CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 24, 2025

Meeting was called to order at 8:46 p.m. by Council Vice President Ptashnik. Present: Rob Donovic, Carrie Budzinski, Lynda Scheel, Scott Morgan, Laura Toy, and Vice President Ptashnik. Absent: President McCullough.

Elected and appointed officials present: Carter Fisher, City Attorney; Mark Taormina, City Planner and Economic Development Director; and Lori L. Miller, City Clerk.

Councilmember Donovic led the meeting with the Pledge of Allegiance.

There was no Audience Communication.

Vice President Ptashnik stated the Council has New Data for Items #2 and #4.

NEW BUSINESS

1. REQUEST TO BARRICADE CITY STREETS: Chris Inch, Six Mile Track Club Coach, re: on Friday, August 15, 2025, from 12:00 p.m. through Saturday, August 16, 2025, at 12:00 a.m., with a rain date of August 16, 2025, on Perth Street from Stark Road until it dead-ends West of Farmington, for a nighttime high school cross country meet.

   Mark Lauzon, 19783 Gary Lane, was present to answer any questions of Council. Mr. Lauzon indicated he was present instead of Coach Inch who was ill. Mr. Lauzon stated this is their fifth annual event and they have had much success. He indicated the event has grown in size over the years and reported they had approximately 1,500 runners at last year's meet. Mr. Lauzon indicated their event is the eighth largest track meet in the state.

DIRECTION: APPROVING CONSENT

2. WAIVER PETITION: Planning Commission, re: Petition 2024-12-02-20 submitted by Nene's Little Angels Daycare requesting waiver use approval to operate a day care nursery at 28275 Five Mile Road, located on the southwest corner of Five Mile Road and Lyons Street in the Northeast ¼ of Section 24.

   Mark Taormina, City Planner and Economic Development Director, presented the waiver use petition to Council. Mr. Taormina stated the petition is to reuse a commercial building along Five Mile road and the corner of Lyons containing a one-story building. It has zero set back, so it shares a common wall with the adjacent business. The Petitioner would like to occupy the entire building, including the basement, for the use of running a childcare facility. There are special requirements for childcare centers regarding square feet for play areas and the area is required to be enclosed. Mr. Taormina outlined the requirements from the State as well as the parking spaces required by Ordinance. There is currently cross-access between this building and the business to the west, however, that would be closed off. There were requirements suggested by the Planning Commission as recommended in their approving resolution.

The Petitioner, Chenita Farmer, 17150 Inkster Road, Redford, and her business partner, Michelle Brandt, 25977 Cathedral, Redford MI and her partner, were present on behalf of the petitioner together with their architect, Bryan Cook of Developed Architecture. Ms. Farmer stated they are looking to condense three of their Redford locations and combine into one at this location. This childcare facility will benefit special needs children, and this building will allow them additional spaces to offer those children additional resources.

Councilmember Toy asked about how many years the Petitioner has been in business and agreed the special needs component is a needed care for many families. Councilmember Toy inquired about the approximate ages of the children, which Ms. Farmer responded would be 5 weeks to 6 years old. Ms. Farmer indicated their Redford location averages children from ages 1 to 6 but believes the need will increase in the next year.

Councilmember Toy asked if the concrete/asphalt area picture on the south of the play are be removed and replaced with grass and landscaping at the suggestion of the Planning Commission. The Petitioner agreed.

Councilmember Donovic had a few questions regarding the removal of the concrete/asphalt at the south of the outdoor play area and asked if they were agreeable to same. Mr. Cook agreed but stated they were looking to do boulders instead of asphalt on that side of the building. Mr. Taormina responded the play area needs to be buffered, but thought the petitioner expressed an interest in using planter boxes rather than boulders but it may be cost-prohibitive. Councilmember Donovic inquired about the material for the fencing and Mr. Taormina indicated the fencing is outlined in the Planning Commission's recommendation. Councilmember Donovic asked about the tension-related shading depicted in the site plan and Mr. Cook responded it would provide shaded area for the children when playing outside. Mr. Cook gave the overall details to repair and update the current building and spoke about the intent to clean up the building and make it look inviting to families.

Councilmember Budzinski inquired about the residence abutting the property and if the Petitioner had spoken with the homeowner. Ms. Farmer stated she kept in mind when planning this site and the homeowner did come to the Planning Commission. Ms. Farmer stated the children will be outside at certain times, limited due to the weather in Michigan, and spoke with the adjacent business owner to make sure they were also okay with the proposed plan. Councilmember Budzinski also inquired about the outstanding taxes owed on the property.

Ms. Farmer stated she had a written letter from the seller stating that all taxes will be paid to the City from the closing proceeds, and that funds were being held in escrow.

Susan Nash, City Treasurer, stated there may have been a letter sent to Sara in the Council Office, but nothing has been received in her office.

Councilmember Morgan inquired about the childcare facility having 90 children and stated he felt it was a lot of children. Mr. Cook explained it is a state requirement based on the square footage of the building, the ages of the children, and resources, and that number set by the state and does not mean they will have that maximum number.

Councilmember Scheel inquired about the potential closing date for the subject property. Ms. Farmer stated they are scheduled to close in approximately 23 days. Councilmember Scheel stated if that much time goes by, the payment of the taxes will have additional late fees and will have been turned over to the County. Councilmember Scheel asked if she understood the taxes would not be paid until the closing occurs and she was not comfortable with moving this petition forward until the taxes are paid.

Following questions from the Council and responses provided by Ms. Farmer and Ms. Nash, it was agreed that any outstanding property taxes on the property should be paid by the March 10th Regular Meeting.

DIRECTION: APPROVING and DENYING CONSENT

3. WAIVER PETITION: Planning Commission, re: Petition 2025-01-02-01 submitted by Eman Enterprises LLC, requesting waiver use approval to redevelop an existing commercial site, including adding service bays, renovating the interior and exterior of the building and operating an automobile repair facility at 27819 Plymouth Road, located on the southwest corner of Plymouth and Cardwell Street in the Northeast ¼ of Section 34.

Mark Taormina, City Planning and Economic Development Director, presented the waiver petition to the Council. Mr. Taormina stated the request is to renovate the former Mickey Schore Electronics building on Plymouth Road for use as a vehicle repair facility. Mr. Taormina indicated the building is roughly 2,000 sq. feet in size with two driveways, one off Plymouth Road and the second from Cardwell. Mr. Taormina stated the plans shows three work bays that will operate with three employees, with the minimum amount of parking outlined for the employees. The dumpster as shown on the plans is situated in the northwest corner of the building, but there is no definitive landscaping plan with the species. Mr. Taormina stated the fence on the site plan will require approval by the Zoning Board of Appeals. The thin brick material as shown on the architectural plans will need to be looked at, and the Inspection Department will need to be involved. Mr. Taormina stated the parking lot lighting shown is not what is recommended and there are outstanding taxes owed on the property, but not sure if that has been resolved. The approving resolution submitted by the Planning Commission does address all the issues raised.

Mohamed Essan, 27819 Plymouth Road, was present to answer questions. Mr. Essan indicated he wanted to open the business for auto repair and has had previous repair shops in the past. Mr. Essan indicated the building is in bad shape and there are three overhead doors that exist on the property, but they have been covered, and the below ground hoists at the location will be removed and he plans to install above-ground hoists for vehicles.

Councilmember Donovic inquired about the existing fencing on the property and Mr. Taormina stated it would need to be replaced with the appropriate fencing and necessary landscaping. Councilmember Donovic stated he would like to work with the petitioner to make sure the property is cleaned up and no longer an eye soar. He inquired if the Petitioner would be amenable to continue the use of brick veneer on the west side of the building and Mr. Essan agreed.

Councilmember Budzinski inquired if the delinquent taxes for the property had been paid and Mr. Essan responded as far as he knew. Councilmember Budzinski expressed shared concerns expressed by Councilmember Donovic as far as how it will look for a major thoroughfare they are trying to improve and asked various questions about how work will be done on the property and what the daily operations involve.

Susan Nash, City Treasurer, confirmed there are no outstanding taxes owed on the subject property.

Mr. Essan outlined the various features of the site plan as submitted, including the enclosure of the back part of the property, so no vehicles would be viewable from the roadway. Mr. Essan stated all vehicles to be worked on would either be inside the building or behind the brick wall at the back of the property.

Councilmember Toy inquired about the petitioner’s experience in this type of industry and inquired if the dumpster enclosure could be moved to the back of the property, stating a large dumpster right along the Plymouth Road roadway would not be pleasant to see.

Following Council questions and discussion, it was determined the matter is not resolved completely, there are additional concerns for the property and the petitioner needed to provide more detailed answers and updated plans to see if the requested matters could be resolved to meet the requirements of the Planning Commission, Building Department, and applicable Ordinances and the views shared by the Council.

DIRECTION: COW CONSENT

4. REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE AMENDMENT: Office of the City Clerk, re: to amend all Sections to Title 1, Chapter 1.08 (Election Precincts) to permanently consolidate precincts to reduce cost and

streamline the process for voters.

Lori Miller, City Clerk, presented the request to Council to permanently consolidate voting precincts to 26 from the current total of 44. Ms. Miller stated this is the practice done in the odd-year elections and there would be significant cost savings. Ms. Miller indicated based on voter trends from the 2024 election year, 32% of Livonia's registered voters are on the Permanent Ballot List, absentee ballots continue to rise, and with the implementation of Early Voting there will be less voters going to their precincts on Election Day. Ms. Miller indicated the Clerk's Office will do significant voter outreach and education to inform voters and the proposal to consolidate will have a limited impact on voters.

Councilmember Budzinski thanked Ms. Miller for the very thorough presentation and the material provided. Councilmember Budzinski stated she voted last year at the Early Voting site and although there was a line everything moved quickly and was convenient. Councilmember Budzinski stated the proposal made a lot of sense to make the requested changes and asked if the number of precinct inspectors needed would change. Councilmember Budzinski inquired what the process would be to get the Ordinances changed and Carter Fisher, City Attorney, responded it needed to be referred to the Law Department to prepare the Ordinances for a first reading at the next Regular meeting.

Councilmember Toy thanked Clerk Miller and her team for their hard work on this matter and inquired about how many people are voting at the precincts. Clerk Miller provided statistical data on voting trends from the November, 2024 election. Councilmember Toy asked if there will be a second Early Voting site in the future. Clerk Miller stated Early Voting is not required in the odd years under election law, although it will be offered this year for two days prior to each election. Ms. Miller stated she is looking at finding a second site for the even year elections as the current site at the Housing Commission office was very limiting.

DIRECTION: REFER TO LAW TO PREPARE ORDINANCES REGULAR

5. REQUEST TO WAIVE THE SEALED BID PROCESS AND AUTHORIZE THE PURCHASE OF TEN (10) MARKED AND EIGHT (8) UNMARKED POLICE VEHICLES USING STATE OF MICHIGAN COOPERATIVE BID PRICING: Division of Police, re: from budgeted funds.

Captain Marcotte, Livonia Police Department, presented the request to Council. Cpt. Marcotte stated the Police Department uses the State of Michigan Cooperative bid pricing and the vehicles they are requested to purchase involve (10) marked vehicles and (8) unmarked vehicles. Cpt. Marcotte indicated it is part of their annual fleet program and concluded there are sufficient funds in the budget for the requested purchase of vehicles. Cpt. Marcotte stated the vehicle details were provided in the Council packet.

DIRECTION: APPROVING CONSENT

6. AWARD OF CONTRACT: Finance Department, re: lockbox services for water billing payments, for a period of three (3) years with an option to renew for an additional two (2) one- year periods, from budgeted funds.

Connie Kumpula, Chief Accountant, Finance Department, presented the item to Council. Ms. Kumpula indicated it will enhance their payment processing efficiency. Ms. Kumpula stated her staff spends a great deal of time processing payments and the proposal would allow them to streamline their operations by having a financial institution receive, process and deposit payments directly on the City's behalf. The request is the Council approve the proposal as submitted by Independent Bank.

DIRECTION: APPROVING CONSENT

7. AWARD OF BID: Livonia Housing Commission, re: for the replacement of one hundred and thirty-five electric ranges at McNamara Towers, from budgeted funds.

Jim Inglis, Livonia Housing Commission, presented the request to Council. Mr. Inglis stated the purchase went out for bids and they are looking to move forward with the purchase of 135 20" electric ranges at McNamara Towers. Mr. Inglis stated the ranges are for the studio and one-bedroom apartments. Mr. Inglis stated the Housing Commission received seven (7) bids and the Housing Commission staff will do the installation of the new ranges. Mr. Inglis concluded they were fortunate to find someone to purchase the old ranges for $25.00 each.

DIRECTION: APPROVING CONSENT

8. AWARD OF BID: Livonia Housing Commission, re: grubbing and clear-cut tree removal for Newburgh Village expansion project, from budgeted funds.

Jim Inglis, Livonia Housing Commission, presented the request to Council. Mr. Inglis stated as part of the redevelopment of Newburgh Village they need to look at the 9.4 acres adjacent to the property to remove trees, brush, rocks and obstacles on that site and they have received 14 contractor bids that meet the specifications. Mr. Inglis stated they are recommending Berman's Tree Service out of Chelsea, which currently does work for the City, which specializes in land clearing and is highly recommended by our DPW department.

DIRECTION: APPROVING CONSENT

9. AWARD OF BID AND REQUEST FOR ADDITIONAL APPROPRIATION: Department of Parks and Recreation, re: Rehabilitation Planning for the South Barn at Greenmead Historical Park, from the unexpended fund balance of the Historical Commission Fund and budget transfer in the amount of $93,623.00.

Ted Davis, Superintendent of Parks & Recreation, presented the request to Council. Mr. Davis stated this project went out to bid and the Department received three (3) proposals back. They are recommending the award go to AEW. Mr. Davis indicated they have a partnership with an architectural firm on this and part of the funding comes from a grant through a CLG grant, $25,000 of which is reimbursable from the grant previously approved. Mr. Davis stated the request does include reallocation of funds from their 270 Historical Trust Fund for this project. Mr. Davis pointed out this is a rehabilitation plan only for the South Barn, and there is no plan for work at this time.

Councilmember Toy inquired if this was just to look at the site, or just the barn. Mr. Davis replied it is just to evaluate the South Barn, which is a historic barn that was redone sometime post World War II into a modern barn. However, the barn has some structural issues as a result and for that reason the barn is not usable.

Councilmember Donovic stated there were three (3) bids received, and AEW is the lowest bid and is a reputable firm. He expressed the amount was reasonable to perform civil engineering, survey and architectural work to look at a dilapidated building to give us an idea what we can be done for it. Councilmember Donovic stated it puts things in perspective how expensive things really are to have these professionals come out and review and provide an analysis on these types of buildings. Mr. Davis reminded the Council the South Barn is part of a site that is on the National Historic Registry.

Councilmember Morgan inquired if this building was used to store items and Mr. Davis replied this particular barn has not been used for quite some time, given its lack of stability.

Councilmember Budzinski thanked Mr. Davis for being proactive and working toward the Greenmead 365 Vision. She stated it was good to see steps being taken to move forward and commended Mr. Davis for getting the $25,000 grant to supplement the overall costs and expenses.

DIRECTION: APPROVING CONSENT

10. AWARD OF BID: Department of Parks and Recreation re: the replacement of buried sump pump discharge lines at Greenmead Historical Park, in a not-to-exceed amount of $21,495, from budgeted funds.

Ted Davis, Superintendent of Parks & Recreation, presented the request to Council. Mr. Davis stated is also a project at Greenmead to replace the sump pump lines and it is routine maintenance to maintain on the Greenmead property to ensure there are no water issues. Mr. Davis stated they are recommending the lowest qualified bidder, DR Premier Services, LLC, from budgeted funds.

DIRECTION: APPROVING CONSENT

11. AWARD OF BID: Department of Public Works, re: for Ready-Mix Concrete for the City's 2025 calendar year requirements, from budgeted funds.

Doug Moore, Assistant Director of DPW, presented the item to Council. Mr. Moore indicated the next three (3) requests are to supply materials are for the Roads Maintenance Section and have been sent out to bid. For the ready-mix concrete, Mr. Moore stated there were two bids received and if one bidder cannot supply the materials the alternative company will. Mr. Moore stated this program is for catch basin repairs, small street slabs and sidewalk.

DIRECTION: APPROVING CONSENT

12. AWARD OF BID: Public Works Division, re: for Aggregates (road gravel, slag and stone) for the City’s 2025 calendar year requirements, from budgeted funds.

Doug Moore, Assistant Director of DPW, presented the item to Council. Mr. Moore indicated this is for aggregates supplies and six (6) companies submitted responses t the bid. Mr. Moore stated they are recommending going with the lowest bidder, and the second lowest price will be the back-up in case they cannot get the materials from the first.

Councilmember Toy commended DPW and their team for doing an excellent job for snow plowing with the storms this year. Mr. Moore stated he will let his team know.

DIRECTION: APPROVING CONSENT

13. AWARD OF BID: Department of Public Works, re: for supplying the Road Maintenance Section with hot and cold Bituminous Materials for the 2025 calendar year.

Doug Moore, Assistant Director of DPW, presented the item to Council. Mr. Moore indicated this is for bituminous products, used for hot mix asphalt and cold patch. Mr. Moore stated the matter went out to bid on February 11th and the recommendation is to award the contract to the lowest bidder, with the back-up being awarded to the second lowest bidder.

DIRECTION: APPROVING CONSENT

14. REQUEST TO AMEND AIA AGREEMENT WITH PCI DAILEY: Department of Parks and Recreation, re: a change to GMP to $26,220,610.33 and project scope

for the addition of a new roof over the Main and MAC gyms at the Jack E. Kirksey Recreation Center, from the unexpended fund balance of Parks and Recreation. (CR 233-24)

Ted Davis, Superintendent of Parks & Recreation, presented the item to Council. Mr. Davis stated the request to amend the AIA agreement, to change the project scope for the Senior Wellness Center and Recreation Center renovation project to increase the Guaranteed Maximum Price (GMP) that was previously approved. Mr. Davis explained this project originally planned for a new roof on the new gym and a new roof on the gymnastics area, as well as the new Senior Center area. Mr. Davis stated the existing roofs over the gyms are 20 years, have skylights, and have known leaking issues. Mr. Davis asked the management firm to reach out and solicit bids for the re-roofing of both gyms and not the entire facility. Mr. Davis stated they are recommending the low bidder be award the project, which only requires an amendment to the AIA Agreement by increasing the GMP to reflect the change in the scope. Mr. Davis stated the funding would come out of the 208 Unexpended Fund balance, which is the Parks & Recreation millage fund.

Councilmember Budzinski stated this is another example of good stewardship as we are familiar with skylights in buildings that leak and aren't being attended to and why it is important to do so. Councilmember Budzinski inquired if there was a capital improvement plan for the roof replacement of the Recreation Center prior to this coming about. Mr. Davis stated the roof has always been in their Capital Improvement Plan but has moved around because it is such a sizable project. Mr. Davis stated the Capital Improvement Plan will be ever changing based on the continued work that must be done to maintain the quality of the Rec Center.

Councilmember Donovic stated he would rather have this item on the Regular portion of the Agenda, and not the Consent. Councilmember Donovic inquired if it was Mr. Davis's belief that if the project is done now, while the additions are being constructed, the City will save money. Mr. Davis replied in the affirmative. Councilmember Donovic stated the Council approved the GMP for $25.5 million to build a new Senior Wellness Center and addition to the Rec Center and the request now is to increase that dollar amount by $715,000. Mr. Davis replied in the affirmative. Councilmember Donovic stated at the recent meetings on this project, there may have been some cost savings and wondered if the City is coming in below budget. Mr. Davis stated he would not be comfortable with that statement and does not know where that information came from.

Councilmember Toy stated she felt this was proactive and understood why this is necessary and would save money if it went on to another year.

DIRECTION: APPROVING REGULAR

15. REQUEST TO AMEND THE ARCHITECTURAL CONTRACT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL,

ROTH AND CLARK, INC.: Department of Parks and Recreation, re: out of scope services related to the design of the Senior Wellness Center and Recreation Center Improvements Project. (CR 378- 20)

Ted Davis, Superintendent of Parks & Recreation, presented the item to Council. Mr. Davis explained this was a request for amendment for additional services that needed for the design process of the Senior Wellness and Rec Center project. Mr. Davis stated some of the changes came about rather quickly, citing the acquisition of the LPS property, and other items were discovered as they went through the planning process. Mr. Davis stated they are going through significant changes in the interior design process which require additional hours and bid packets have to be redesigned. Mr. Davis stated they are requesting an additional appropriation in the amount of $222,076.28 for the architectural contract with HRC.

Councilmember Donovic inquired about the likelihood of having to come back to Council with additional amendments for the scope of work. Mr. Davis replied there is one bulletin yet to go and if needed, he thought it would be a very small amount of money. Mr. Davis stated he is unsure whether this is normal procedure or not, but certainly feels it is normal as projects of this size always have changes and adjustments that must be made. Councilmember Donovic inquired if this would affect the GMP for the project. Mr. Davis replied this does not affect the GMP as architectural services are outside the GMP.

Councilmember Budzinski inquired if there are lessons to be learned moving forward with the next project. Mr. Davis responded they did not have appropriate staff in place at the beginning of this project, which had a significant impact. Mr. Davis stated the two projects (Senior Center and Civic Center area) are not comparable in that Plante Moran Realpoint was selected from the beginning of the Civic Center project.

Councilmember Toy inquired about rumors that we are over $1 million over budget on the Senior Wellness Center. Mr. Davis replied that it was not true, there was no truth to said rumor.

DIRECTION: APPROVING REGULAR

AUDIENCE COMMUNICATION

Cindy Fleming, Woodring, thanked Ted Davis for coming out to discuss the current plans for Sheldon Park, listening to constituents, and promoting collaboration with residents. Ms. Fleming thanked Councilmember Budzinski and Councilmember Donovic for attending and participating. Ms. Fleming expressed appreciation to Councilmember Toy for scheduling a Committee meeting to discuss the Newburgh Village expansion.

ADJOURNED

10:31 PM

For March 10, 2025 Regular Meeting