfw4012.org).

## Communications survey being conducted through early April

The City of Northville is conducting a survey to help evaluate the effectiveness of existing publications (City News and Northville Matters) and social media (Facebook and Twitter). The online survey link is: <https://www.surveymonkey.com/r/GBFM7RP>. Those who prefer to complete the survey on paper can do so at City Hall by visiting the receptionist desk inside the front lobby.



Residents, business owners and others who can't access the survey in person or online may call 248-449-9905 and request a survey be mailed to you. All surveys must be completed and received by April 6, 2018.

Survey questions focus on readability, organization and reader engagement. Responses will help us understand and respond to the community's needs while improving our communication efforts.

## City Directory

Allen Terrace.....	248-349-8030
Assessor.....	248-305-2704
Building Department.....	248-449-9902
Cemetery.....	248-305-2702
City Manager.....	248-449-9905
City Clerk.....	248-349-1300
Communications (print, online).....	248-305-2703
DDA.....	248-349-0345
Finance Department.....	248-449-9907
Fire Department.....	248-449-9920
Parks and Recreation.....	248-349-0203
Police Dispatch (non-emergency).....	248-349-1234
Police.....	248-349-5100
Public Works.....	248-449-9930
Community Center.....	248-349-4140
Tax Department/Treasurer.....	248-449-9901
Youth Assistance.....	248-344-1618

### Frequently Called Numbers

Art House.....	248-344-0497
Chamber of Commerce.....	248-349-7640
Civic Concern.....	248-344-1033
Historical Society.....	248-348-1845
Library.....	248-349-3020
Mill Race Village.....	248-348-1845
Post Office.....	248-349-2062
Waste Management.....	800-796-9696

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## SIGN UP for City News

This e-newsletter is delivered electronically every Thursday. Learn about your city, local government and boards, people making a difference, and events around town. (Visit the Northville website home page and go to Quick Links on the left to request a copy in your inbox.)

## Bench to be dedicated to past president of Northville Garden Club

The Northville Garden Club will dedicate a bench in the open space at Wing and Cady Street to honor the late Barbara Strong O'Brien, an avid community volunteer and gardening enthusiast. The open space is located south of City Hall on city-owned property.

"My mother was instrumental in the development of this special spot with the addition of the arbor and extensive garden," noted Julie Mantay, who followed her mother's gardening path by serving for years in the same club as well as the Beautification Commission. "The bench will provide a welcoming place to sit and admire this beautiful focal point for years to come."

O'Brien was an active member of the Garden Club, joining in 1970 and serving as president from 1976-1978. She wanted to make a difference by working with fellow garden enthusiasts to enhance the inherent beauty of Northville with gardens that delight residents and visitors.

The date of the dedication will be announced in the late spring.