

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD DECEMBER 5, 2022**

Meeting was called to order at 9:00 p.m. by Council President Jim Jolly. Present: Kathleen McIntyre, Vice President Laura Toy, Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, and President Jim Jolly. Absent: None

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Council Vice President Laura Toy led the Pledge of Allegiance.

AUDIENCE COMMUNICATION:

Christopher Martin, Livonia resident, spoke on the City's transparency on details of each item along with the cost of the Sandburg Library roof. Scott Bahr stated the library roof cost is \$243,000. He also noted that it would take too long to go through all details of each item. Council President Jolly noted that all documents are available on the website.

Council Vice President Toy mentioned the passing of Catherine Vardouniotis, owner of Mama Mia's on December 1, 2022.

NEW BUSINESS

1. WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Councilmember Kathleen McIntyre asked why there is a distance stipulation on schools, churches and playgrounds. City Attorney, Paul Bernier indicated that he did not know. Councilmember McIntyre asked if the stormwater detention was not flushed out. Mark Taormina replied there has not been details of stormwater management provided yet, stating it would have to be underground. The location of the outlet has not been determined, which would be designed by the Engineer.

Councilmember McIntyre indicated that she is not comfortable supporting the request until the wastewater management plan has been presented. She asked the effect of the water pressure. City Engineer, Todd Zilincik replied that OHM has a model to work with and doesn't feel there would be an issue with the water pressure.

Councilmember McIntyre asked about the proximity to Eight Mile Road and traffic. Mark Taormina indicated there has not been a traffic study and doesn't appear to be conflicts.

Councilmember Rob Donovic stated he is glad to see the development to replace the building currently there, spoke of the traffic in the area and stated he is concerned about noise issues affecting the nearby residents. Nick DeSimpelare, Mannik & Smith Group, responded the noise at the neighbor location will be about the same as the street noise. He also noted there will be landscaping to assist with noise. The vacuums will be off by 8:30pm and the parking lot lighting would be dawn to dusk. The wall lights and signs would remain on all night. Stormwater detention was addressed and would be provided at a later date and they would work with the City regarding any water pressure issues. Water reuse tanks will be used to reduce water demand. Traffic is not of concern, they do not expect to attract more traffic, but utilize the passerby traffic already there.

Councilmember Rob Donovic asked about the trees to the east of the residential homes. Nick DeSimpelare replied the existing trees are expected to remain, with the planting of additional trees along the northeast property line.

Council Vice President Laura Toy asked if they had other facilities like this and why the vacuums needed to be bright green. Nick DeSimpelare replied he would need to speak to the architect on the vacuums.

Council Vice President Laura Toy asked how they would handle run off. Nick DeSimpelare replied they have 50 feet of heated pavement at the exit and all water will be collected and conveyed to the underground detention system. This would be their first in Michigan.

Councilmember Kathleen McIntyre noted they are a subscription-based business and asked if their water reclamation system is state of the art. Dennis Miller, DMC Real Estate Advisors confirmed.

Councilmember Kathleen McIntyre stated the better the drying system, the less water waste and restated her concern over the stormwater management.

Councilmember Brandon McCullough asked if the parking lot on the east is own by someone else. Mark Taormina indicated that it belongs to another business to the north.

Councilmember Brandon McCullough asked to have the height of the trees they will be planting to be provided. He offered an approving resolution for the Regular agenda also with the addition of the vacuums being in sync with the hours of operation along

with the previous request of stormwater management by Councilmember Kathleen McIntyre.

Ava Konjevaska, Mayfield, asked why another carwash is needed and does not think it fits the area. She wants to see the water recycled. She asked how old the sewer system is on Farmington. She expressed concerns about water pressure and traffic.

Leonard, Shadyside, stated he is concerned about the traffic and water pressure.

Council President Jim Jolly asked if they are able to run water off-peak hours and store it in the building. City Engineer, Todd Zilincik stated they could put a booster pump at the property and doesn't see that the pressure will be a problem. He could speak with the Fire Department to know the estimate of the flow with the hydrants in the area.

Councilmember Brandon McCullough asked if there is a record of the sprinkler zones to know the current pressure on the street. City Engineer Todd Zilincik stated the Water and Sewer Supervisor could provide that information.

Council Vice President Laura Toy offered a denying resolution.

DIRECTION: APPROVAL DENIAL REGULAR

2. AWARD OF BID: Community Resources, re: for the printing of the City of Livonia's 2023 Connections Magazine, with an optional one-year extension, from budgeted funds.

Josh Sabo, Communications Director, presented the request to Council.

Councilmember Scott Bahr offered an approving resolution for the Consent agenda.

Councilmember Rob Donovic asked if this is the consolidated magazine. Josh Sabo confirmed that it was, although there is also a newsletter out of the Senior Center. Councilmember Donovic asked if City Council were able to also advertise in an area of the magazine. Josh confirmed that he would be willing to entertain their ideas.

Councilmember Kathleen McIntyre asked what the city's relationship is with Livonia Today and who pays for the column that the mayor uses. Josh Sabo replied they are requested to add content and they do not pay for the column.

Councilmember Kathleen McIntyre felt the holiday parade was not as well attended and asked about promoting the parade more.

DIRECTION: APPROVAL CONSENT

3. REQUEST FOR AUTHORIZATION TO PURCHASE TWO M4800 WATCHGUARD FIREWALLS: Department of Information Systems, re: for use in City Hall Datacenter, from budgeted funds.

Casey O'Neil, Information Systems Director, presented the request to Council.

Council Vice President Laura Toy offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT

4. REQUEST TO RENEW MICROSOFT ENTERPRISE AGREEMENT USING STATE OF MICHIGAN CONTRACT PRICING: Department of Information Systems, re: for a period of three years, from budgeted funds.

Casey O'Neil, Information Systems Director, presented the request to Council.

Councilmember Scott Bahr offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT

AUDIENCE COMMUNICATION

As there were no further questions or comments Council President Jim Jolly adjourned the Study Session at 9:51 p.m. on Monday, December 5, 2022.

Dated: December 7, 2022

SUSAN M. NASH, CITY CLERK