

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**August 1, 2016**

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

**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, Police Chief Michael Carlson, Public Works Director Jim Gallogly, Deputy City Clerk Michelle Massel, Owner of North Center Brewing Company Kevin DeGroot and eight citizens present.

**PRESENTATIONS**

**A. Citizen Comments** None

**APPROVAL OF AGENDA AND CONSENT AGENDA**

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

City Council Minutes of July 18, 2016

Checks #99652 to #99740 EFT #500241, Checks #99741 to #99792 EFT #500242

Special Event Request / Heritage (Victorian) Festival / September 16-18, 2016

Street Closure Request / Lake Street Block Party

SMART Municipal Credits

Resolution / Michigan Local Government Management Association name change to

Michigan Municipal Executives

**Motion carried unanimously.**

**NEW BUSINESS**

**A. Addition of Small Wine Maker License and Outdoor Service Permit**

North Center Brewing Company, owned by Kevin DeGroot and located at 410 N. Center Street, was approved by Council to obtain a Micro-Brewery License at its regular meeting on October 6, 2014. Mr. DeGroot and the North Center Brewing Company have had no MLCC violations since opening their doors for business in 2014.

Mr. DeGroot is now requesting to add a Small Wine Maker License and Outdoor Service

Permit for North Center Brewing Company. A Small Wine Maker License will allow Mr. DeGrood to manufacture or bottle not more than 50,000 gallons of wine per calendar year and to sell that wine to a retailer, wholesaler, to a consumer by direct shipment, and at retail on the licensed winery premises.

An outdoor Service Permit will allow seating on private property of up to eight patrons located on the west side (Center Street side) of the business on the paved sidewalk that abuts the City sidewalk. This will increase the overall capacity from 44 patrons to 52 patrons.

Mr. DeGrood's Plan of Operation has been changed to accommodate this request. The new Plan indicates that in addition to beer, Mr. DeGrood will manufacture cider, mead, and wine. The manufacturing process for the making of wine, cider, and mead uses fruit, honey, and yeast in the business's existing equipment. The process does not use heat, so there is no odor outside the building. The byproducts will be spent yeast that can be reused into the brewing process.

A public hearing with the City of Northville Liquor License Review Committee (LLRC) was held earlier and the LLRC recommends City Council not object to the addition of this license and outdoor service.

*Council Comments and Discussion:* In response to a question from Council, it was responded that all the concerns and letters from residents regarding this item were addressed at the LLRC meeting earlier this evening.

**Motion Allen, seconded by Darga** to approve the addition of a Small Wine Maker License with outdoor service to North Center Brewing Company. **Motion carried unanimously.**

## **B. Street Improvement Project – Award**

On July 25, 2016, the City received two bids for this year's Street Improvement Project. This project included improvements to Elmsmere Drive (Glennhill Dr. to west end), Rayson Street (Center to Horton) and Horton Avenue (Rayson to Lake) Walnut Street (East to N. Center), and S. Wing Street (Cady to 7-Mile Road).

The bids received are listed as follows:

Nagle Paving	\$1,188,793.10
Pavex Corporation	\$1,281,843.44

These two bids are slightly over the budgeted amount of \$1,102,500. However, the bid documents, as prepared by Zeimet Wozniak and Associates, have built in contingency totaling \$60,000.

The City's engineering consultant has reviewed and checked these bids. In addition they have discussed this project thoroughly with the low bidder, Nagle Paving, and are recommending that the City of Northville award this year's road and water main work this contractor.

Nagle Paving has successfully undertaken and completed a number of projects for the City of Northville in the past. Some of these projects include E. Dunlap, N. Wing, S Ely, N. Ely, and segments of N. Center Street. They are a good contractor and fully capable of undertaking this work for the City of Northville.

This City's project involves pavement replacement on the asphalt portion of Elmsmere in Northville Estates. It also includes pavement replacement on Rayson, Horton, Walnut and S. Wing streets. In addition to road work, water main will be replaced on a portion of Rayson Street (between Grace and Hutton) on Walnut Street (East to N. Center) and on S. Wing Street (Cady to Fairbrook).

Nagle Paving expects to begin immediately following the preconstruction meeting for the project, and anticipates to have all the streets completed before the end of this construction season.

The City Attorney has reviewed and approved the contract documents for this project. In addition, the contract documents were also reviewed and approved by the Michigan Municipal Risk Management Authority (MMRMA) with respect to current recommended insurance requirements.

Each of the above mentioned projects have budgets that have been approved by City Council for this work. At a time when contractors are really busy, it is not unusual for bids to come in over estimates made a year earlier. Therefore, awarding this project to Nagle Paving Company will require budget amendments to cover the cost of the entire project. There are reserves in the Streets Drainage and Sidewalk Fund and the Water and Sewer Fund to cover the additional cost needed.

*Council Comments and Discussion:* In response to a request for clarification from Council, it was answered that residents that are affected by either water or sewer work will receive a letter to let them know what to expect and instructions for handling trash, parking, emergency access and project timing. Water mains will be upgraded from 4-6 inch lines to 8 inch lines and new hydrants for better capacity. Residents that are disconnected from water service are reconnected within a few minutes to minimize inconvenience. It was explained that water lines are flushed by Public Works after hook up and if lead service lines are found, Public Works will attempt to work with the homeowner to replace lead lines with copper or plastic.

In response to a question about project oversight, quality control and timing of the project, it was responded that a project manager from Ziemet-Wozniak will be onsite daily to answer questions and confirm the project is completed to the specifications. This project is starting late in the season due to lack of local funding as the new fiscal year just began July 1<sup>st</sup>. This project was estimated last year, and while bids came in \$80k over the estimate, there is a \$60k contingency built in to the project and reserves in other funds to cover the additional cost.

Council requested the Public Works Director explain how streets are selected for repair. It was responded that the City's streets were reviewed and rated by an independent firm and placed in a timeline for repairs based on condition. The City is following that recommendation. Some streets may receive an overlay to maintain the good condition rating outside the recommended timeline in lieu of waiting for further and more costly damage.

Joanne Bandoni-Menhart – 483 Grace Street - Requested that DPW wait to start construction on Rayson and in Cabbagetown until after I-275 reopens due to increased traffic.

**Motion Darga, seconded by Allen** to approve and award a contract for this year's Street Improvement Program to Nagle Paving Company of Novi, Michigan in the not-to-exceed amount of \$1,188,793.10. Further, the Public Works Director is authorized to sign this contract on behalf of the City of Northville.  
**Motion carried unanimously.**

**COMMUNICATIONS**

**A. Mayor and Council Communications**

None

**B. Staff Communications**

None

There being no further business to come before Council, the meeting was adjourned.

**Adjournment: 7:50 p.m.**

Respectfully submitted,

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Michelle Massel  
Deputy City Clerk

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Ken Roth  
Mayor

Approved as submitted: 9/6/16