

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

BRANDON McCULLOUGH, PRESIDENT
MARTHA PTASHNIK, VICE PRESIDENT
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**MEETING PACKET FOR
THE REGULAR MEETING OF
MONDAY, APRIL 14, 2025
7:00 P.M.**

**The electronic agenda is compiled, produced and
distributed by the City Council Staff.**

(734) 466-2250

The official documents are on file in the City Clerk's office.

2014th Regular Meeting Agenda of the Council of the City of Livonia - Revised

Monday, April 14, 2025

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of March 31, 2025

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

1. [REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the emergency repair of Vactor truck number 342, from budgeted funds.](#)
2. [REQUEST FOR WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE \(1\) SEWER LINE RAPID ASSESSMENT TOOL \(SL-RAT\): Department of Public Works, re: to be used by the Sewer Department; from budgeted funds.](#)
3. [REQUEST TO APPROVE A TWO-YEAR CONTRACT EXTENSION WITH D'ANGELO BROTHERS, INC.: Department of Public Works, re: to perform water main taps and service connections along with emergency water and sewer repairs at various locations throughout the city in an amount not to exceed \\$375,000.00 annually, from budgeted funds. \(CR 198-22\)](#)
4. [AWARD OF BID: Engineering Division, re: Robert and Janet Bennett Civic Center Library - ADA Bathroom Construction, from budgeted funds.](#)

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE(S)

5. [CAPITAL OUTLAY AND INFRASTRUCTURE MEETINGS OF MARCH 12 AND APRIL 2, 2025.](#)
 - a. [The subject matter of the planning, design and construction of the new Civic Center Campus.\(CR 330-24\)](#)

UNFINISHED BUSINESS

6. [PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Sections 110, 120 and 220 of Title 6 \(Animals\), Chapter 01, pet licensing policies.](#)
7. [PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 3, Chapter 4 \(Financial Ordinance\), in order to establish a Chief Financial Officer position and designate the reporting responsibilities under said CFO.](#)
8. [PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, Chapter 23 \(Department of Information Systems\), in order to designate the City's Chief Financial Officer as the direct manager of the Director of Information Systems.](#)
9. [PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, by repealing Chapter 25 \(Capital Improvement Ordinance\) in its entirety.](#)
10. [ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to amend Sections 007 and 010 of Title 5, Chapter 42, in order to simplify the language. First Reading given by Councilmember Rob Donovic on March 31, 2025.](#)

11. Proposed Special Assessment Street Lighting Project for the Baci's Estates Condominium, located on the south side of Parkdale Avenue, east of Levan Road, in the Northeast 1/4 of Section 32. (To Determine Necessity)
Public Hearing held on Monday, March 31, 2025
12. Proposed Special Assessment Street Lighting Project for the Sunset View Site Condominium and Sunset Subdivision, located on Sunset Avenue, north of Kenwood Court, in the Northwest 1/4 of Section 2. (To Determine Necessity)
Public Hearing held on Monday, March 31, 2025

NEW BUSINESS

13. REQUEST TO APPROVE AN AMENDMENT TO THE SHOPPES AT COLLEGE PARK PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND HAGGERTY SIX PARTNERS, LLC: Doraid Markus on behalf of Haggerty Six Partners, LLC, re: Petition 2024-2-02-03, to amend the timing of construction of the project's residential and retail components. (CR 135-24)
14. REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED (QBS) SELECTION PROCESS: Engineering Division, OHM Advisors Preliminary Engineering (PE) Design Services for the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road. (CR142-24)
15. REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Livonia Manor III Site Condominium, located on the north side of Seven Mile Road, between Canterbury Avenue and Shrewsbury Drive in the Southeast 1/4 of Section 3. (CR 09-21)
16. ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from Pastor 4G's LLC, for a public utility easement in connection with Scooter's Coffee & Lickity Split Development, in the Northwest ¼ of Section 10. (Tax I.D. No.46-038-99-0027-002)
17. ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development, LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19400 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-001).
18. ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development, LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19414 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-002).
19. ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19428 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-003).

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

1. REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the emergency repair of Vactor truck number 342, from budgeted funds.

Ryan Ferrell, Assistant Director of DPW, presented the request to the Council. Mr. Ferrell indicated this is a special piece of equipment with a limited number of vendors in the area who can repair same. Mr. Ferrell stated there was a malfunction causing the boom not to retract, the vehicle being a 2022 vehicle. The repairs were completed, and the truck is now back in service. Tonight's request is to authorize payment for completion of the work and repair, from budgeted funds.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

DPW
March 12, 2025

MEETING DATE

S033125/R041425

PRESENTED BY

Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the emergency repair of Vactor truck number 342, from budgeted funds.

BACKGROUND DETAILS

The City of Livonia strives to ensure that our infrastructure of water and sewer services is maintained to the highest standards. The Sewer Department works tirelessly to insure the sewage infrastructure operates at peak performance at all times. We have invested in two "Vactor" trucks which we rely on to jet out lines (keeping the lines flowing freely), vacuuming out catch basins (removing debris that can potentially clog sewer lines), as well as hydro-excavating services lines. These two workhorse vehicles are used constantly on a daily basis and are heavily relied upon. Unfortunately, one of the Vactors (#342), a 2021 model, broke down when the boom extend/retract cylinder malfunctioned. Further inspection on how to prevent this from happening again required the installation of a retro-fit kit to better support the cylinder in its housing. In addition, it was found that the swivel on the hose reel had failed and needed replacement.

Having one of these machines "down" severely delays us in keeping up with our sewer cleaning schedule. With the spring rains just around the corner, we needed to get Vactor #342 back into service as soon as possible.

Due to the truck being broken down and inoperable, we took it to Vacuum Truck Rentals, 13075 Newburgh Rd., Livonia, MI 48150 for the needed repair. Upon further investigation, more repairs were needed than originally anticipated. The final cost of all the repairs was \$24,492.20. Repairs included the repair of the boom extend/retract cylinder and the swivel on the hose reel extender. The department has the truck back with all the necessary repairs completed and is using the truck daily.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve the emergency repair of Vactor #342 in the amount of \$24,492.20; to repair the boom extend/retract cylinder and the swivel for the front hose reel extender.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Budgeted funds in the amount of \$24,492.20 are available in account no. 592-559-939-000 for this purpose.

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$24,492.20

DETAILED WORK BEING PERFORMED

Repair of boom extend/retract cylinder and front hose reel.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$24,492.20

592-559-939-000

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

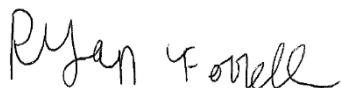
Vendor selected due to the specialized nature of repairs required.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.1 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. Vactor #342 - Repairs 2025

APPROVED BY



Ryan Ferrell, Assistant Director of Public Works

Date: March 13, 2025



Don Rohraff, Director of Public Works

Date: March 13, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 14, 2025

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: March 18, 2025

Maureen Miller Brosnan, Mayor

REMIT TO: **VACUUM TRUCK RENTALS, LLC**
P O BOX 180789
RICHLAND, MS 39218
PHONE: (601) 933-4650 FAX: (601) 933-4653

INVOICE : MI313790

Invoice Date : 2/20/2025
Due Date : 3/22/2025

Terms: NET 30

Ordered by:
PO Number: PENDING

Sales Person: MIKE C SUITER

Customer Job Number:

Customer : RC102661

INVOICE TO : CITY OF LIVONIA
12973 FARMINGTON RD
LIVONIA, MI 48150

(contract / ticket 119671)

QTY	DESCRIPTION	BILLED FROM / THRU	DAY/SALE	WEEK	MONTH	TOTAL
	TAG 119671; THE FOLLOWING CHARGES ARE FOR THE REPAIR OF: UNIT NUMBER 342					
2.31	REPLACE BOOM EXTEND/RETRACT CYLINDER UNIT: LABOR		175.00	.00	.00	404.25
4.5	REPLACE BOOM EXTEND/RETRACT CYLINDER UNIT: LABOR		175.00	.00	.00	787.50
9.64	REPLACE BOOM EXTEND/RETRACT CYLINDER UNIT: LABOR		175.00	.00	.00	1,687.00
9.41	REPLACE BOOM EXTEND/RETRACT CYLINDER UNIT: LABOR		175.00	.00	.00	1,646.75
1.43	REPLACE BOOM EXTEND/RETRACT CYLINDER UNIT: LABOR		175.00	.00	.00	250.25
1	PART NO. 45107MA-30 CYLINDER, HYD UNIT: MISC MODULE		5,873.75	.00	.00	5,873.75
1	PART NO. 52038B-30 PIN, 1X8 - 1/2 UNIT: MISC MODULE		87.96	.00	.00	87.96
1	PART NO. IN-BOUND FREIGHT UNIT: FREIGHT		257.14	.00	.00	257.14
1	PART NO. 65506.30 PIN, 1X4.75 UNIT: MISC MODULE		83.67	.00	.00	83.67
1	CHARGE FOR NON-INVENTORY SHOP SUPPLIES DURING REPAIR UNIT: SHOP SUPPLIES CHARGE		315.13	.00	.00	315.13
	TAG 119671; THE FOLLOWING CHARGES ARE FOR THE REPAIR OF: UNIT NUMBER 342					
5.73	REPLACE BOTH OIL COOLERS UNIT: LABOR		175.00	.00	.00	1,002.75
4.6	REPLACE BOTH OIL COOLERS UNIT: LABOR		175.00	.00	.00	805.00
1	PART NO. VTR45731 2" EXPANSION-PIPE PLUG FOR WATER TANKS UNIT: 100100001		15.58	.00	.00	15.58
40	PART NO. 113225 NUTO 46 HYDRAULIC OIL ISO 46 UNIT: 700909005		16.49	.00	.00	659.60
2	PART NO. 44914K-30 HEAT EXCHANGER 100GPM OIL/WATER UNIT: 100200082		4,388.31	.00	.00	8,776.62
4	PART NO. 44914KB-30 GASKET FOR HEAT EXCHANGER UNIT: 100200135		134.25	.00	.00	537.00

592-559-939-000

OK RE 2-21-2025

1	CHARGE FOR NON INVENTORY SHOP SUPPLIES DURING REPAIR UNIT: SHOP SUPPLIES CHARGE	499.44	.00	.00	499.44
TAG 119671; THE FOLLOWING CHARGES ARE FOR THE REPAIR OF: UNIT NUMBER 342					
1.94	UPPER SWIVEL LEAK UNIT: LABOR	175.00	.00	.00	339.50
1	PART NO. 100400112 1-1/4 " SWIVEL JOINT 90* UNIT: 100400112	441.25	.00	.00	441.25
1	CHARGE FOR NON INVENTORY SHOP SUPPLIES DURING REPAIR UNIT: SHOP SUPPLIES CHARGE	22.06	.00	.00	22.06
SubTotal :					\$24,492.20
Taxable Total :					\$24,492.20
Total Tax :					\$0.00
THANK YOU FOR YOUR BUSINESS ... INVOICE TOTAL ...					\$24,492.20
NET AMOUNT DUE...					\$24,492.20



Ferrell, Ryan

From: Kandah, Gus
Sent: Wednesday, February 26, 2025 8:15 AM
To: Ferrell, Ryan
Subject: RE: Combo 342 Repair
Attachments: Invoice_313790.pdf

Morning Ryan,

This emergency repair needed to be done on a timely basis and is acceptable. However, based on ordinance and dollar threshold, you will need to present and advise Council of repair.

Best.
-Gus

Gus Kandah
Purchasing Manager
City of Livonia | Finance
(734) 466-2275
gkandah@livonia.gov

From: Kandah, Gus <gkandah@livonia.gov>
Sent: Friday, February 21, 2025 9:23 AM
To: Ferrell, Ryan <rferrell@livonia.gov>
Cc: Schuetz, Joey <jschuetz@livonia.gov>
Subject: RE: Combo 342 Repair

Morning Ryan,

Thank you for reaching out to me and providing some background information on this repair. Based on emergency nature of repair and need to keep this unit field operational for sewer system repairs, I am going to approve this invoice for payment. Please submit this email with invoice documentation to Vicky for creation of purchase order.

If you have any other questions, don't hesitate to contact me.

Best.
-Gus

Gus Kandah
Purchasing Manager
City of Livonia | Finance
(734) 466-2275
gkandah@livonia.gov

From: Ferrell, Ryan <rferrell@livonia.gov>
Sent: Friday, February 21, 2025 9:16 AM
To: Kandah, Gus <gkandah@livonia.gov>
Cc: Schuetz, Joey <jschuetz@livonia.gov>
Subject: FW: Combo 342 Repair

Good Morning Gus,

Attached and below is a summary for the truck repair that we spoke about yesterday.

This is for one of our two front line sewer cleaning machines. Originally it went in for one repair and it turned into more as you can see.

This truck was taken to vacuum truck rental here in Livonia due to the safety concerns we had with traveling it any further the next closet and only vendor we are aware of that make this type of repair is in Northville. (the upper extend boom for the vacuum system was stuck out)

If you want or need anything more from our department let us know.

Thank you,

Ryan Ferrell

Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2614
rferrell@livonia.gov

From: Keith Veros <kveros@vactruckrental.com>
Sent: Thursday, February 20, 2025 6:36 PM
To: Liacakes, Thomas <tliacakes@livonia.gov>; Ferrell, Ryan <rferrell@livonia.gov>
Subject: Combo 342 Repair

Hey guys,

Attached is the final invoice for 342. Some notes on the length of time and cost of repairs:

- Truck initially came for replacement of the boom extend/retract cylinder. The truck was dropped off winterized and it was parked in the back lot. After getting the truck inside to begin work, we observed hydraulic oil pouring out of the lower water tanks as it warmed up. This indicated the hydraulic oil coolers burst from the cold. We observed the ball valves for this circuit were not opened/draind when the truck was winterized.
- Tom was notified and new coolers were ordered. Work was put on hold while waiting for them to arrive. Coolers were installed and hydraulic function on the unit was tested to verify operation.
- The first cylinder shipped to us from Federal Signal was sent without any pallet or packaging, just the bare cylinder. By the time it arrived, the unit was bent and damaged from being tossed around by forklifts and rolling around on trucks. A second one was requested with proper packaging and safely delivered secured to a pallet.

- From the start on the boom, additional labor was required just to begin disassembly because of its position when function was lost. After manually retracting the extension to its "home" position with use of a lever hoist come along, we could finally start disassembly.
- The complicated design of this unique style boom offered many challenges along the way and there was unforeseen labor required to completely dismantle the entire assembly.
- After identifying the cause of the damaged hydraulic cylinder, we looked for ways to prevent this from occurring again. After speaking with Vactor we were informed of a retro-fit kit to better support the cylinder in its housing, minimizing the cylinder "slap" when it is at full extension. This is what wore a hole in the high-pressure line running the length of the cylinder. The kit was ordered and installed. Boom was reassembled and successfully tested for function.
- Our technician filled the truck with water and tested the water system as well. We identified a failed water swivel on the hose reel. The truck was brought back in the shop and the front of the reel was disassembled to access and replace this swivel. The water system was tested again successfully with no leaks.

Please let me know if you have any questions or concerns and I'll be happy to address them.

Thank you,

Keith Veros

Vacuum Truck Rentals, LLC

13075 Newburgh Rd

Livonia, MI 48150

(248) 590-0758 | Phone

(248) 590-0759 | Fax

(947) 500-1588 | Cell

kveros@vactruckrental.com

www.vactruckrental.com

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

2. REQUEST FOR WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE (1) SEWER LINE RAPID ASSESSMENT TOOL (SL-RAT): Department of Public Works, re: to be used by the Sewer Department; from budgeted funds.

Ryan Ferrell, Assistant Director of DPW, presented the item to the Council. Mr. Ferrell stated the Sewer Department was allowed to demo this piece of equipment and found it to be incredibly useful and saved a considerable amount of time. Over a short period of use, the Sewer Department was able to look at more than 8,000 sewer lines each day, followed by their camera to make sure the scores were accurate. For these reasons, DPW would like to invest in this equipment to better view sewer lines throughout the community to provide preventative maintenance.

Kathy Shea, 18369 University Park Drive, inquired why the formal bidding process for this item was being waived and stated she did not understand based on how it is worded. Ms. Shea stated she felt bidding processes being ignored brought up some red flags and wanted to understand this item better.

Mr. Ferrell indicated this item was not sent out to bid as the vendor is a sole source, no one else has this type of equipment to offer.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

DPW
March 12, 2025

MEETING DATE

S033125/R041425

PRESENTED BY

Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE (1) SEWER LINE RAPID ASSESSMENT TOOL (SL-RAT): Department of Public Works, re: to be used by the Sewer Department; from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works, Sewer Department respectfully requests approval to purchase one Sewer Line Rapid Assessment Tool which will be instrumental for quickly detecting blockage conditions in gravity-fed sewers, through InfoSense Inc., 8116 S Tryon St, Suite B3-203, Charlotte, NC 28273. This purchase will be funded through the previously accepted (#232-24) Ford Motor Company donation as well as budgeted funds.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve the purchase of one (1) Sewer Line Rapid Assessment Tool through sole-source vendor InfoSense Inc., 8116 S Tryon St, Suite B3-203, Charlotte, NC 28273 for \$35,475.00 from funds provided in 592-559-971-000 (Capital Outlay \$16,032.13) and 592-559-971-000 (Ford Donation \$19,442.87)

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Sewer Line Rapid Assessment Tool

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$35,475.00

DETAILED WORK BEING PERFORMED

Sewer inspection and assement

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$35,475.00

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact

person, full address)

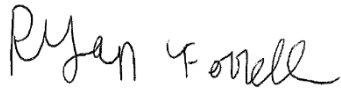
Sole Source provider

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. SL-RAT - Sewer Line Rapid Assessment Tool

APPROVED BY



Ryan Ferrell, Assistant Director of Public Works

Date: March 13, 2025



Don Rohraff, Director of Public Works

Date: March 13, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 14, 2025



Maureen Miller Brosnan, Mayor

Date: March 18, 2025



Sales Quote

Date: 03/04/25
Quote #: 2025-0304P2-CC

Billing and Payment Address: 8116 South Tryon St, Suite B3-203, Charlotte, NC 28273

Prepared for:	State/Prov	Contact	Phone #	Fax #	Email
City of Livonia	MI	Ryan Ferrell	734-466-2614		rferrell@livonia.gov
Price List:		US Price List			
InfoSense Contacts		Job Title	Phone #	Email	
Chris Callahan		Central East Market Manager	317-605-0989	ccallahan@infosense.com	
Terms and Conditions					
Shipment Terms:		FOB Your Dock			
Credit Terms:		Net 30			
Effective From:		03/04/25			
Valid Through:		05/03/25			

All shipments are ARO, and subject to final verification upon receipt of order. All items will be shipped UPS ground unless otherwise specified. Please indicate whether partial shipment is acceptable. Shipping charges are Pre-Paid. An electronic copy of this quote may be provided for your convenience. InfoSense retains an original copy of all quotes and will consider the original to be the governing document.

Line#	Part Number	Description	Qty.	Unit of Measure	Price	Net Price	Extended	Price
1		SL-RAT Standard Package*	1	ea	\$ 33,200.00	\$ 33,200.00	\$	33,200.00
2		2nd Battery Charger (Optional)	1	ea	\$ 195.00	\$ 195.00	\$	195.00
3		Safety Yellow Foam Frame Cushion (Optional)	1	set	\$ 230.00	\$ 230.00	\$	230.00
4		Protective Control Box Cover (Optional)	1	set	\$ 135.00	\$ 135.00	\$	135.00
5		1/2 Day Training (Optional)**	1	ea	\$ 1,250.00	\$ 1,250.00	\$	1,250.00
6		Shipping & Handling**	1	ea	\$ 465.00	\$ 465.00	\$	465.00

*Price includes storage bag, one battery charger, one-year limited warranty, and license for the SL-DOG + API *** web portal software valid for one year from the date of purchase. Annual subscription renewal to the SL-DOG software will be quoted at the then current rate with an option to continue SL-DOG API access.

**As an alternative to an in-person training, we have a virtual training option for \$675.

**Shipping, Handling, and Insurance via third party provider. Cost excludes any additional applicable taxes, duties, or other government charges.

InfoSense is currently an approved vendor on BuyBoard, COSTARS, and TAUD. Please email crupe@infosense.com for more information.

***SL-DOG software consists of three components:

- (1) A local client runs on a PC. It downloads the SL-RAT data from the device and is provided at no charge.
- (2) A cloud-based web portal set up for each customer that can assist with the management of SL-RAT data. It includes the ability to edit measurement data, add manhole ID's, add comments, manage data quality, review productivity and export the SL-RAT data in a variety of formats including Google Earth "kml", ArcGIS "SHP", Acrobat "pdf", and Excel or "csv".
- (3) A mobile APP for iOS and Android that can integrate with enterprise systems as well as enable entering notes and asset ID's in the field while conducting acoustic assessments.
- (4) The optional API functionality allows for automated exports and integration of SL-RAT data in to other applications.

Comments: (All returned or exchanged items are subject to 25% restocking fee.)

Visit our website: www.infosense.com

PAST WINNER WEF INNOVATIVE TECHNOLOGY AWARD

Grand Total **\$35,475.00**

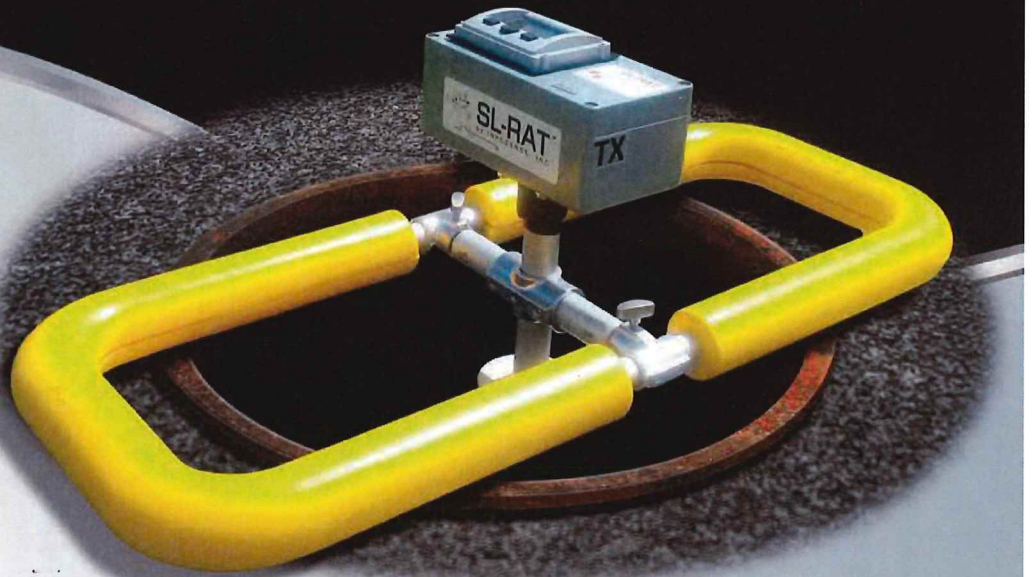
Form Revision Date 07.29.24

OUR TECHNOLOGY IS BASED ON SOUND SCIENCE

Inspect More, Clean Better

MILLIONS OF FEET INSPECTED

- Quickly find blockages in your network
- Inspect over 10,000 ft/day
- Low Cost: 1/10th – 1/20th the cost of CCTV
- Safe – No flow contact, no confined space entry
- Highly portable and easy to operate

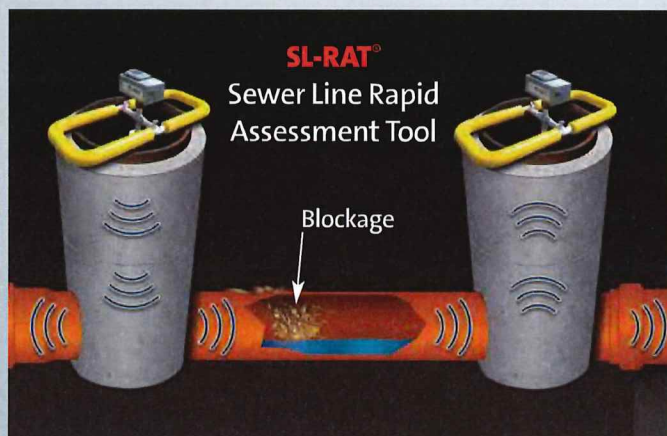


Acoustic Sewer Inspection

SL-RAT® - The Sewer Line Rapid Assessment Tool

The **Sewer Line Rapid Assessment Tool**, or SL-RAT®, is a highly portable onsite assessment tool for quickly detecting blockage conditions in gravity-fed sewers. The SL-RAT's ability to provide a blockage assessment in 3 minutes or less with no flow contact leads to an operating cost 1/10th to 1/20th that of CCTV. And, more importantly, the SL-RAT now enables wastewater utility operators to economically use a Condition-Based Maintenance strategy to improve SSO performance while using less resources.

The SL-RAT is composed of two components – the Transmitter (TX) and the Receiver (RX). Each SL-RAT device is sold or leased as a pair – with the TX providing the active acoustic transmission through the pipe. Think of the TX as “yelling” down the pipe, and the RX providing the microphone and signal processing capabilities to listen and interpret the received acoustic signal. Think of the RX as the brain “listening” for the blockage and processing the blockage assessment result.



For A DEMO Please Contact:

Chris Callahan, Central East Market Manager
E: ccallahan@infosense.com
M: (317) 605-0989
O: (704) 644-1164 ext. 9
F: (704) 930-0145

SL-RAT® Specification Sheet

Transmitter (TX)



Receiver (RX)



FEATURE	DESCRIPTION	OPERATING CHARACTERISTICS
Dimensions (Travel Mode)	RX 5.5" X 14" X 33" / TX 5.5" X 14" X 33"	Easily folds for compact storage and transport.
Dimensions (Deployed)	RX 24" X 14" X 33" / TX 27" X 14" X 33"	Rugged swing arm with simple design for pivoting.
Weight RX/TX	RX 11 lbs / TX 18 lbs	Light weight design for easy field deployment.
Travel Bag	CODE ALPHA - Nylon ripstop rugged custom wheeled duffel in combination with PUR foam/Closed Cell PE travel trays.	Provide cushion and device protection in a light weight and easily transportable package.
RX Battery	Custom Heavy Duty Lithium Ion, 1000 charge cycles, 11.1V, 3.6Ah, fully enclosed.	> 1 week battery life; fully charges in ~ 2 hours.
TX Battery	Custom Heavy Duty Lithium Ion, 1000 charge cycles, 11.1V, 3.6Ah, fully enclosed.	> 2 day battery life; fully charges in ~ 2 hours.
Extended Range Visual Display	122 X 32 pixel graphic display with extended environmental protection.	Able to operate from -20 C to +70 C / -4°F to 158°F.
Speaker	Efficient marine grade heavy duty speaker with high fidelity across a broad sound spectrum.	Rugged. Field proven. Reliable.
Microphone	Harsh environment microphone resists effects of water immersion, mud, sand and salt encrustation.	Rugged, Field proven design. Reliable with excellent acoustic performance.
Construction	Constructed using 6061-Aluminum, 301 Stainless, and a composite resin control box.	Provides strength and durability in a light weight package.
Device Memory	RX unit stores up to 200 measurements for download to PC via USB.	Stores > 3 days measurements.
Electronics	Custom designed for efficient power management and maximum signal processing performance. Manufactured in an ISO:9000 certified state-of-the-art facility.	Accurate blockage assessments in real time with long battery life.
Water & Environmental Resistance	Electronics are fully isolated within gasketed enclosures. The speaker is protected within a 6061-Aluminum housing.	Reduced downtime and repair.
Cleanability	Durable surfaces can be cleaned with industrial wipes, alcohol, or other standard cleaning agents.	Economically maintain crew hygiene and health safety.
Communication/Data Synching	RX and TX communication and synchronization via standard IEEE RF transceiver modules operating within the 2.4GHz ISM band.	Provides infield operation verification and automation.
GPS Enabled	Uses the latest generation energy-efficient and accurate 10Hz "map-grade" GPS chipset found in many high quality mobile consumer devices. GNSS, GLONASS, and GALILEO compatible.	Enables data registration to a nominal +/- 15 feet accuracy level, GPS synched time stamping, and straightforward crew productivity measurement.

*The protocol for integrating the Sewer Line Rapid Assessment Tool, or SL-RAT® is further documented in the ASTM Standard F3220 - 17: Standard Practice for Prioritizing Sewer Pipe Cleaning Operations by Using Transmissive Acoustic Inspection



InfoSense, Inc.
Innovating Acoustic Inspection Technology

877-PIPECHK (877-747-3245)
www.infosense.com

8116 South Tryon Street
Suite B3-203
Charlotte, NC 28273 USA

March 1, 2025

To Whom It May Concern:

InfoSense, Incorporated in Charlotte, North Carolina is the sole supplier manufacturer, and distributor of the Sewer Line Rapid Assessment Tool or SL-RAT® and its supporting software the Sewer Line Data Organizer or SL-DOG®.

The SL-RAT line of acoustic pipe inspection equipment is patent-protected under U.S. Patent #8220484 and other pending patents. InfoSense manufactures the only product that uses Active Acoustic transmission between a transmitter and a receiver in adjacent manholes to provide an aggregate pipe blockage assessment.

The SL-RAT makes use of the fact that water and air flow similarly within a pipe. Our proprietary algorithms exploit this fact to assess blockage within a pipe segment – typically within 3 minutes or less and with no flow contact.

Sincerely,

Alex Churchill
CEO
InfoSense, Inc.
Past Winner WEF Innovative Technology Award

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

3. REQUEST TO APPROVE A TWO-YEAR CONTRACT EXTENSION WITH D'ANGELO BROTHERS, INC.: Department of Public Works, re: to perform water main taps and service connections along with emergency water and sewer repairs at various locations throughout the city in an amount not to exceed \$375,000.00 annually, from budgeted funds. (CR 198-22)

Ryan Ferrell, Assistant Director of DPW, presented this request to the Council. Mr. Ferrell indicated they have an extensive rapport with the vendor, D'Angelo Brothers, Inc., who has performed the repair of main taps and service connections, as well as emergency repairs as needed, and would like to extend the contract with this vendor. Mr. Ferrell indicated D'Angelo Brothers is willing to extend the contract prices as approved in 2022 through the end of 2027, which will be significant cost savings for Livonia. Mr. Ferrell indicated their experience with this vendor is outstanding and funds have been budgeted for this service.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

DPW
March 13, 2025

MEETING DATE

S033125/R041425

PRESENTED BY

Ryan Ferrell, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO APPROVE A TWO-YEAR CONTRACT EXTENSION WITH D'ANGELO BROTHERS, INC.: Department of Public Works, re: to perform water main taps and service connections along with emergency water and sewer repairs at various locations throughout the city in an amount not to exceed \$375,000.00 annually, from budgeted funds. (CR 198-22)

BACKGROUND DETAILS

In June 2012, Council approved a contract between the City of Livonia and D'Angelo Brothers for the installation of City water taps and service connections along with emergency water and sewer repairs (CR#233-12). At that time, a three (3) year contract was approved, with the option to extend for an additional two (2) years, which expired in June 2017. At their July 24, 2017, meeting, Council approved an extension of this contract for four more years, expiring in June 2021 (CR#264-17). At their June 27, 2022, meeting, Council approved a new three (3) year contract for said services with D'Angelo Brothers with a two-year "extension" option (CR #198-22).

D'Angelo Brothers has agreed to hold their pricing for another two-years with the City of Livonia, extending the contract to July 1, 2027.

The City of Livonia has worked in partnership with D'Angelo Brothers since May 1995. During this time, they have assisted serving the community of Livonia, all the while developing a very strong working relationship extending as far as having our DPW crews work together on certain large emergency water main breaks. D'Angelo Brothers has, on numerous occasions, assisted the City to correct major construction problems during the Drinking Water Revolving Fund (DWRF) water main replacement program as well as the GLWA 48" water main installation along Schoolcraft.

D'Angelo Brothers has performed a vast variety of water and sewer services for the City of Livonia, including large and small water taps for water mains, emergency water/sewer repairs, thawed/frozen residential service line repairs, road and residential restorations as well as any other needed services. The professionalism that D'Angelo Brothers provides to the City of Livonia is very much appreciated.

D'Angelo has agreed to extend their contract for another two years, with no increase in pricing. The fact that D'Angelo Brothers is willing to agree to an extension without raising their pricing clearly shows their dedication to the City of Livonia and their willingness to continue providing excellent services to us.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Based on their request to hold to their pricing, the Department of Public Works recommends that Council proceed as follows:

1. Accept the request by D'Angelo Brothers, Inc, 30750 Eight Mile Road, Farmington Hills, MI 48336, to extend their contract with the City of Livonia to perform water main taps and service connections, ¾" to 2", at various locations throughout the City, as well as emergency water and sewer repairs at the unit prices for the additional two years until July 1, 2027, with an appropriation and expenditure in an amount not to exceed \$375,000.00 annually.
2. Waive the formal bidding process in accordance with Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding in this type of service.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

592-559-818-000 (Water Maintenance Section) \$375,000.00

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$375,000 annually

DETAILED WORK BEING PERFORMED

Various plumbing services as required

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

592-158-000 and 592-158-023
\$375,000.00

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

n/a

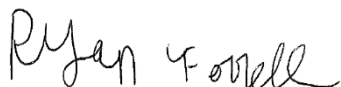
REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc):

- Waive the formal bidding process in accordance with Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding in this type of service.

ATTACHMENTS

1. City of Livonia Extension Letter
2. 198-22 - D'Angelo Water Taps, Emergency Repairs

APPROVED BY



Ryan Ferrell, Assistant Director of Public Works

Date: March 13, 2025



Don Rohraff, Director of Public Works

Date: March 13, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 14, 2025



Maureen Miller Brosnan, Mayor

Date: March 18, 2025



Date: 3/13/25

Attention: City of Livonia

To: Don Rohraff

Subject: City of Livonia Water Taps, Maintenance, Emergency & Non-Emergency Repairs

D'Angelo Brothers would like to hold our current contract costs pertaining to our Water Tap & Maintenance Contract through July 2027 with no additional costs or increases.

Thank you,

Vince D'Angelo

#198-22 RESOLVED, that having considered a communication from the Director of Public Works, dated May 25, 2022, which bears the signatures of the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the bid of D'Angelo Brothers, Inc., 30750 W. Eight Mile Road, Farmington Hills, MI 48335, for performing all work required in connection with water main taps and service connections, at various locations throughout the City, as well as emergency water and sewer repairs, at the unit prices bid, for a three (3) year period commencing July 1, 2022 (with an optional two-year extension if mutually agreed upon by the parties and approved by the Council), in an amount not to exceed \$375,000.00 annually; the same having been the sole bid received and meets all specifications; FURTHER, the Council does hereby authorize an annual expenditure in an amount not to exceed \$375,000.00 from funds budgeted in Account Nos. 592-158-000 and 592-158-023 for this purpose; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

4. AWARD OF BID: Engineering Division, re: Robert and Janet Bennett Civic Center Library – ADA Bathroom Construction, from budgeted funds.

Todd Zilincik, City Engineer, provided a brief description about the bid submitted for the ADA bathroom construction at the Bennett Civic Center Library. Mr. Zilincik stated they went out to bid, however, the bid package exceeded expectations for the project. Mr. Zilincik stated they went back out to bid, and the contractor was still over budget and understood the Mayor may have different use for the funds available.

Mayor Brosnan stated this item was sent out to bid and the City intended to use CDBG funds for the bathroom construction. However, given the recent developments and the progress made regarding the Civic Center and a design to include a combined City Hall/Library, it does not make sense to use the CDBG funds for a building that will only be around for two more years. As a solution, the Mayor indicated the Council was provided with a letter dated March 28th wherein the Administration is recommending that CDBG funds be used to put back into Mac Towers. The Housing Commission has a much-needed use for the funds, which is to remove carpeting from all 82 apartments at Mac Towers and replace with laminate flooring. Mayor Brosnan indicated that the residents in this low-income facility deserve to have floors that allow them to adequately traverse, given the increasing number of walkers and wheelchair users at Mac Towers and would also bring the building up to current standards.

The Mayor indicated in June, 2025, the City would have the opportunity to reassess next year's CDBG funds to see if they should be used for the bathroom renovations at Bennett Civic Center Library and no funding would be lost.

Barbara Glover, 33288 Myrna Court, stated in 1990 or 1991, the U.S. adopted what is known as the ADA law. This building is not accessible for handicapped residents, and neither is the Bennett Civic Library. She expressed she felt this was an urgent problem and should be handled as it is turning away people who are handicapped and they are not able to use the Library. Ms. Glover felt it was discriminatory as the City buildings are not ADA accessible and it limits residents' participation in governmental meetings.

Laura Jannika addressed the Council to inquire why two (2) years was said by the Mayor in relation to the Bennett Library. Ms. Jannika read a Social media post from a Livonia resident who is in a wheelchair. This resident stated it feels like a constant fight with the City and being disabled does not mean they are seniors, and not all seniors are disabled. Ms. Jannika stated these buildings are excluding residents from obtaining useful City information and the only building that is compliant is the DPW Admin building and there is one handicap accessible bathroom at the Rec Center.

Ralph Brown, 15642 Golfview Street, stated he felt the restrooms at the Library should be fixed and although the Mayor's idea for renovating the apartments at Mac Towers was a good idea, Council needed to look at the good of the public and weigh out the priorities.

Christopher Martin stated he was prescribed a wheelchair years ago and although he did not use it, he did use a cane in case his legs grew tired and felt this was appalling. He stated to delay this over some carpeting at Mac Towers was embarrassing and a poor decision. Mr. Martin encouraged the Council not to drag their feet on this project and should be adhered to under the law.

DIRECTION:	REFER TO CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE	CONSENT
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OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

March 28, 2025

TO: Livonia City Council
RE: CDBG Funding

City Council Members,

I am writing to recommend an alternative plan for the Community Development Block Grant funding that was initially proposed for the Bennett Civic Center Library.

That initial proposal, to install an ADA accessible restroom, was coordinated among various departments many months ago, before there was any discussion about constructing a new library as part of the City Center project. Now that we are planning to include a new library as part of the millage request to voters, we have identified a longer lasting use for those funds that would also be permitted under CDBG funding rules.

The Livonia Housing Commission is proposing to spend the \$100,000 grant to replace the flooring in all the units in Building 2 at McNamara Towers. Removing the carpeting and installing vinyl plank flooring in the 89 units will improve accessibility, increase the longevity of the flooring, and make the units look more modern for the low- and moderate-income senior citizens who live there.

This proposal meets all federal eligibility requirements for spending CDBG funds.

A formal request to spend this grant funding for the McNamara Towers flooring will be forthcoming from the Livonia Housing Commission.

Sincerely,

A handwritten signature in black ink, reading "Maureen Miller Brosnan".

Maureen Miller Brosnan
Mayor

Cc: Library, Housing, Engineering, Finance, Clerk, Law

From: [Drzewicki, Robb](#)
To: [CityCouncil](#); [Mayor Staff](#)
Cc: [Edson, Kristen](#)
Subject: Council Communications - ADA Compliant Bathrooms
Date: Wednesday, March 26, 2025 4:54:38 PM
Attachments: [ADA restrooms Bennett .pdf](#)

Good Afternoon Council Members,

Please see the attached letter from the Library Director regarding use of CDBG funds for accessible bathrooms in the Bennett Civic Center Library. If you've got additional questions, please direct them to me so that I can coordinate multiple departments for response.

I hope you're all enjoying Spring Break, at home or away.

Robb Drzewicki
Director of Government Affairs & Community Outreach
City of Livonia | Mayor's Office
(734) 466-2205
rdrzewicki@livonia.gov

MAUREEN MILLER BROSNAN
Mayor

KRISTEN EDSON
Library Director

LIBRARY COMMISSION
Carol Bagazinski
Dave MacFarland
Mary Morrison
Carrie Ryckman
Claire Sheldon

LIVONIA PUBLIC LIBRARY



ROBERT and JANET BENNETT
CIVIC CENTER LIBRARY

32777 FIVE MILE ROAD
Livonia, Michigan 48154-3045
Phone: (734) 466-2491
Fax: (734) 421-4860

CARL SANDBURG BRANCH

30100 SEVEN MILE ROAD
Livonia, Michigan 48152-1918
Phone: (248) 893-4010
Fax: (248) 476-6230

VEST POCKET LIBRARY

15218 FARMINGTON ROAD
Livonia, Michigan 48154-5417
Phone: (734) 466-2559

March 26, 2025

City Council
City of Livonia
330000 Civic Center Dr.
Livonia, MI 48154

Subject: ADA Restroom Project – Bennett Library

City Council Members,

I am writing to request your reconsideration for the construction of an ADA-compliant restroom at the Robert & Janet Bennett Civic Center Library, a critical step in creating accessibility for all patrons. This \$121,740 project would be funded primarily through federal Community Development Block Grant (CDBG) funds, which must be spent by June 30, 2025, and have strict requirements that include:

- Benefitting persons of low and moderate income
- Expanding economic opportunities Meeting eligible activities, of which the library qualifies under infrastructure, economic development projects, installation of public facilities, and public services

The Library, City Engineering, and Housing departments explored alternative uses for these funds, but they would require additional architectural and design fees—costs that would come out of the library's budget or general fund. Not utilizing the federal grant funds for this project would also create administrative restrictions for future use of this funding and a minor federal sanction for the Housing department. While the library will cover approximately \$20,000 in construction administration fees, all other project costs are covered by CDBG funds.

The Library Commission fully supports this project and has received regular updates over the past 18 months as the scope has evolved. Initially planned as a broader renovation, the project was significantly reduced due to the City Center Master Planning process and the possibility of a new library building. However, while long-term planning continues, we have the chance to address accessibility now with federal funds.

The Bennett Library remains a vital community resource, with over 167,000 visits, 422,000 checkouts, and nearly 22,000 program attendees in 2023 alone. We prefer not to delay these accessibility improvements.

Regardless of future funding for a new library, we will operate in this building for two to three years. Approving this project ensures we meet our responsibility to provide equitable access today, while maximizing federal resources.

Thank you for your time and support.

Sincerely,

Kristen Edson, Library Director

Cc: Robb Drzewicki, Director of Government Affairs & Community Outreach
Madison Bjertness, Executive Director of Housing
David Lear, Assistant City Engineer
Mary Morrison, President Library Commission
Dave Varga, Chief of Staff



LETTER TO THE LIVONIA CITY COUNCIL

4.

Engineering
March 17, 2025

MEETING DATE

S033125/R041425

PRESENTED BY

David Lear, Assistant City Engineer

AGENDA ITEM

AWARD OF BID: Engineering Division, re: Robert and Janet Bennett Civic Center Library - ADA Bathroom Construction, from budgeted funds.

BACKGROUND DETAILS

Constructed in 1986, the Robert and Janet Bennett Civic Center Library, located at 32777 Five Mile Road, is in need of numerous interior renovations and upgrades. One of the main deficiencies of the current library is the absence of accessible bathroom facilities for the general public. Based on the needs and wants of the library staff, the City contracted with the architectural firm DLZ to provide drawings and specifications for the needed interior renovations and upgrades.

Once the drawings and specifications were complete, it was discovered that the library may be relocated in the near future due to the proposed Civic Center development. With this in mind and the time limitations for using the Community Development Block Grant (CDBG) funding for a portion of the Library renovations, our architectural consultant, DLZ was instructed to revise the drawings and specifications to only include the renovations of the existing public restrooms and the addition of an accessible bathroom which would fully use the grant portion of the budgeted funds.

The proposed bathroom renovations were put out for open bids on February 18, 2025, and we received three (3) bids. Unfortunately, the bid amounts far exceeded the budgeted funds for the project. We instructed DLZ to revise the plans to only include the addition of the accessible bathroom to try to bring the project costs down to the budgeted amount.

Once we had the revised plans and specifications for the accessible bathroom construction, we contacted the three bidders that had previously responded and offered them an opportunity to re-submit based on the new project scope. From this solicitation, we once again received three (3) bids. The results were as follows:

- | | |
|--|---------------|
| 1. C & S Construction Management | \$ 121,740.00 |
| 2. Allied Building Services | \$ 174,829.00 |
| 3. Construction Group Management, Inc. | \$ 312,000.00 |

We have checked the references and work of the low bidder, C & S Construction Management, and find them qualified to perform the proposed work. (a Letter of Recommendation from the project Architect is attached)

Based on the above information, it is recommended that the Council proceed as follows:

- Award a contract in the amount of \$121,740.00 to C & S Construction Management, #1202 6th Street, Wyandotte, Michigan 48192.
- Authorize an appropriation and expenditure in the amount of \$121,740.00 for the Robert and Janet Bennett Civic Center Library Bathroom Renovations. \$121,740.00 from Account No. 233-800-818-681 (Neighborhood Revitalization Fund).
- Authorize the waiver of Building Inspection fees for the proposed project.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Based on the above information, it is recommended that the Council proceed as follows:

- Award a contract in the amount of \$121,740.00 to C & S Construction Management, #1202 6th Street, Wyandotte, Michigan 48192.
- Authorize an appropriation and expenditure in the amount of \$121,740.00 for the Robert and Janet Bennett Civic Center Library Bathroom Renovations. \$121,740.00 from Account No. 233-800-818-681 (Neighborhood Revitalization Fund).
- Authorize the waiver of Building Inspection fees for the proposed project.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

n/a

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$121,740

DETAILED WORK BEING PERFORMED

Bathroom Renovations at the Robert and Janet Bennett Civic Center Library

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$121,740 from Account No. 233-800-818-681 (Neighborhood Revitalization Fund)

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

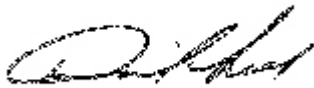
Lowest Bidder
C & S Construction Management
#1202 6th Street
Wyandotte, Michigan 48192
Contact: Chuck Schimmel

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

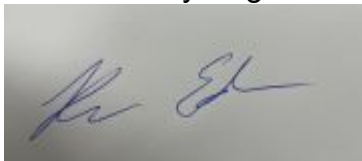
1. S033125 LTC Bennett ADA Bathroom Construction
2. Bid-Recommendation
3. C S Construction Management Bid
4. 2142-7258-06_Livonia Library_Addendum 3

APPROVED BY



David Lear, Assistant City Engineer

Date: March 17, 2025



Kristen Edson, Library Director

Date: March 17, 2025



Madison Bjertness, Executive Director of Housing

Date: March 18, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: March 19, 2025



Carter Fisher, City Attorney

Date: March 19, 2025

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: March 19, 2025

Maureen Miller Brosnan, Mayor



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

March 13, 2025

Mr. Gus Kandah
Purchasing Manager
City of Livonia | Finance

RE: Robert & Janet Bennet Library – Restroom Renovation Bid Recommendation

Dear Mr. Kandah,

Following our meeting this morning and careful review of the Restroom Renovation bids, DLZ recommends moving forward with the low bidder, CS Construction Management with a bid of one hundred twenty-one thousand seven hundred forty dollars (\$121,740).

The other bids came in substantially higher with Allied totaling \$174,829 and CGMI totaling \$312,000. It is our opinion CGMI should not be considered at this price point, over \$2000/sf. Review of Allied's bid revealed that they were competitive with CS, however included scope items previously removed in Addendum 3.

All 3 companies provided sufficient qualifications, references, bonding, insurance, and met schedule requirements.

We look forward to completing this project with CS Construction Management & the City of Livonia team.

Sincerely,

Joe Shadik
Project Manager

CC: Gus Kandah – Dave Lear – Kristen Edson



March 11, 2025

PROPOSAL

Gus Kandah
Purchasing Manager
City of Livonia / Finance
Livonia, MI

RE: Addendum # 3
Livonia Civic Center Bennett Library - Reduced Scope

Gus,
Please review the following description of work and related cost.

Per Addendum # 3 Dated February 28, 2025:
2 page write up and updated sheets # A9.1H, #A9.2H.
Renovation of existing coatroom only into a family restroom and drinking fountain alcove.

Please see attached signed Addendum # 3 acknowledgement.

New Addendum # 3 reduced scope total cost \$ 118,680.00

- Add if we are required to perform any excavation with concrete replacement to locate and tie-in plumbing **\$ 4,800.00**
- Add for Performance Bond **\$ 3,060.00**
- Add for permit allowance (not included in above total reduced scope cost) **\$ 10,000**

Please contact me with any questions or concerns,
Thank you

Chuck Schimmel, President

C & S CONSTRUCTION MANAGEMENT
COMMERCIAL GENERAL CONTRACTORS
1202 6TH STREET WYANDOTTE, MI 48192

734-320-0689

csconstruction@yahoo.com

www.thecsconstruction.com

ADDENDUM NO. 3

Date Issued: February 28, 2025

To: All Bidders

Project Name: Livonia Civic Center Library
HUD Bathroom Renovations

Project No: 2142.7258.06H

Subject: This Addendum is issued to clarify and revise the construction documents dated January 24, 2025 as follows:

This Addendum is issued for the purposes of modifying and/or clarifying the original Contract Documents and shall take precedence over them.

All work included shall be in accordance with the original drawings and specifications except as specifically noted herein. All incidental items required to provide the following modifications shall be included even though not specifically described. This addendum is being sent to all bidders receiving plans and specifications.

Item 1 – Updated Scope of Work:

Due to the original bids exceeding the project budget, it is being requested that new bids be provided for scope pertaining to the renovation of the existing coatroom only. Please see attached drawings for updated wall locations and fixture selections for the new family restroom and drinking fountain alcove.

It is anticipated the cost of the family restroom will not exceed the total project budget. Any remaining funds will be used for minor cosmetic upgrades to the men's and women's restrooms negotiated post bid. Please bid only the family restroom scope as shown in the attached documents, as that will be the determining factor for award.

Please note the following changes:

- Removal of all hard lined plumbing fixtures including the Sloan Aer-Dek system and flushometers.
 - Removal of hand dryers will negate the need for the new subpanel shown in original bid documents – existing panel shows 5 circuits available to cover revised scope.

- All finish selections remain unchanged – refer to updated interior elevations for revised tile locations at drinking fountain.

Item 2 – Contract Document modifications to drawings and specifications are as follows:

1. *Drawings:*

a. *Sheet A9.1H:*

- i. *Entry to women’s restroom will not be demolished. Existing walls and doors to remain.*
- ii. *Relocation of new stud walls to accommodate relocated drinking fountain. Note – single plumbing chase for all fixtures and basement below (no excavation required for new plumbing)*
- iii. *Replaced Sloan Countertop and Aer-Deck system with single wall-hung lavatory. (See below for specified basis of design)*
- iv. *Added Keynote 020912 defining extents of wall covering removal and new paint at lobby wall.*
- v. *Any scope faded out and labeled “OMIT” is not to be included in bids.*

b. *Sheet A9.2H*

- i. *Updated elevations 13, 14, & 15 to reflect new drinking fountain alcove.*
- ii. *Removal of large format signage. Wall plaques acceptable.*
- iii. *Updated lavatory and flushometer.*

2. *Specifications:*

Specifications not reissued – please note the below changes in basis of design:

a. *Section 22-42-00 Commercial Plumbing fixtures:*

- i. *Flushometer : Previously: Sloan CX 8198-0.5
Updated to: Sloan Regal Sensor Flushometer
Model 3080058*
- ii. *Lavatory : Previously: Sloan AerDeck & Trough Assembly
Updated to: American Standard Decorum
Model 9024001EC.020*
- iii. *Faucet & Soap Dispenser Combo New: American Standard Selectronic
Model 776B112.002*

ACKNOWLEDGMENT: Two copies of this Addendum, properly signed in the space provided below, must be acknowledged and returned with the bidder’s proposal for submission of a valid proposal. The changes and information shall become part of the contract documents.

C & S Construction Management

Charles R Schimmel

3-11-2025

Firm Name

Bidder’s Signature

Date



January 22, 2025

RE: INFORMATION LETTER

1. Company Background

C & S Construction Management is a Metro Detroit, Michigan, full service Commercial General Contractor with over 25 years of commercial construction experience. Construction projects include interior and exterior renovations, tenant build outs, façade renovations, additions, parks, pre-engineered buildings, new builds, bars/restaurants, comfort stations, street scapes.

Typical projects range in size from \$10,000 to \$800,000.

2. In house Capabilities

In house capabilities include Demolition, Concrete, Masonry, Carpentry, Painting, Flooring.

3. Municipality Experience

C & S Construction Management is a bonded municipality contractor as well.

We provide services for over 15 local municipalities. Certified preferred contractor for Wayne County and work within their contractors' program. Municipalities we work with: Belleville, Dearborn, Dearborn Heights, Garden City, Lincoln Park, Riverview, River Rouge, Romulus, Southgate, St Clair Shores, Sumpter TWP, Taylor, Wyandotte, Woodhaven, Wayne County.

C & S Construction Management currently has a 2-year small capital projects contract with the City of Southgate. We have completed fast track multiple projects for the Police Department, Parks and Recreation, Fire Department.

4. Construction Management:

We can provide Pre-construction and Construction Management services as needed.

- Budgets -Schedules -Value Engineering
- Scope review -Design Build -Project Management -Project Administration
- Submittals/RFI reviews -Change Order administration

5. Franchise Contractor

Franchise Contractor for Athletico Physical Therapy

- Fast Track renovations of 1,000 to 5,000 square foot tenant space into Physical Therapy Offices
- Constructed 5 new locations
- Maintained over 15 locations in Michigan for upkeep, general maintenance, upgrades, Code compliance.

6. Wayne County / City of Detroit Preferred General Contractor

Preferred General Contractor for commercial construction

- Wyandotte Marx Library Elevator Renovation
- Detroit Library -Sherwood Library Exterior Renovation

7. References:

Architect/Engineer

Hennessey Engineers, Ray Parker Architect 734-341-3129 rdparker@hengineers.com

Team together for Over 18 projects that C & S Construction Built

Over 10 years period 2015 - Present

Owners Representative

Kevin Anderson, City of Southgate DPW Director 734-216-4269

Jerry Stacy, PDW Director jstacy@southgatemi.cov

- Southgate Animal Shelter renovation and addition
- Kiwanis Park New Comfort Station and Restrooms
- Kiwanis Park New Park Structure / storage Building
- New Salt Storage Structure Building
- New Center Park structure and plaza
- Police and Fire Station 8 projects combined

Karl Laub, City of River Rouge, Development Director, klaub@cityofriverrouge.org

- Police Station Dispatch Renovation
- Coolidge Park Renovation

John Myers, City of Lincoln Park, Building Director jmeyers@citylp.com

Ray Parker, Hennessey Engineers

- Police Station renovation and addition (3,400 sf)
- City Hall Doors and Entrance renovation and ADA upgrade
- Lincoln Park Courthouse Entrance glass renovation

Jerry Frayer, DDA Director and Economic Development, City of Romulus

office 734-955-4531 email jfrayer@romulusgov.com

- Romulus Goddard Park Plaza Renovation

Steve Jones **Assistant City Manager, City of Belleville** sjones@belleville.mi.us

- New Victory Park Restroom Building
- Community Center Renovation

Karen Armatis Former Deputy Supervisor of Sumpter TWP 734-787-1269

Anthony Burdick, City Manager anthonyburdick@sumptertwp.org

Overseen 5 Projects that C & S Construction Built for Sumpter TWP
2019-2025

- Sumpter Library Satellite Renovation
- Community Center Exterior Renovation
- Police Station exterior Renovation
- Community Center Entrance Glass Renovation ADA upgrades

Tim Rooney, Director of Parks and Recreation, City of Woodhaven trooney@woodhavenmi.org

8. Company Information

Date of Incorporation November 18, 2015

C Corporation

C & S Construction Management, INC

State of Michigan Builders License # 2101088674

EIN # 47-5612247

Company Address:

1202 6TH Street

Wyandotte, MI 48192

President Chuck Schimmel Cell 734-320-0689

Business Development Dale Yensen Cell 313-999-6698

Email csconstruction@yahoo.com

Website www.thecsconstruction.com

9. Bonding Information

-Selective Insurance Company of America

-Bonding Capacity \$1,500,000.00

10. Insurance Information

Please see attached recent Insurance Certificate

General Liability and Workers Comp

Please visit our website at www.thecsconstruction.com for more detailed information and list of recent projects.

Please contact us with any questions,

Sincerely,

Chuck Schimmel, President cell 734-320-0689

C & S Construction Management

C & S CONSTRUCTION MANAGEMENT

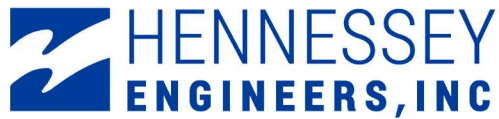
Email: csconstruction@yahoo.com

1202 6th Street

Website:

WYANDOTTE, MI 48192

www.thecsconstruction.com



HENNESSEY ENGINEERS, INC

Sept 17, 2024

This letter serves as a letter of recommendation for Chuck Schimmel and C & S Construction Management for future construction projects.

C & S Construction Management is a general contractor that has a long relationship with Hennessey Engineers, Inc.. Hennessey is the City Engineer for 19 Local Municipalities. The continuous relationship spans for over 9 years with 27 projects for municipalities ranging in scope of new buildings, renovations, additions, and parks -playgrounds. All projects have been completed successfully per specifications, drawings, and schedule.

Chuck is a hands-on owner with seasoned site superintendents and typically uses the same subcontractors so there is a teamwork atmosphere on all projects. He has completed multiple projects for municipalities and has a long term relationships with them.

C & S Construction Management competes in the market void of small and medium commercial municipality projects that require bid bonds, adherence to specifications, and occupied spaces. These combined requirements result in many small companies that do not bid on these projects and the larger commercial construction companies are not as competitive. Chuck works great with end users, owners, and architects always communicating and utilizes submittal logs, RFI logs, schedules and on-site meeting and meeting minutes.

The end goal is always project completion on schedule with minimum punch list. One of C & S Construction Management main strengths is continuous bidding on all local municipalities projects and providing competitive pricing servicing their construction needs. Sometimes they are the only bidder due to the nature of the project, size of the project, or timing of the project.

This year 2024 they recently completed a project with Hennessey Engineers for The City of Lincoln Park Police Station Addition and Renovation with a final contract of \$544,000. Project was completed on time and within budget with minimum extras and short punch out period. Currently, C & S Construction Management has 3 projects ongoing with Hennessey engineers as the City Engineer, all jobs going per plan.

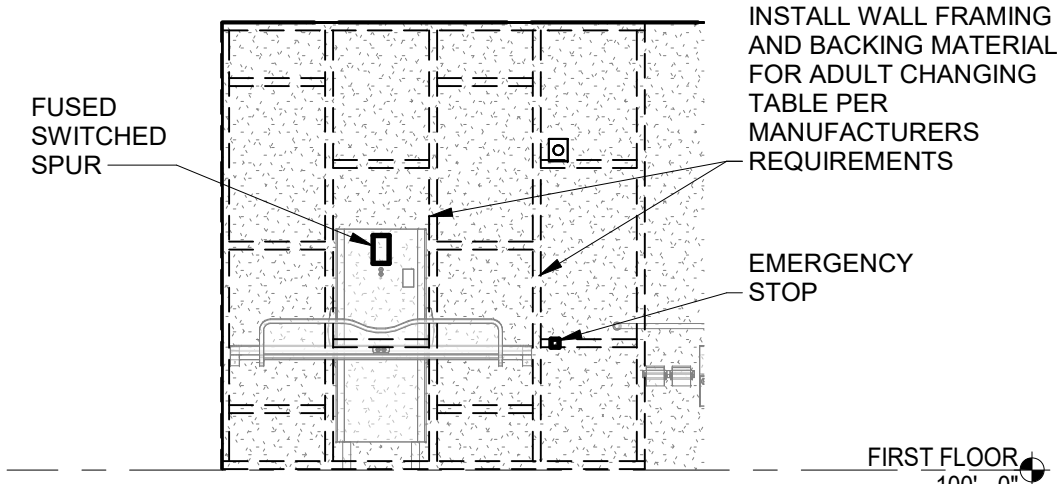
Please contact me if you have any questions or more information

Sincerely,
HENNESSEY ENGINEERS, INC

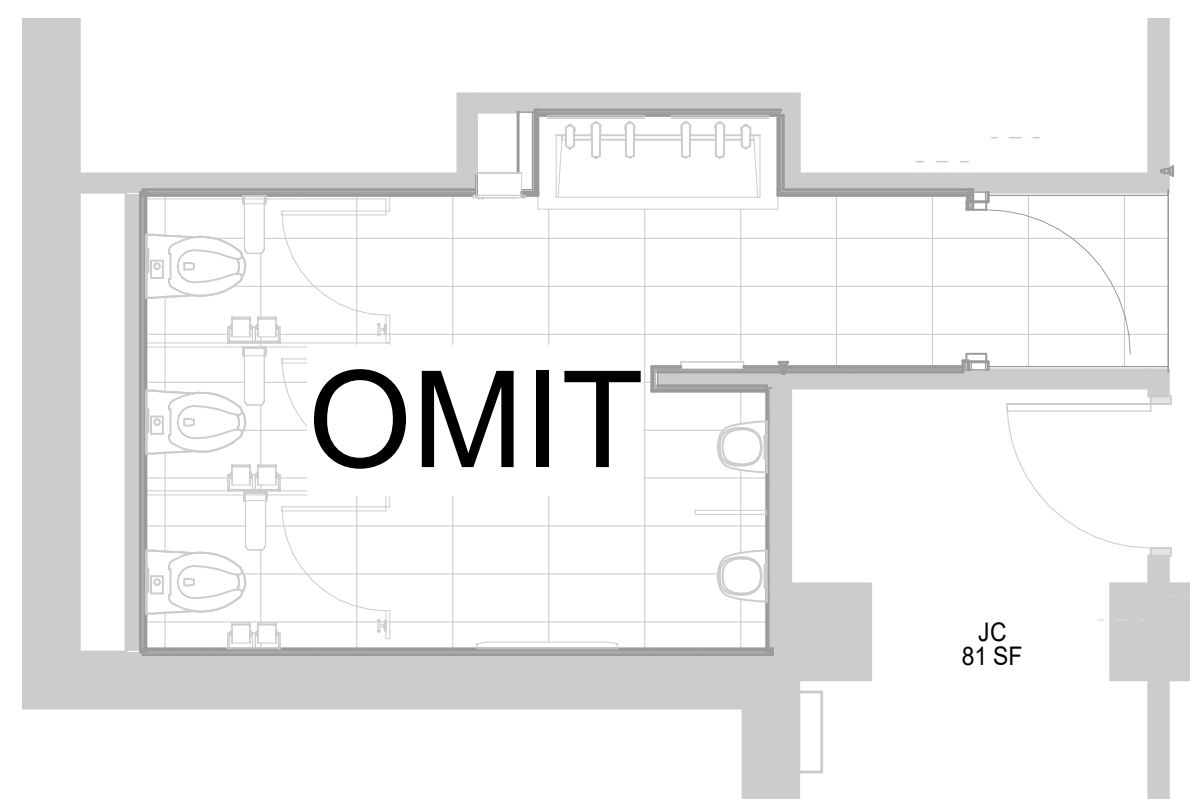
A handwritten signature in blue ink that reads 'Raymond Parker'.

Raymond D. Parker, RA.
Project Architect

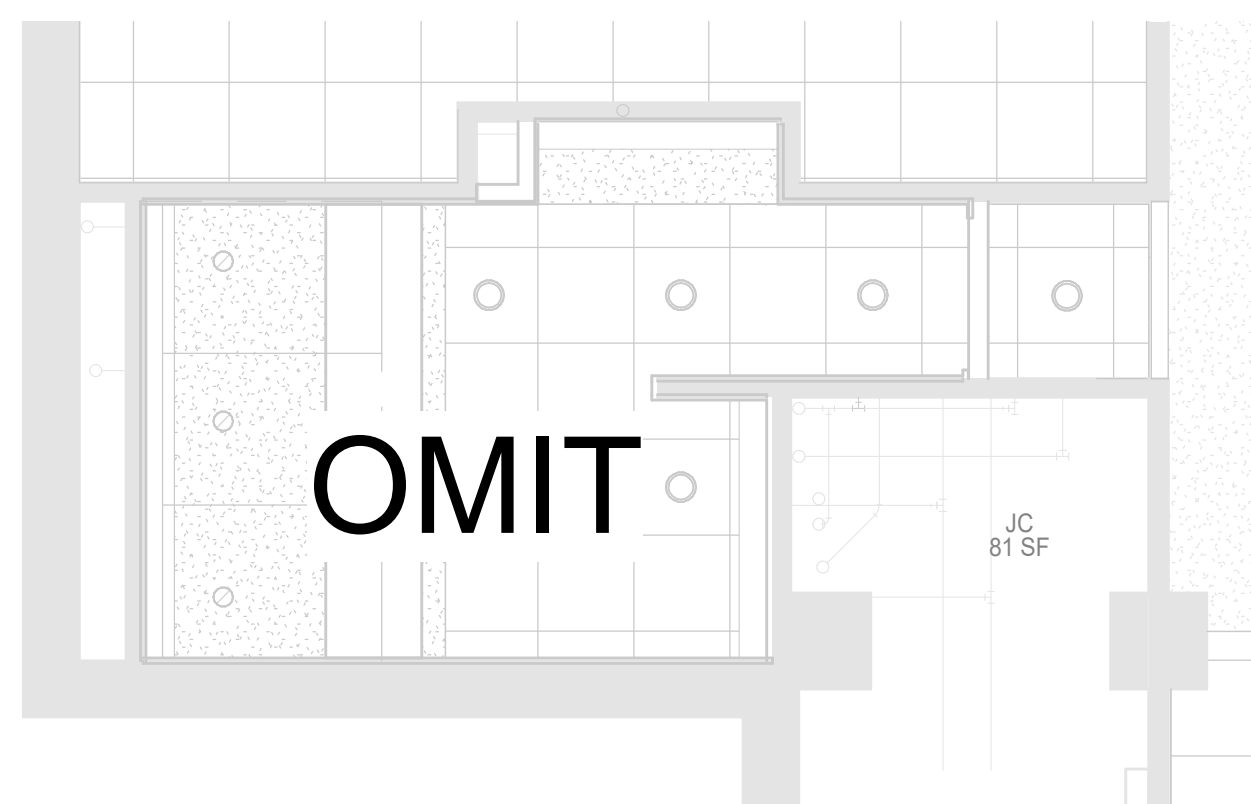
C:\Users\shack\Documents\Revit\DetachLibrary\Reduced Scope Study\2142-7258-06_Livonia
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2/27/2025 2:27:38 PM



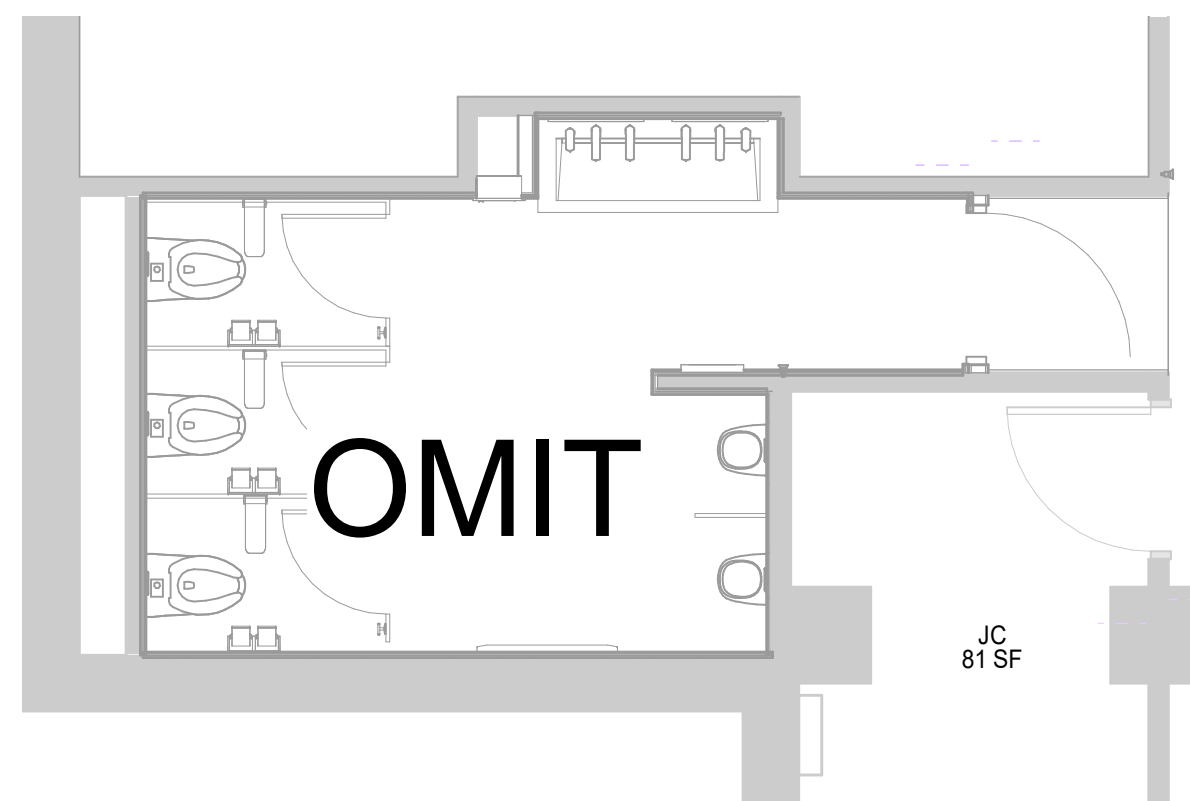
11 ADULT CHANGING TABLE FRAMING DIAGRAM
SCALE: 1/4" = 1'-0"



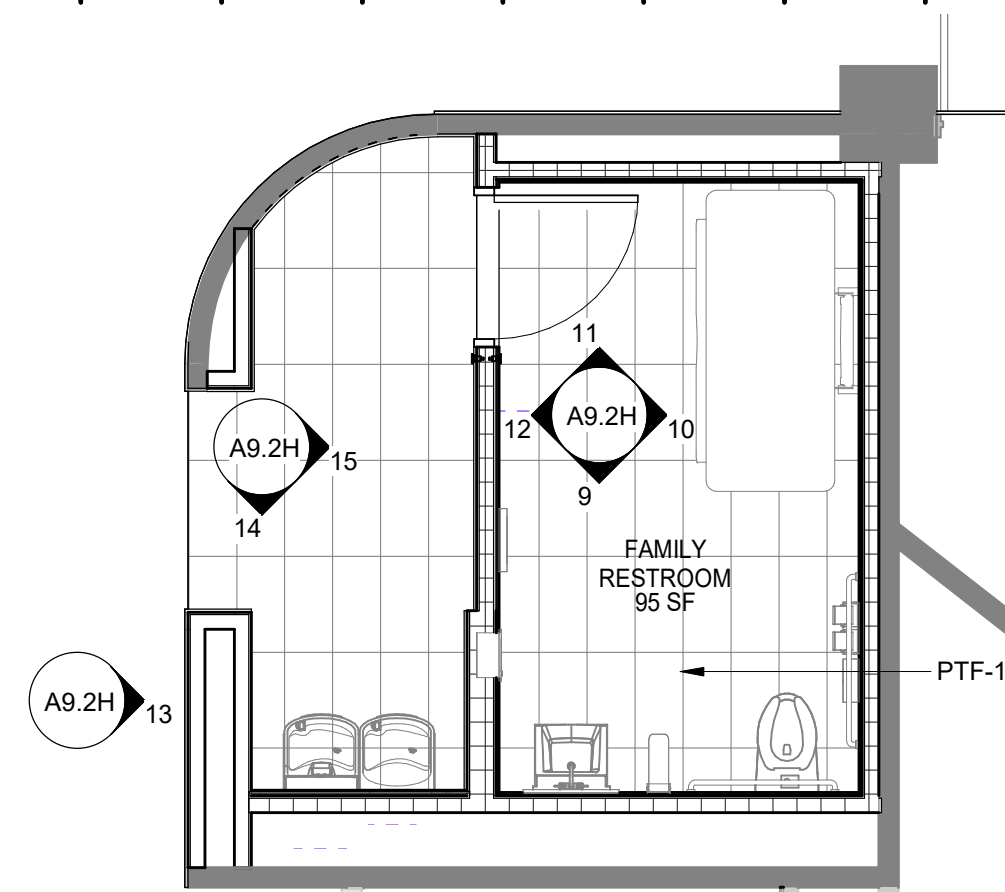
10 FIRST FLOOR MENS RESTROOM - FINISH PLAN
SCALE: 1/4" = 1'-0"



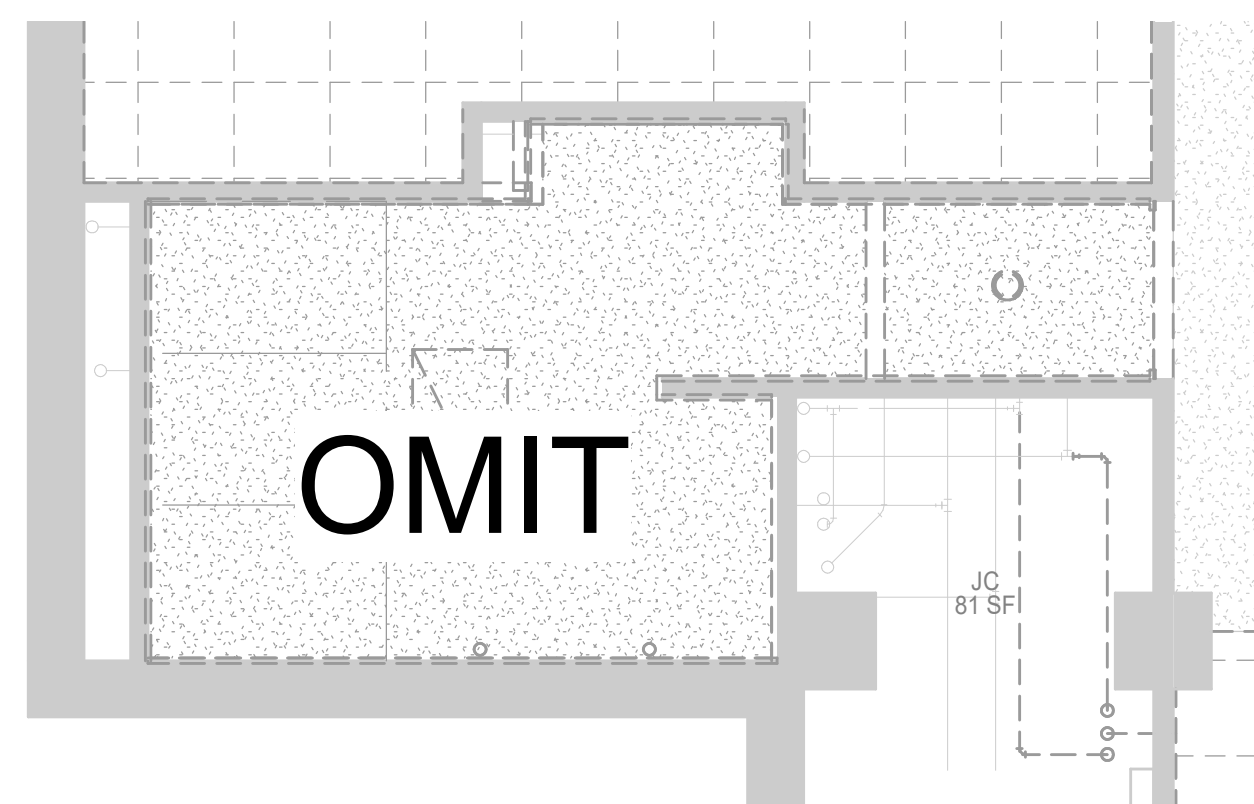
8 FIRST FLOOR MENS RESTROOM - NEW WORK
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



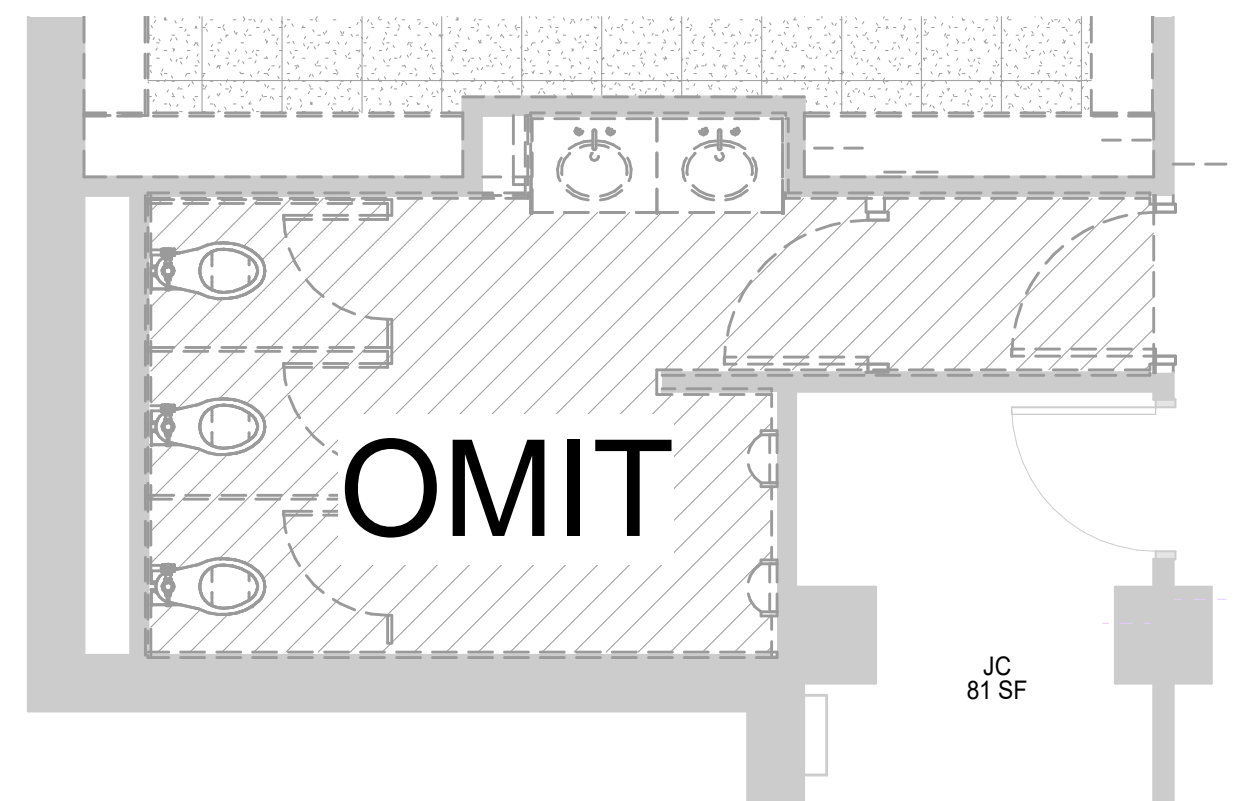
6 FIRST FLOOR MENS RESTROOM - NEW WORK PLAN
SCALE: 1/4" = 1'-0"



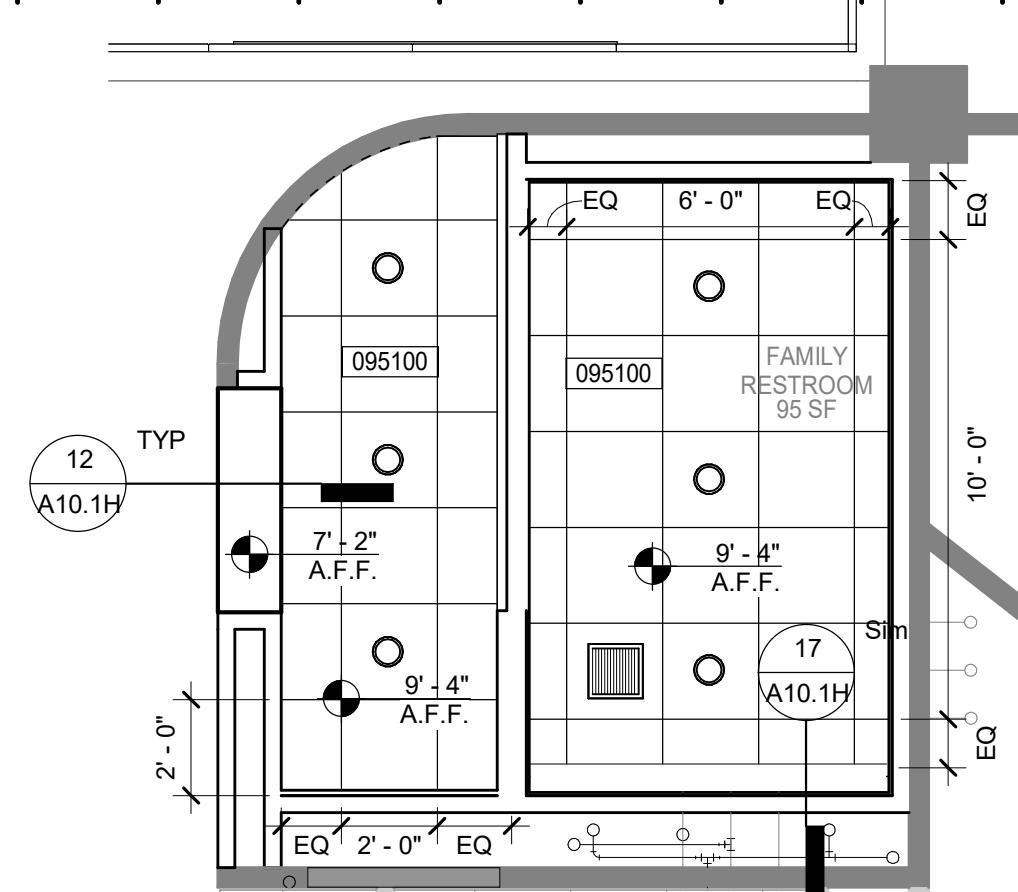
9 FIRST FLOOR WOMENS RESTROOM - FINISH PLAN
SCALE: 1/4" = 1'-0"



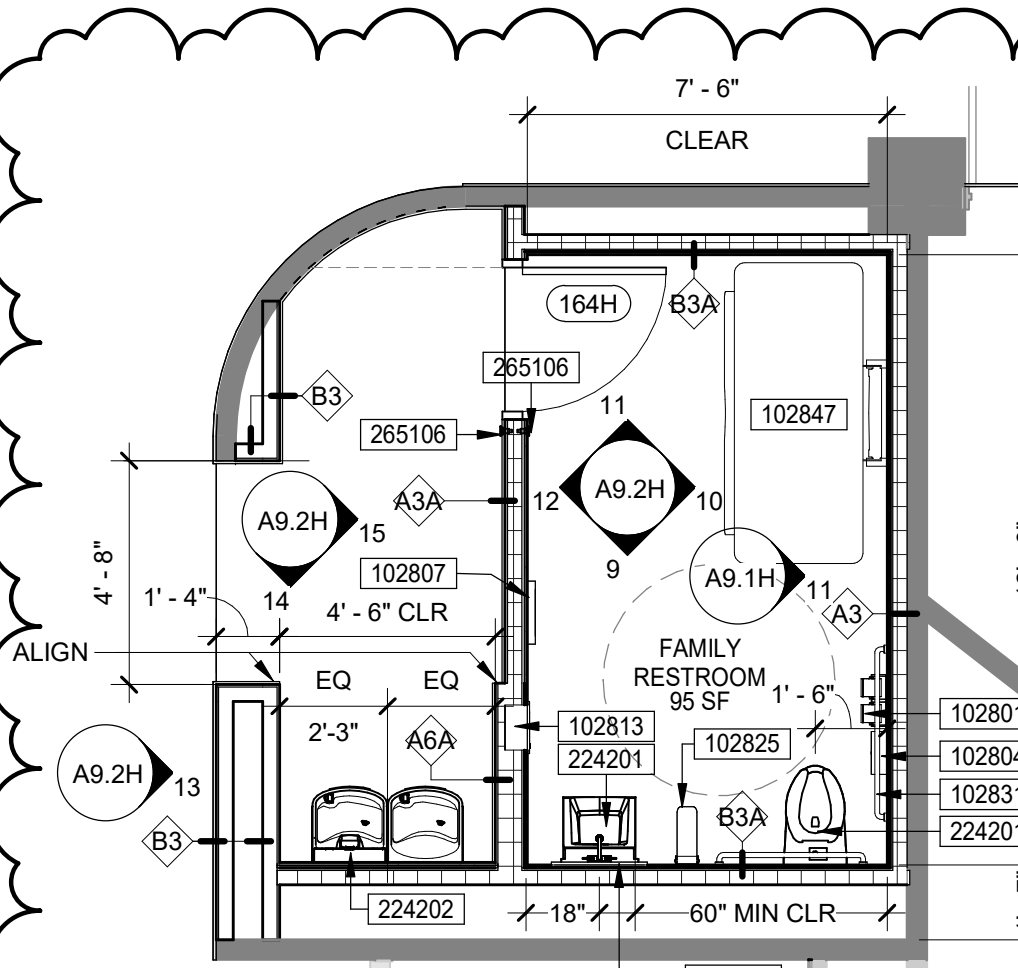
7 FIRST FLOOR MENS RESTROOM - REMOVAL
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



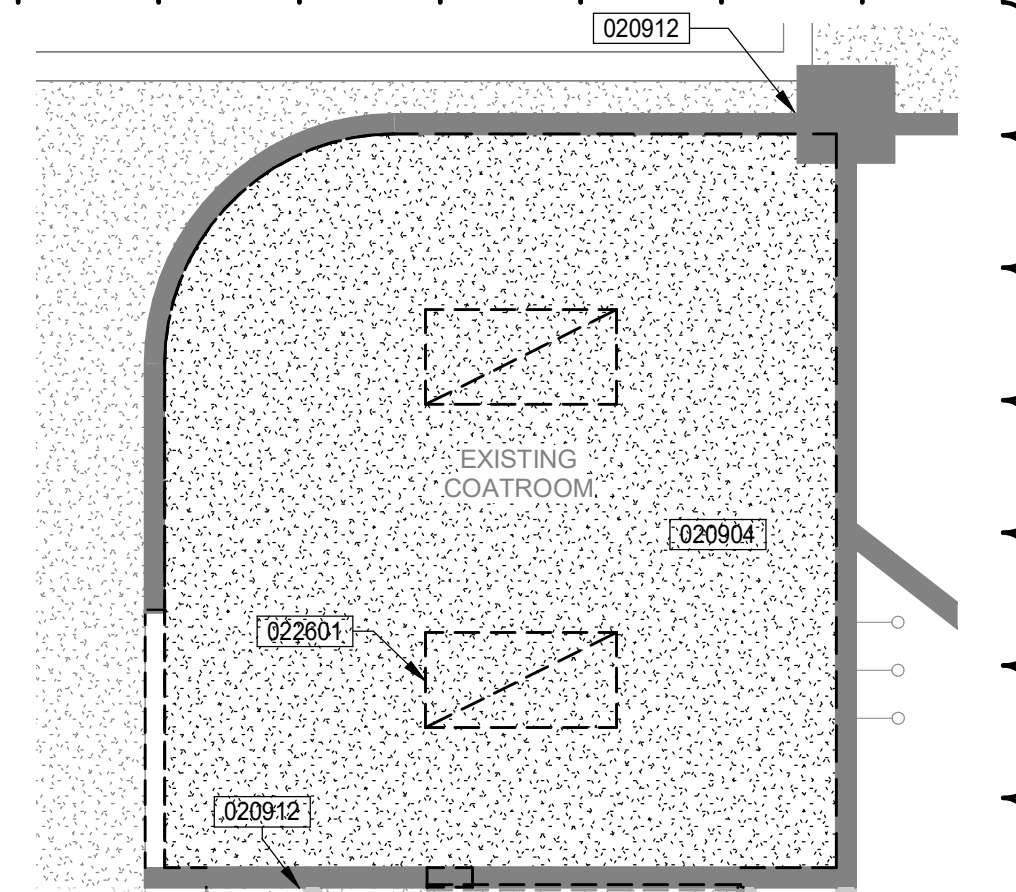
5 FIRST FLOOR MENS RESTROOM - REMOVAL PLAN
SCALE: 1/4" = 1'-0"



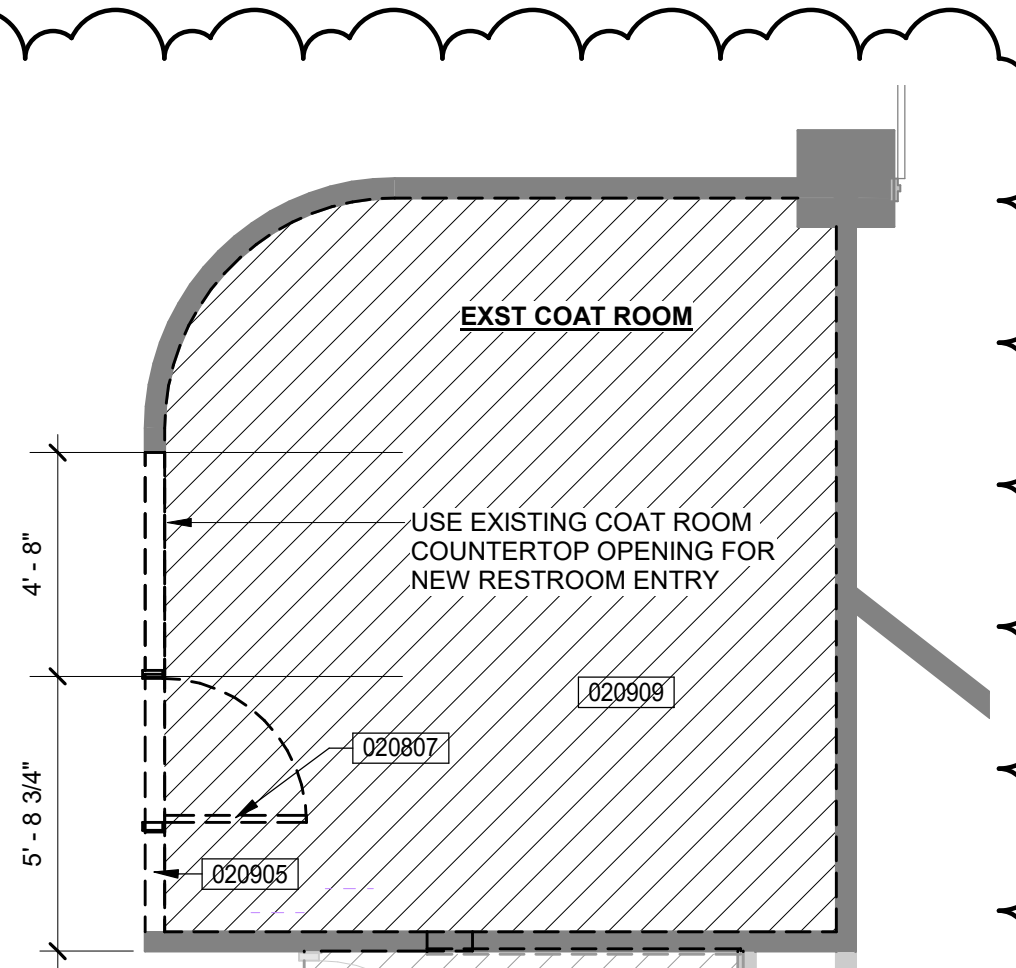
4 FIRST FLOOR WOMENS RESTROOM REFLECTED
CEILING PLAN - NEW WORK
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR WOMENS RESTROOM PLAN - NEW
WORK
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR WOMENS RESTROOM REFLECTED
CEILING PLAN - REMOVAL
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR WOMENS RESTROOM PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. REFER TO G1.1H FOR ADDITIONAL GENERAL NOTES AND INFORMATION.
- B. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.

KEYNOTES

- 020807 REMOVE EXISTING DOOR AND FRAME IN ENTIRETY
- 020904 REMOVE EXISTING GYPSUM BD. CEILING SYSTEM IN ENTIRETY.
- 020905 REMOVE PARTITION IN ENTIRETY. EXISTING PARTITION RESTROOM WALL FACES CLAD IN EXISTING TILE AND GROUT TO CEILING.
- 020909 REMOVE EXISTING LVT FLOOR IN ENTIRETY. GRIND DOWN FLOOR TO PREP FOR NEW TILE INSTALLATION.
- 020912 REMOVE EXISTING WALL PAPER FROM WOMENS RESTROOM ENTRY AROUND CURVED LOBBY WALL TO INSIDE CORNER AT COLUMN - PREP FOR NEW PAINT
- 022601 REMOVE EXISTING LIGHTING FIXTURES, PENDANT STEMS AND ALL ASSOCIATED ELECTRICAL APPURTENANCES, INCLUDING BOXES, WIRE, AND CONDUIT COMPLETE BACK TO ACCESSIBLE JUNCTION BOX. REFER TO LIGHTING INSTALLATION PLAN FOR NEW LIGHTING FIXTURES TO BE CONNECTED TO EXISTING LIGHTING CIRCUIT.
- 095100 ACOUSTICAL PANEL CEILING AND GRID
- 102801 SURFACE MOUNTED TOILET TISSUE DISPENSER
- 102804 SURFACE MOUNTED SANITARY NAPKIN DISPOSAL UNIT
- 102807 SURFACE MOUNTED SEAT-COVER DISPENSER
- 102813 RECESSED WASTE RECEPTACLE
- 102825 FOLD DOWN SHELF
- 102831 36" GRAB BAR
- 102836 24" X 36" WALL MOUNTED MIRROR UNIT
- 102847 ADULT CHANGING STATION
- 224201 WALL-MOUNTED PLUMBING FIXTURE REFER TO MECHANICAL DRAWINGS.
- 224202 HI/LOW DRINKING FOUNTAIN REFER TO MECHANICAL DRAWINGS.
- 265106 ADA PUSH BUTTON

SCALE: 1/4" = 1'-0"

0 2'-0" 4'-0" 6'-0"

DATE	REVISION
JAN 24, 2025	FOR BIDS
FEB 26, 2025	ADDENDUM 3

NO.	REVISION	CHKD:	JOB

DRAWN: BW	DESIGNED: JH	APPROVD: LF	DATE: FEBRUARY 28, 2024
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MICHIGAN	PROJECT NUMBER
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CITY OF LIVONIA	2142-7258-06H
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LIVONIA	
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LIVONIA LIBRARY TOILET RENOVATION - HUD	
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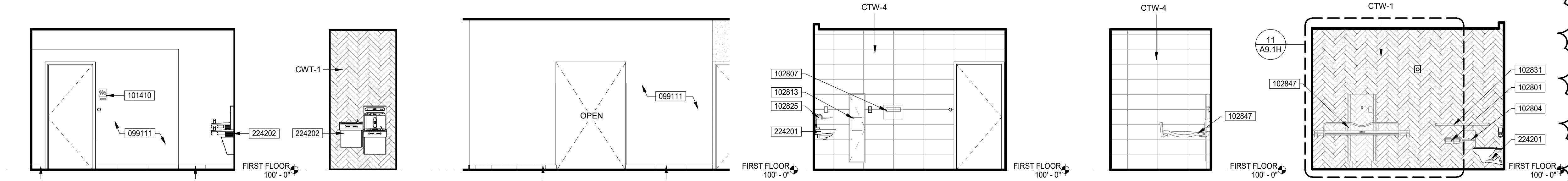
ENLARGED RESTROOM REMOVAL AND NEW WORK PLANS	
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DRAWING NUMBER	
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A9.1H	
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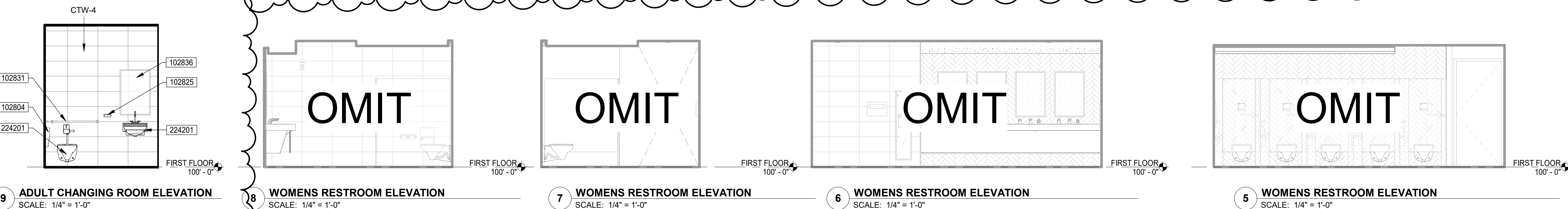
ARCHITECTURE	
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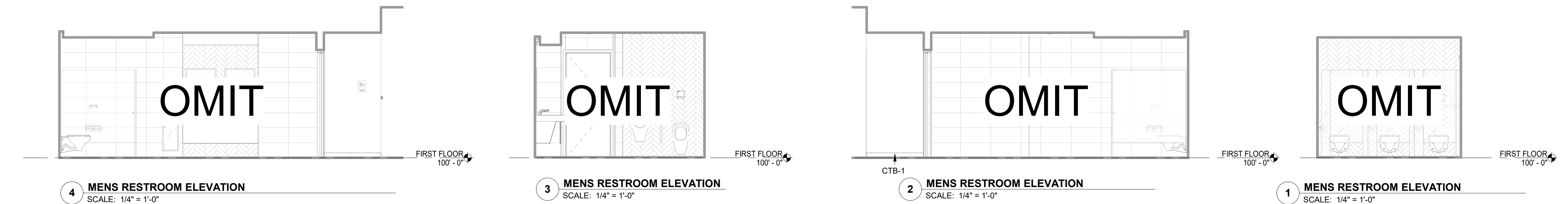
GENERAL NOTES:

- A. REFER TO G1.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.
- B. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE PAINTED.
- C. EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED.
- D. ALL EXTERIOR DOORS SHALL BE INSULATED.
- E. COORDINATE DOORS WITH ACCESS CONTROL HARDWARE WITH ELECTRICAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL WIRING, CONNECTIONS, AND INITIAL PROGRAMMING AND TRAINING FOR ACCESS CONTROL SYSTEMS, INCLUDING SOFTWARE AND DEVICES REQUIRED FOR PROGRAMMING ACCESS CONTROL SYSTEM.
- F. ALL WOOD DOORS TO BE FACTORY-FINISHED.
- G. PROVIDE A ROOM IDENTIFICATION PANEL SIGN FOR EACH INTERIOR DOOR LOCATION, INCLUDING MALE/FEMALE/UNISEX AND ADA GRAPHICS WHERE APPLICABLE. FINAL ROOM NAMES, ROOM NUMBERS, AND LOCATIONS TO BE DETERMINED PRIOR TO FABRICATION. MOUNTING FOR PANEL SIGNS TO BE ON THE WALL ADJACENT TO THE DOOR APPROXIMATELY 48"-54" A.F.F.
- H. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

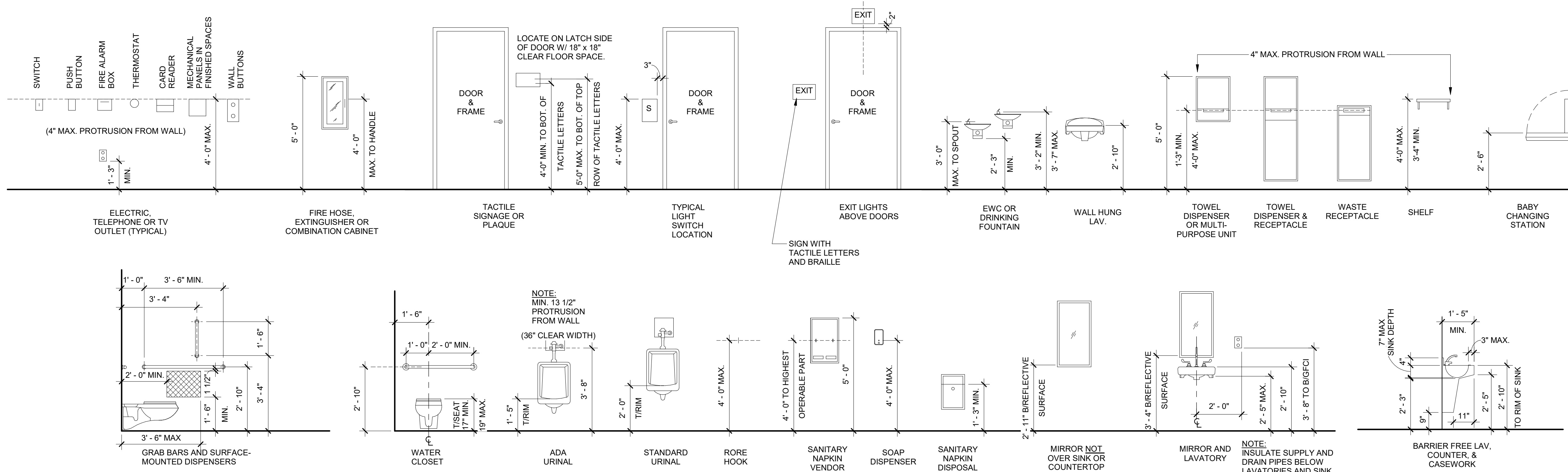


KEYNOTES

- 099111 GYP, PAINTED
- 101410 PANEL SIGNAGE
- 102801 SURFACE MOUNTED TOILET TISSUE DISPENSER
- 102804 SURFACE MOUNTED SANITARY NAPKIN DISPOSAL UNIT
- 102807 SURFACE MOUNTED SEAT-COVER DISPENSER
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- 224202 HI/LOW DRINKING FOUNTAIN REFER TO MECHANICAL DRAWINGS.



STANDARD AND ADA MOUNTING HEIGHTS



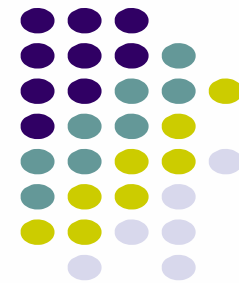
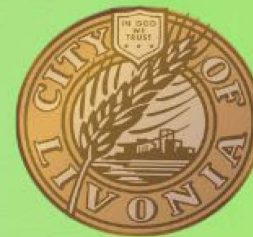
PRINT SHEET IN COLOR

DATE	REVISION	NO.
JAN 24, 2025	FOR BIDS	
FEB 26, 2025	ADDENDUM 3	

DRAWN: BW	CHK'D: JB
DESIGNED: JH	
APPR'D: LF	
DATE: FEBRUARY 28, 2024	
PROJECT NUMBER	2142-7258-06H

MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
NEW WORK ELEVATIONS

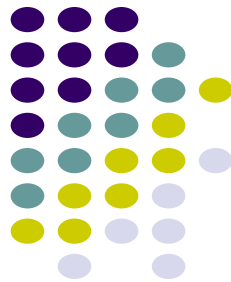
TOGETHER WE BUILD TOMORROW



DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem

Livonia's population was decreasing.

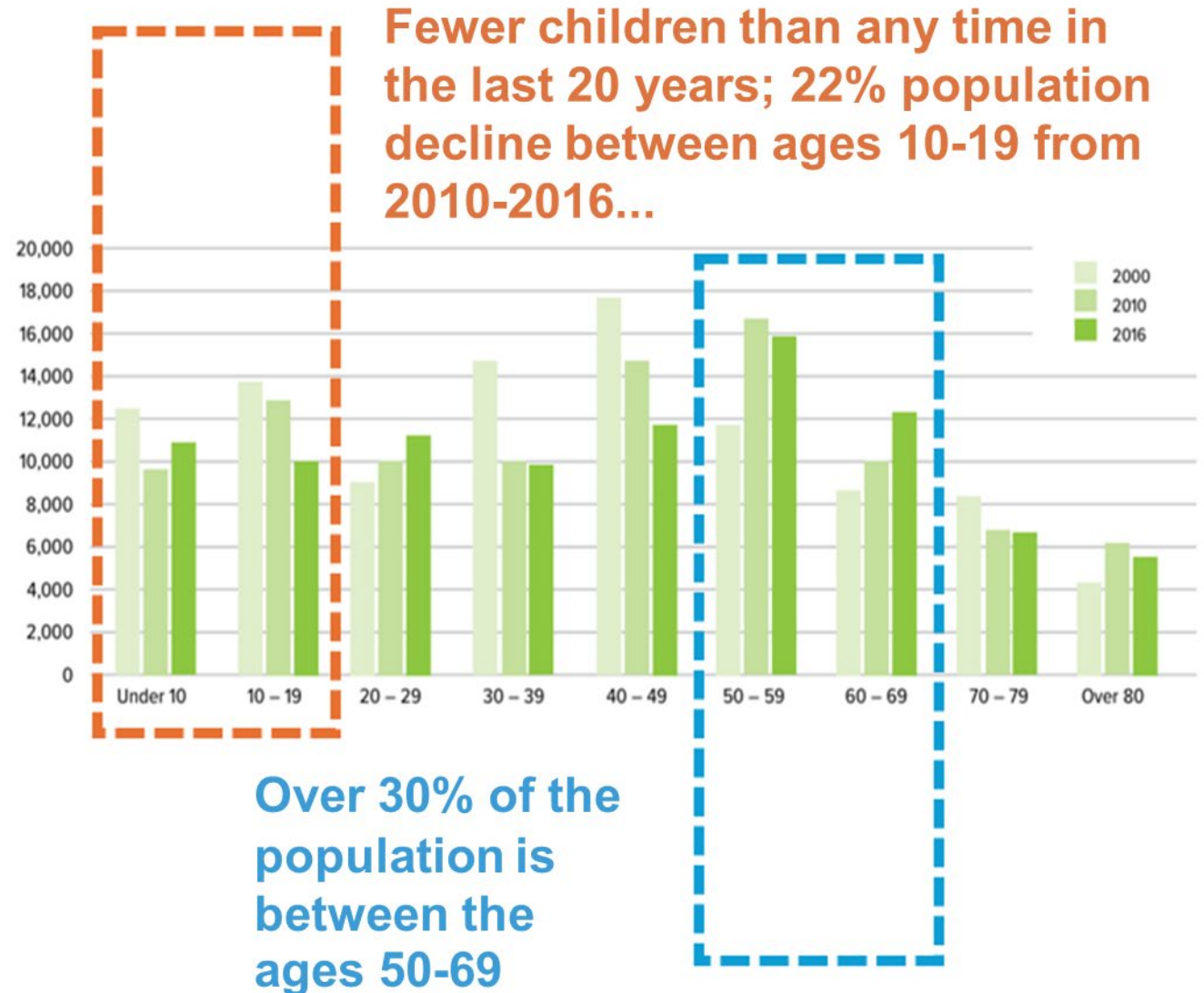


Livonia	-2.8%	(2,747 residents)
Plymouth Twp.	+0.2%	(+42)
Northville Twp.	+7.9%	(+2,253)
Canton Twp.	+4.0%	(+3,618)
Farmington Hills	-0.3%	(-243)
Lyon Twp.	+28.6%	(+4,163)
All of Wayne County	-1%	(-8,244)

DEFINING THE CHALLENGE

...while at the same time the age of our population was increasing.

The **median age** of residents is 44.7 years old, an increase from 40.2 years old in 2000.





\$107 million
required repairs and maintenance

Presented to: City of Livonia

[ca 1967]

New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

LIVONIA — Construction should begin next year on Livonia's new city hall.

The building, expected to be at least five stories high, will be built behind the police station and water department buildings, immediately south of Five Mile and east of Farmington road.

It is to be the focal point of an ambitious civic center plan drawn by the city's planning department.

The civic center scheme, which will be released within a few weeks, will include a city hall, courthouse, auditorium and convention center. There are provisions for hotels and high-rise apartments.

THE CITY'S Municipal Building Authority recently hired the architectural firm of Alden B. Dow Associates Inc., of Midland, to design the city hall.

The firm will begin interviewing city department heads next week to determine space needs.

Harvey C. Allison, vice-president of the firm, said the architects should have schematic drawings of the city hall ready this summer.

The new building actually will be owned by the Municipal Building Authority, which technically is not part of the city government.

The authority will sell 40-year bonds to finance the city hall. It will then rent the building back to the city at a rental rate sufficient to cover interest and principal on the bonds.

WHEN THE BONDS have been paid off through the rental, the building will become the city's property.

The advantage of this type of financing is that the city could raise property taxes to pay the rent without a vote of

the people, said David L. Jones, chairman of the authority.

After the architect has placed a price tag on the building, it probably will take about six months to get approval of the bonds from the state's Municipal Finance Commission, Jones said.

If everything goes according to schedule, Jones said, the building could be completed in about three years.

Dow officials are refraining from estimating cost or size of the new building until their needs studies are complete.

BUT BY COMPARISON, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1953. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

The Dow firm was chosen over 11 others, Jones said,

because of its extensive experience in designing high-rise buildings.

It designed the Matthai Recreation Building and the student center at Wayne State University and the U-M's Institute of Social Research and botanical gardens at Ann Arbor.

Dow agreed to do the initial work and schematic drawings for a fee of not more than \$12,000. If the building plans are approved by the city council, Dow will receive a percentage of the building costs.

Livonia's city offices are located in a half-dozen buildings scattered along Farmington and Five Mile. The present city hall probably would become part of the city's library system when the new building is complete, Jones said.

SINCE LIVONIA is expected to reach a population of 175,000 by 1985, one of Dow's major headaches will be pro-

viding for expansion of city offices.

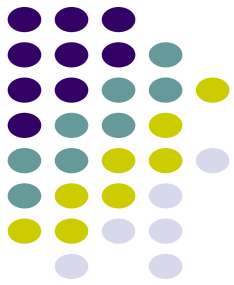
City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

But Allison suggested letting the court use the new building "until 1973 or so. Then it could go into a separate court building and expanding city offices could take over the space the court vacated."

A suggestion that the plans provide for additional floors at a later date was rejected by Alden B. Dow, president of the firm, as "an awkward thing to do gracefully."

But Jones has suggested building the building several stories higher than presently needed and renting the vacant floors to private firms. The firms could be asked to leave as the city needed extra space.

Alden B. Dow Archives
315 Post Street, Midland, MI
Copied for reference only.
Copyright restrictions apply.



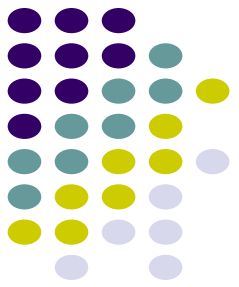


70%

of Livonia
residents want a
**CITY
CENTER**

Based on the 2024 Livonia Community
Satisfaction Survey of ~4000 Livonia residents

Livonia











AUTHENTIC MOVES / Be the center of a connected, healthy community



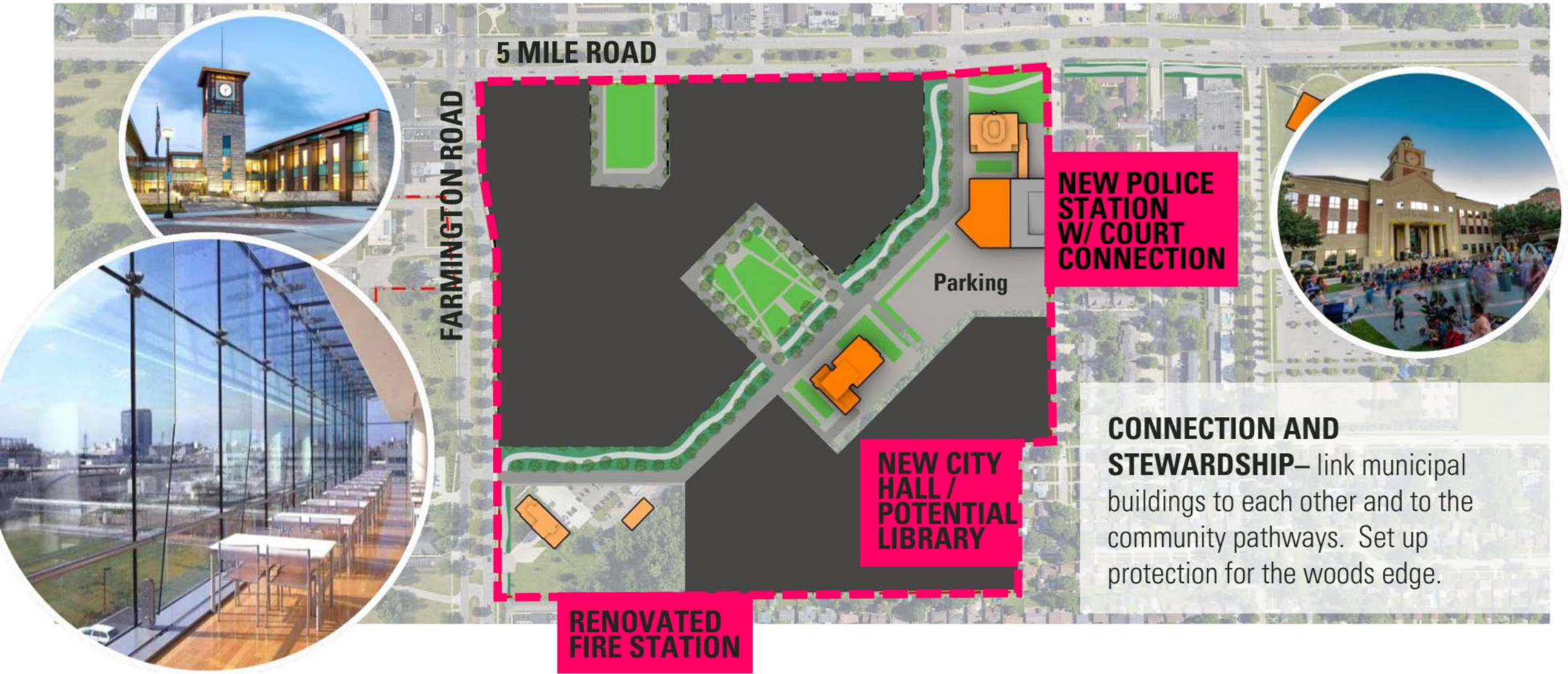
AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



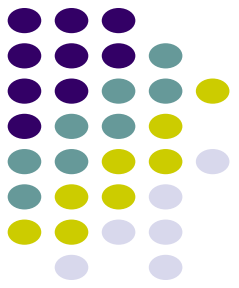
AUTHENTIC MOVES / Maximize investment for community impact



AUTHENTIC MOVES / Grant municipal facilities stewardship of the woods edge along the greenway



The Last Time the City Invested 1999



**GRATE PHOTO BY
BRIAN KIRKSEY**
**Livonia
Mayor
Jack Kirk-
sey and
city coun-
cil shovel
dirt dur-
ing the
ground-
breaking
ceremony
of the new
rec center
Thursday.**



Officials break ground for recreational cornerstone

**BY ALICE ASHMORE
STAFF WRITER
aashmore@oe.hometown.com**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gyms, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

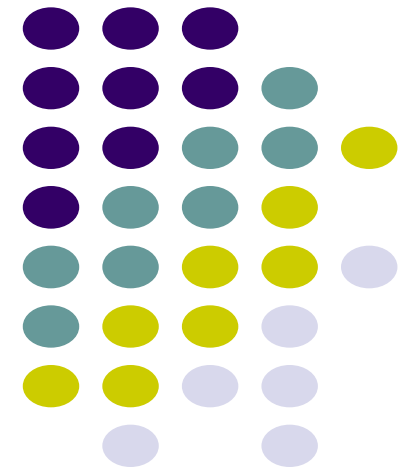
The \$30 million project is expected to be completed in early 2003.



Livonia Vision 21

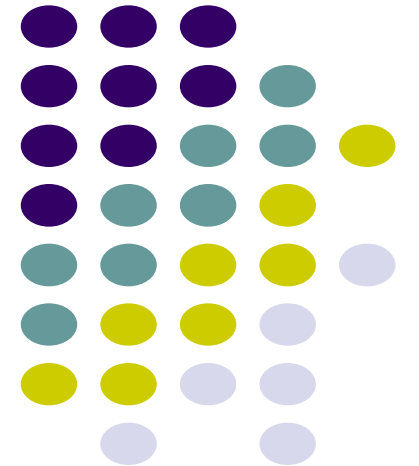
Financing the Vision

Responsibly, Sustainably and Community-Focused



Project Overview

Livonia Vision 21
Project Catalyst to City Center



Livonia Vision 21 City Center Timeline

Together We Build Tomorrow

Phase
1

2025
**NEW LIVONIA
SENIOR WELLNESS
CENTER**

Grant Funding
Secured

Phase
2

2026-27
NEW CITY HALL

Bond Funding
Secured

Phase
3

2028
**NEW POLICE
STATION,
FIRE STATION
RENOVATIONS,
NEW LIBRARY, PARK
SPACE, BIKE LOOP**

Millage Funding
Needed

Phase
4

2028 +
**NEW
RESTAURANTS,
RETAIL,
RESIDENTIAL**

Public-Private
Partnerships

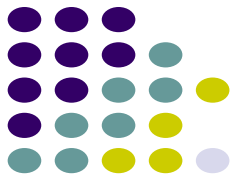
LivoniaBuilt.org

**#Livonia
BUILT**

LivoniaBuilt.org



PHASE 1: Funding the Senior Wellness Center



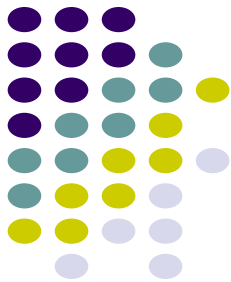
Source		Investment	% of Total
Grants:			
	Wayne County	\$8,000,000	29.6%
	Michigan Department of Health & Human Services	\$4,500,000	16.7%
	U.S. Department of Housing & Urban Development	\$4,250,000	15.7%
	ARPA Funds	\$4,000,000	14.8%
	Total Grant Funding	\$20,750,000	76.8%
Internal Funding:			
	Contribution from the Building Improvement Fund	\$2,000,000	7.4%
	Accumulated Fund Balance – Senior Center Construction Fund	\$4,000,000	14.8%
	Interest Earnings	\$250,000	1.0%
	Total Internal Funding	\$6,250,000	23.2%
	TOTAL SENIOR WELLNESS CENTER FUNDING	\$27,000,000	100.0%



**PHASE 1 - FUNDING SECURED – NO
ADDED COST TO TAXPAYERS**

PHASE 2: Funding City Hall

Later this year the City will issue up to \$45 million in bonds to finance the investment in constructing a new City Hall.



City of Livonia
Limited Tax General Obligation Bonds
Projected Bond Issuance, based on annual debt service available

\$2,400,000 Annual Debt Service target

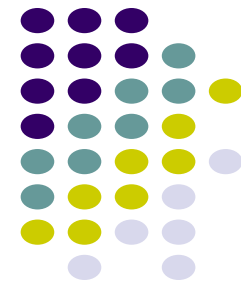
Annual Debt Service	Bond Term	Interest Rate*	Estimated Total Interest	Bond Amount	
\$2,400,000	20 years	4.50%	\$16,675,200	\$31,280,000	Additional existing funds available in Building Improvement Fund = ~\$9,000,000
\$2,400,000	25 years	4.75%	\$25,252,663	\$34,680,000	Est. Investment - new City Hall = \$40,000,000
\$2,400,000	30 years	5.00%	\$35,121,688	\$36,805,000	

**Estimated rates – actual rates determined at time of sale.*



**FUNDING SECURED – NO ADDED
COST TO TAXPAYERS**

PHASE 3: Funding The Future With a Bond Proposal Supported by Voters



Bonds supported by a new debt millage will be used to build or renovate:

<u>Project Area:</u>	<u>Investment Estimate</u>
Library	\$37,500,000
Police Station	\$66,700,000
Renovate Fire Stations	\$16,000,000
City Center Plaza with Public Amenities	\$19,100,000
Infrastructure & Parking	<u>\$10,700,000</u>
Investment Needed	\$150,000,000

LIVONIA VISION 21

Proposed Sources of Funding – Project Catalyst to City Center

Funding Required

PHASE 1 - Grants from Wayne County, State of Michigan and Federal Funding (\$20.75M) + EXISTING CITY FUNDS (\$6.25M) – No new cost to taxpayers:

Senior Wellness Center	\$27,000,000
------------------------	--------------

PHASE 2 - Bonds from EXISTING REVENUE SOURCES – No new cost to taxpayers:

City Hall	\$40,000,000
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PHASE 3 - Bonds paid from a voted debt millage would be invested in:

Library	\$37,500,000
---------	--------------

Police Station	\$66,700,000
----------------	--------------

Fire Stations	\$16,000,000
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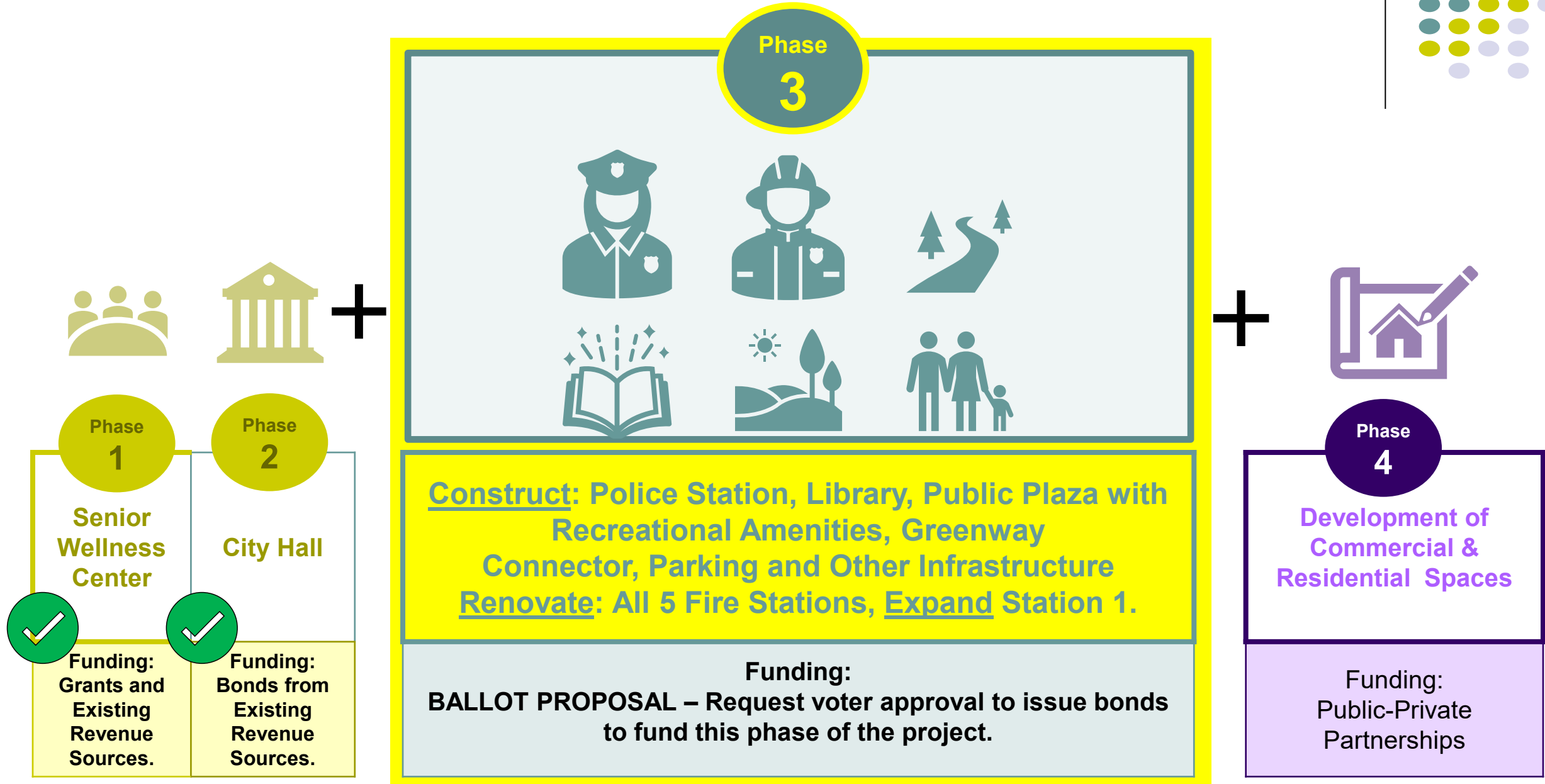
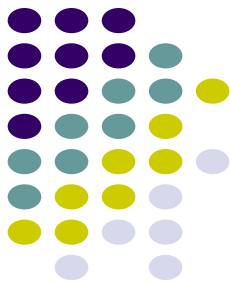
City Center Plaza with Public Amenities	\$19,100,000
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Other Infrastructure & Parking	<u>\$10,700,000</u>
--------------------------------	---------------------

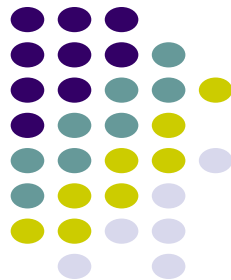
Bonds supported by Voted Debt Millage	\$150,000,000
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ESTIMATED TOTAL LIVONIA VISION 21 PROJECT INVESTMENTS	\$217,000,000
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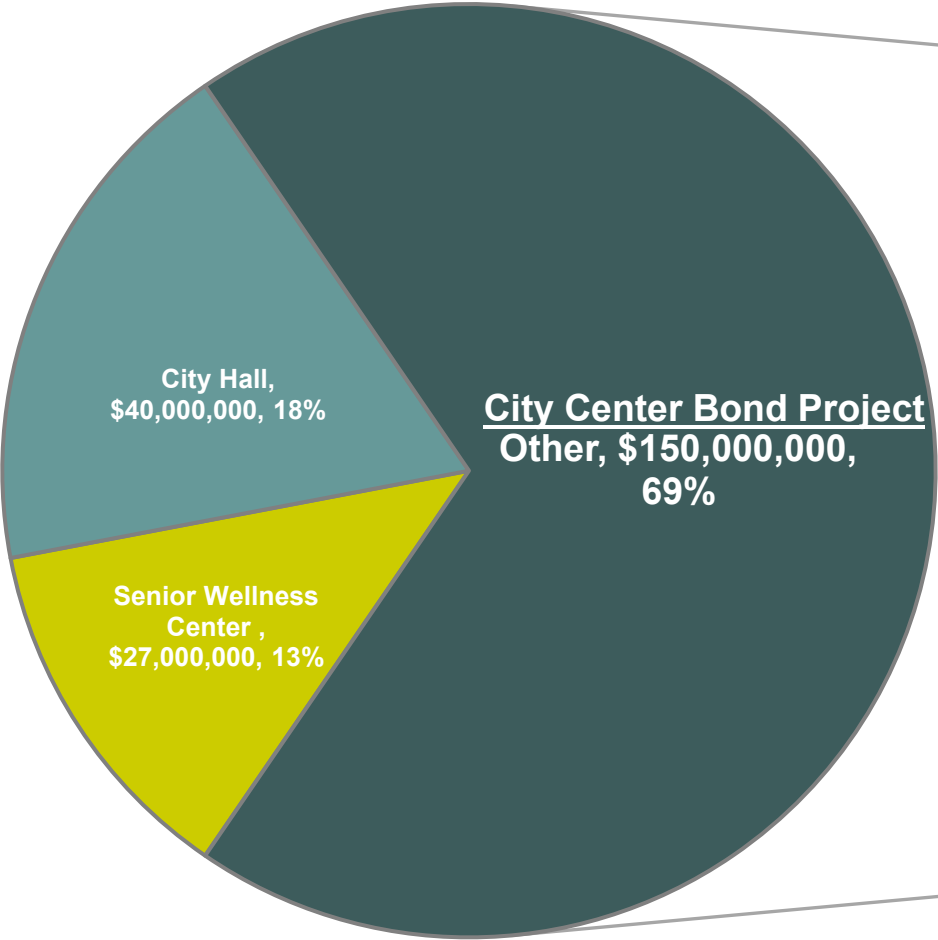
Defining the City Center Project



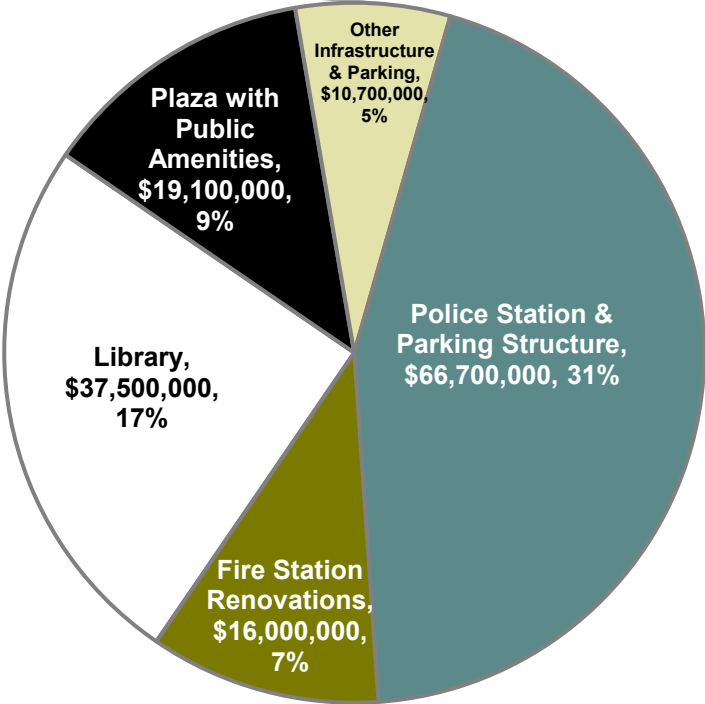
Here's Where We Are Investing



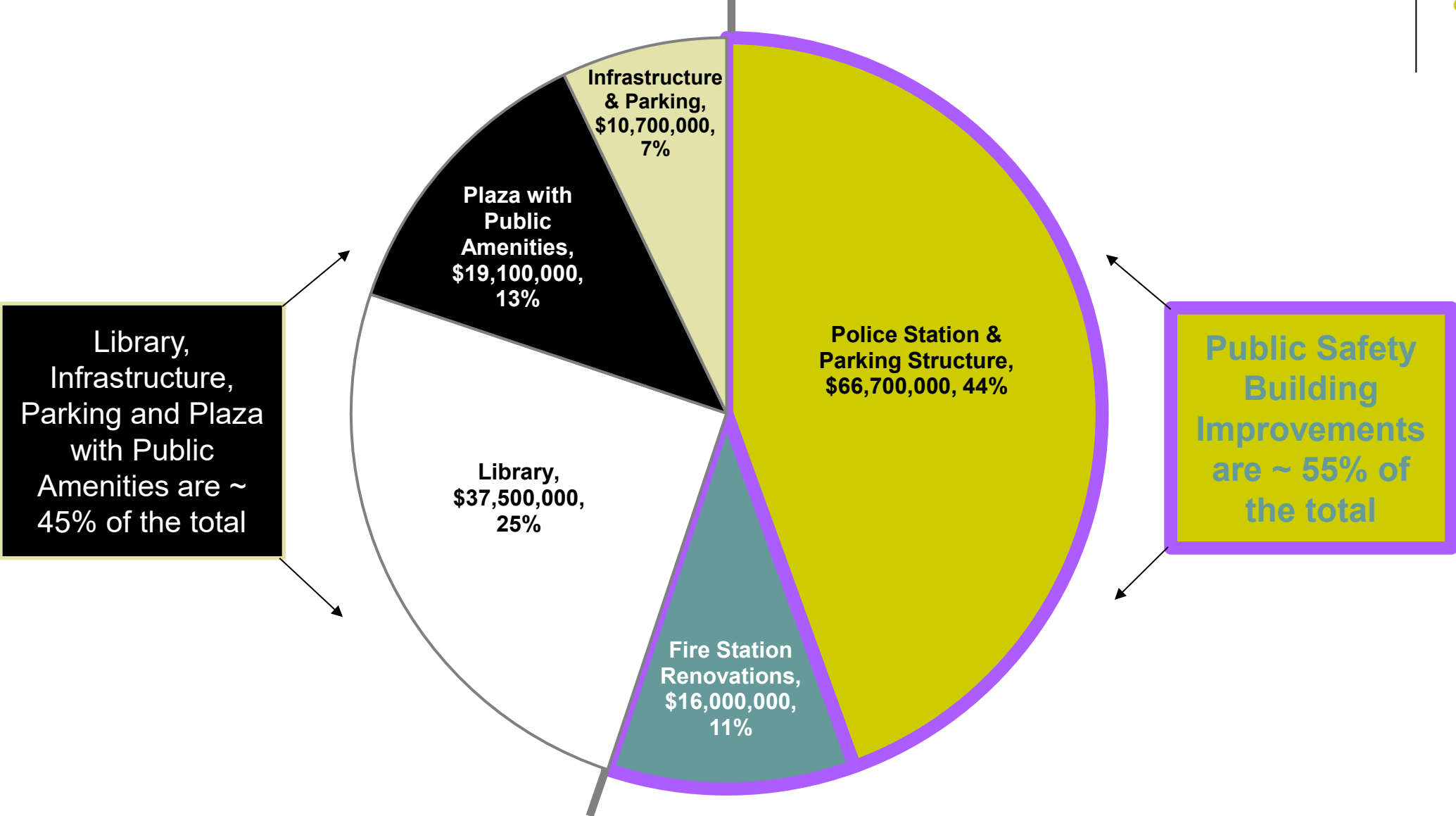
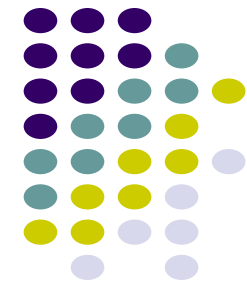
Total Investment – Project Catalyst to City Center
\$217,000,000



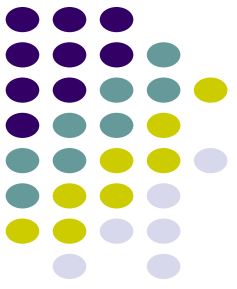
Investment Amount Included in the Ballot Proposal
\$150,000,000



Breakdown of Investments Included in the Ballot Proposal

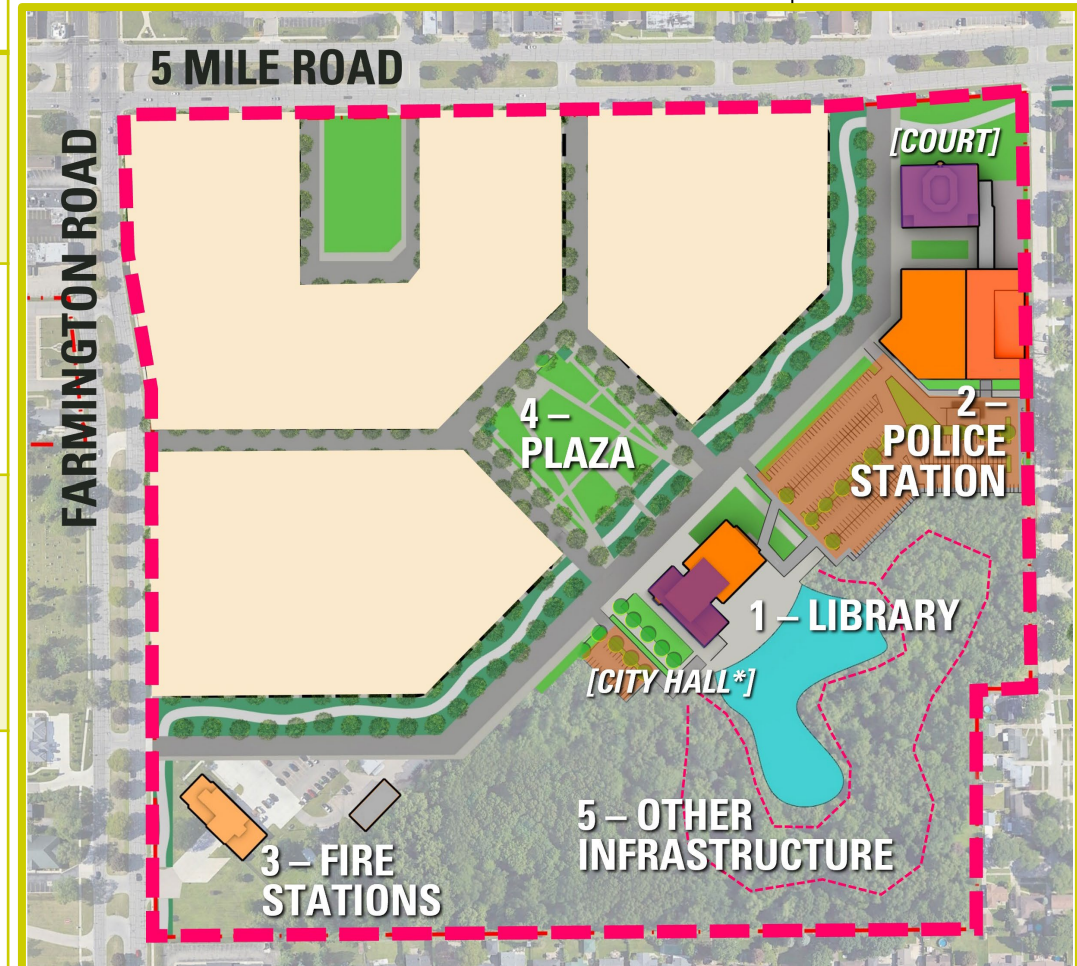


What is included in the current PHASE 3 budget?



1	<u>Library</u> - New Library - Demolition of existing building	\$37,500,000
2	<u>Police Station</u> - New Police Headquarters - Secured parking deck for patrol vehicles - Moving cell tower and fuel station	\$66,700,000
3	<u>Fire Stations</u> - Station 1 Renovation & Expansion - Station 3-6 Renovation - Enhanced technology upgrades to all stations	\$16,000,000
4	<u>City Center Plaza & Public Amenities</u> - Creation of Plaza - Pathways, lighting, public Wi-Fi, etc. - Park amenities for public use – active & passive - Greenway, bike loop, recreation pond, nature trail, etc.	\$19,100,000
5	<u>Other Infrastructure & Parking</u> - Surface parking - Demolition of existing City Hall - Stormwater detention - Streets, landscape, paths, lighting, utilities, etc.	\$10,700,000
Total Investment		\$150,000,000

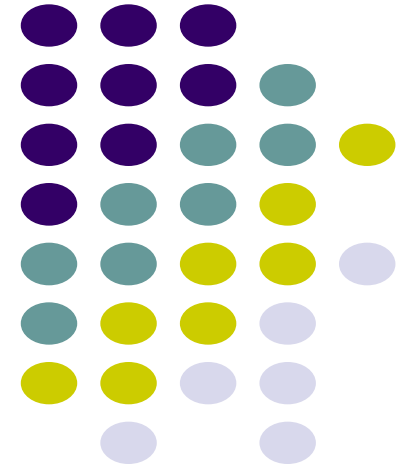
Phase 3

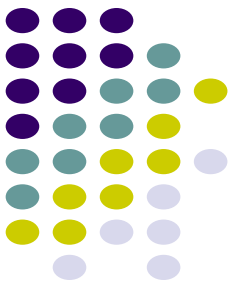


*City Hall portion of building is **FUNDED SEPARATELY**
- NOT part of the ballot proposal.

Project Financing – City Center

Debt Service Costs and Millage Impact





Good Question: What is a bond?

A **bond is a financing tool** that allows the City to borrow money for a specific use and pay it back over time.

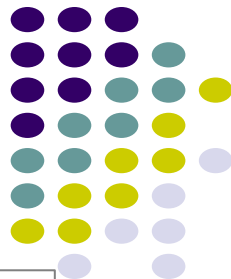
- *This is like a mortgage on a home.*

The **annual debt service** is the amount that needs to be paid each year for both interest and principal.

The **annual payment** depends on:

- *The amount borrowed*
- *The length of the bonds*
- *The interest rate at the time of the bond sale*

Sample Ballot Language



MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed _____ Dollars (\$_____) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed _____ (____) years from the date of issuance of each series, for the purpose of paying the cost of [acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various municipal facilities in the City], including, but not limited to, _____, together with all related site improvements, appurtenances and attachments?

If approved, the estimated millage to be levied in [2025] is _____ mills (\$_____ per \$1,000 of taxable value) and the estimated simple average millage rate required to retire the bonds is _____ mills (\$_____ per \$1,000 of taxable value).

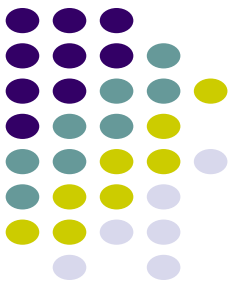
Total Principal to be borrowed

Maximum length of the bond repayment

What can the bond proceeds be used for?

When will the levy first appear on the tax bill?

What is the estimated millage rate in year one?

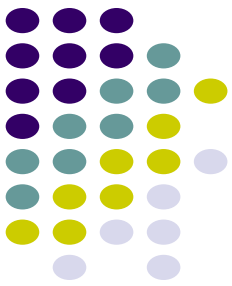


FINANCING STRUCTURE:

Debt Service - \$150M Bond Issue – Single Series

Over The Full Duration of the Bond					First Year	
Duration	Est. Interest Rate*	Principal	Interest	P&I Total	Debt Service Payments	Millage Required to Support Debt Service
25 years	4.75%	\$150M	\$118.4M	\$268.4M	\$8.3M	1.49 mills

**Actual interest rate will be determined at time of bond sale.*



FINANCING STRUCTURE :

Debt Service - \$150M Bond Issue – Two Series

Series 1 = \$100M, issued November 2025

Series 2 = \$50M, issued November 2027

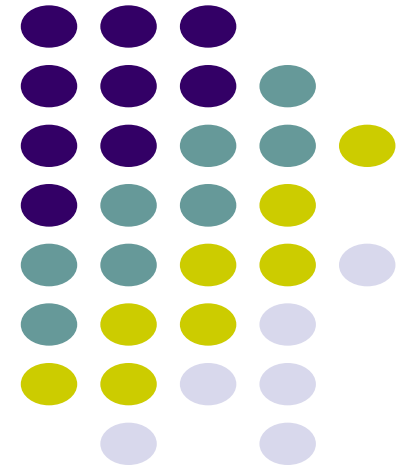


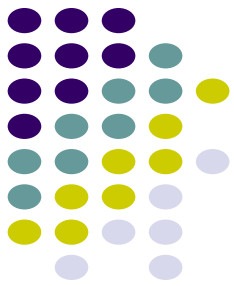
Over The Full Duration of the Bond					First Year	
Duration	Est. Interest Rate*	Principal	Interest	P&I Total	Debt Service Payments	Millage Required to Support Debt Service
25 years	4.75%	\$150M	\$111.2M	\$261.2M	\$8.0M	1.43 mills

**Actual interest rate will be determined at time of bond sale.*

Impact on Livonia Homeowners

Annual and Monthly Changes to Property Taxes





INVESTMENT BY THE AVERAGE RESIDENT:

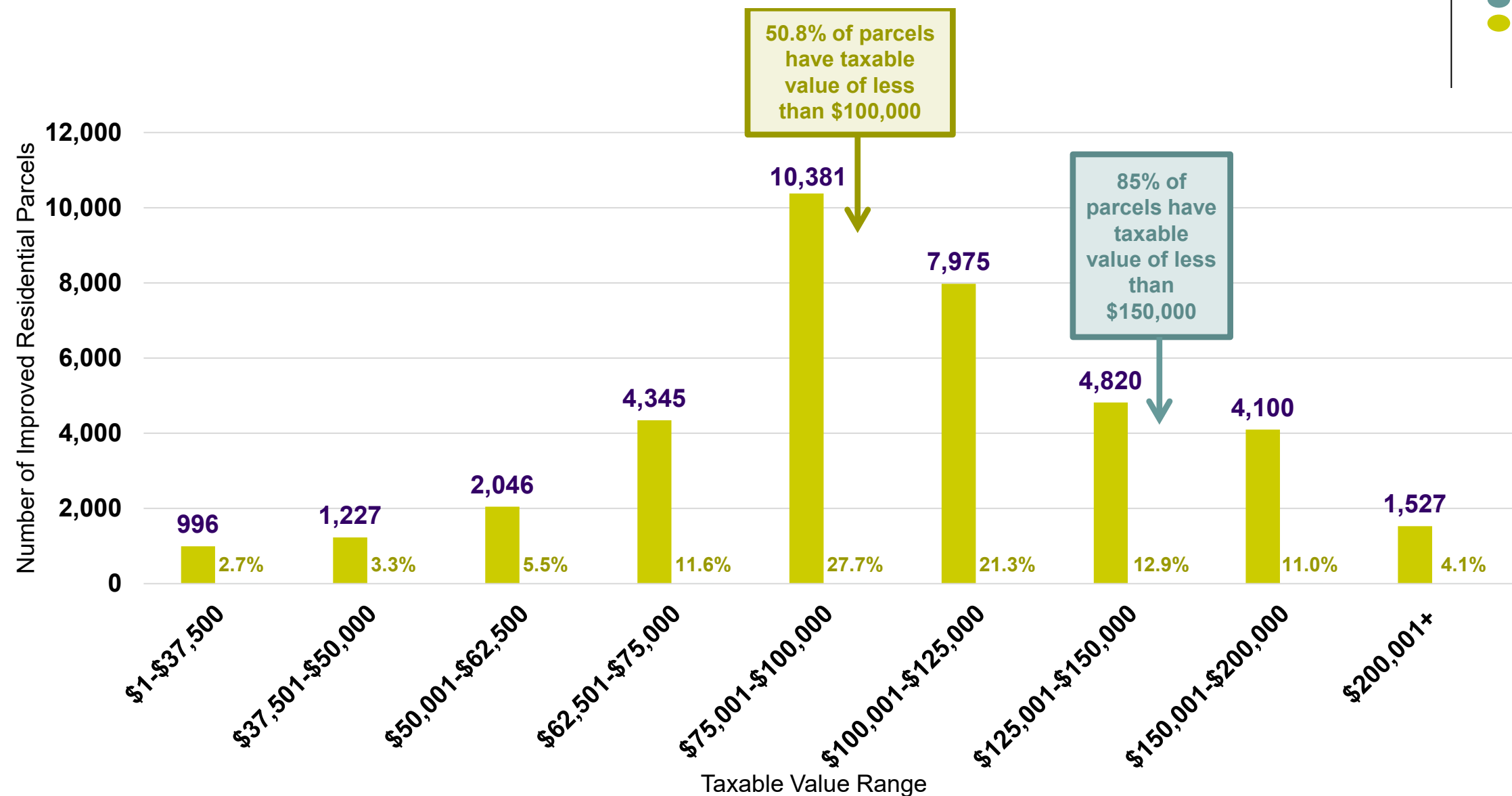
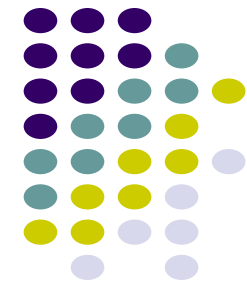
Debt Service - \$150M Bond Issue

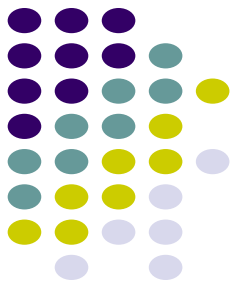
Based on Average 2025 Taxable Value of Improved Residential Property = \$107,055



Duration	Debt Service Payments	Millage Required to Support Debt Service	Additional Annual Property Tax	Monthly Investment
25 years	\$8.0M	1.43 mills	\$153.09	\$12.76

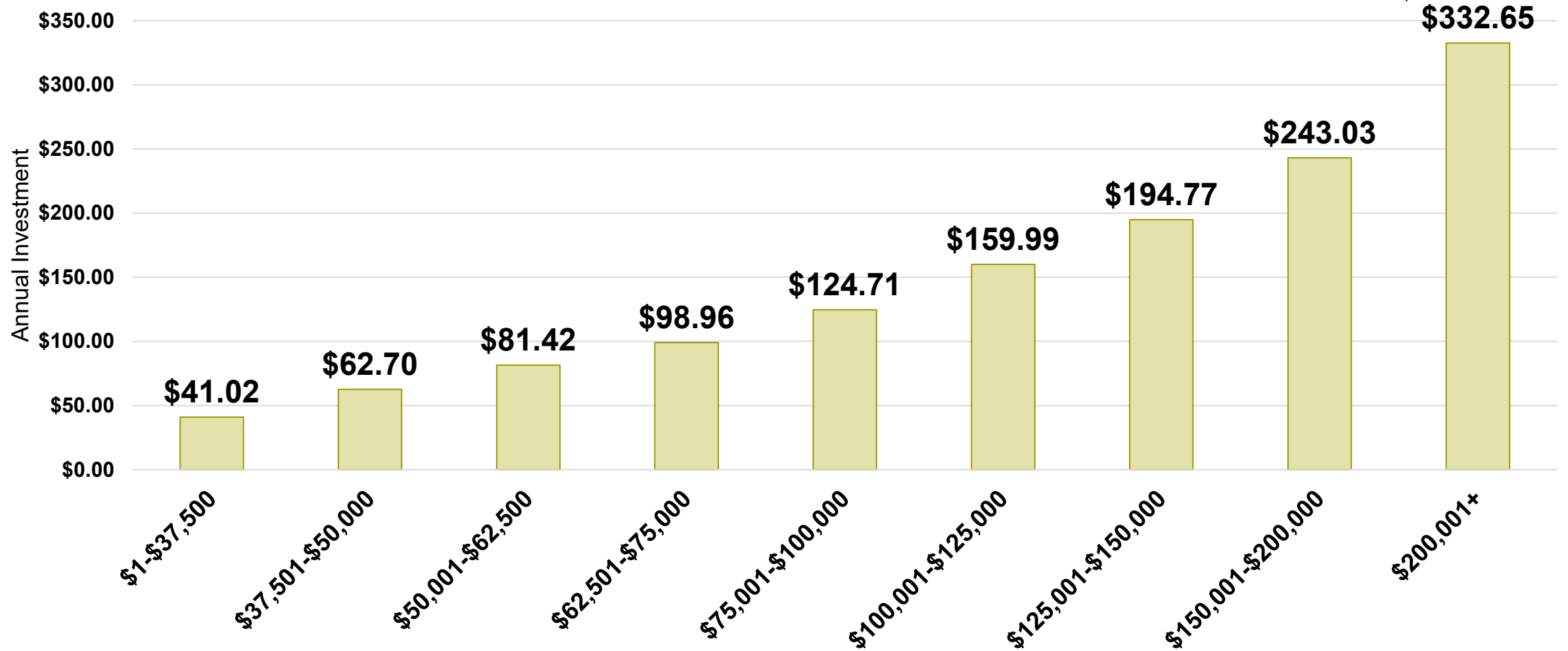
Residential Parcel Count – Improved Properties



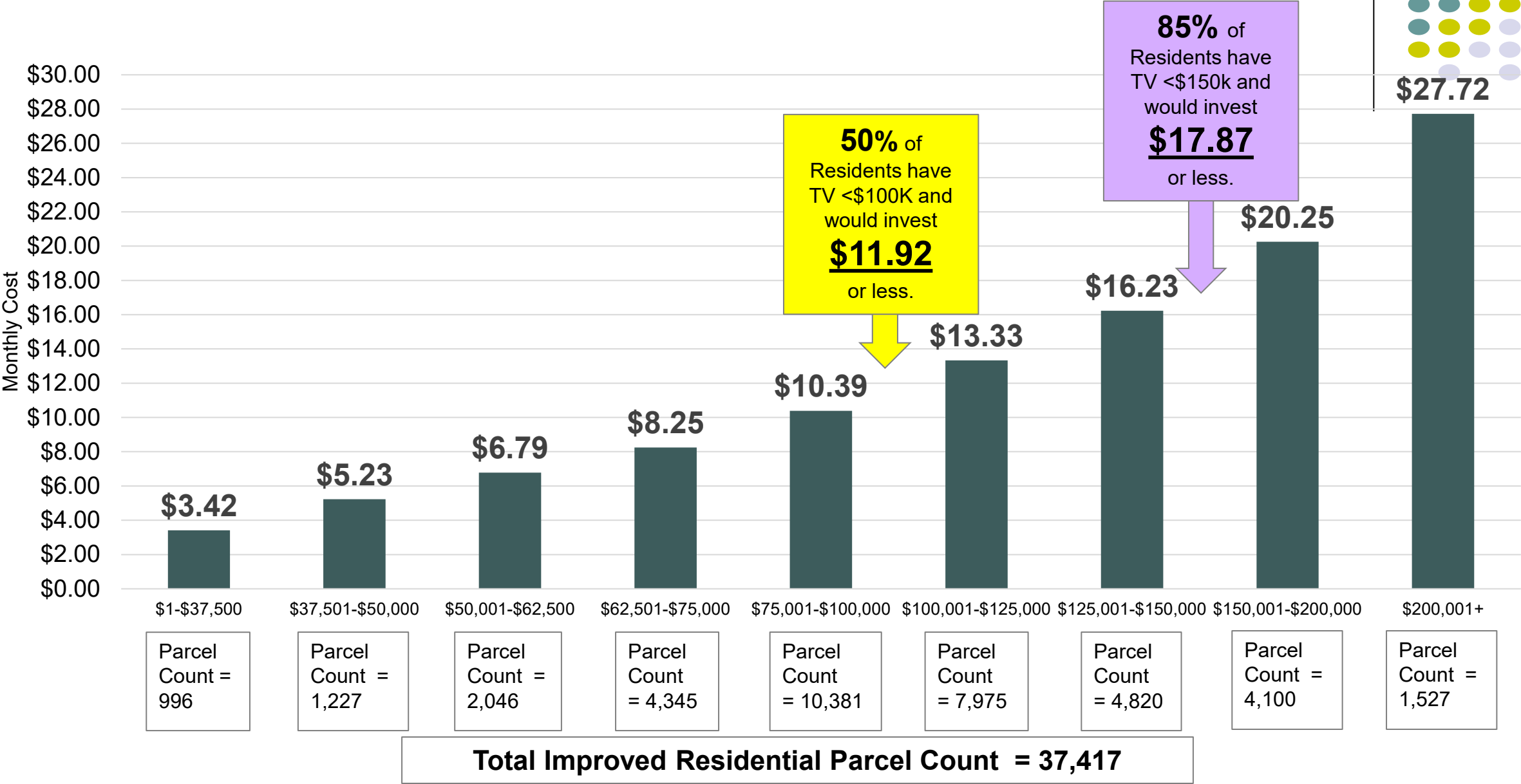


Annual Investment by Residents

Based on Average Taxable Value within each Range

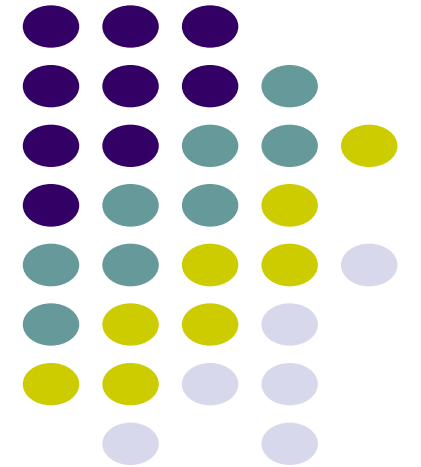


Monthly Investment by Residents

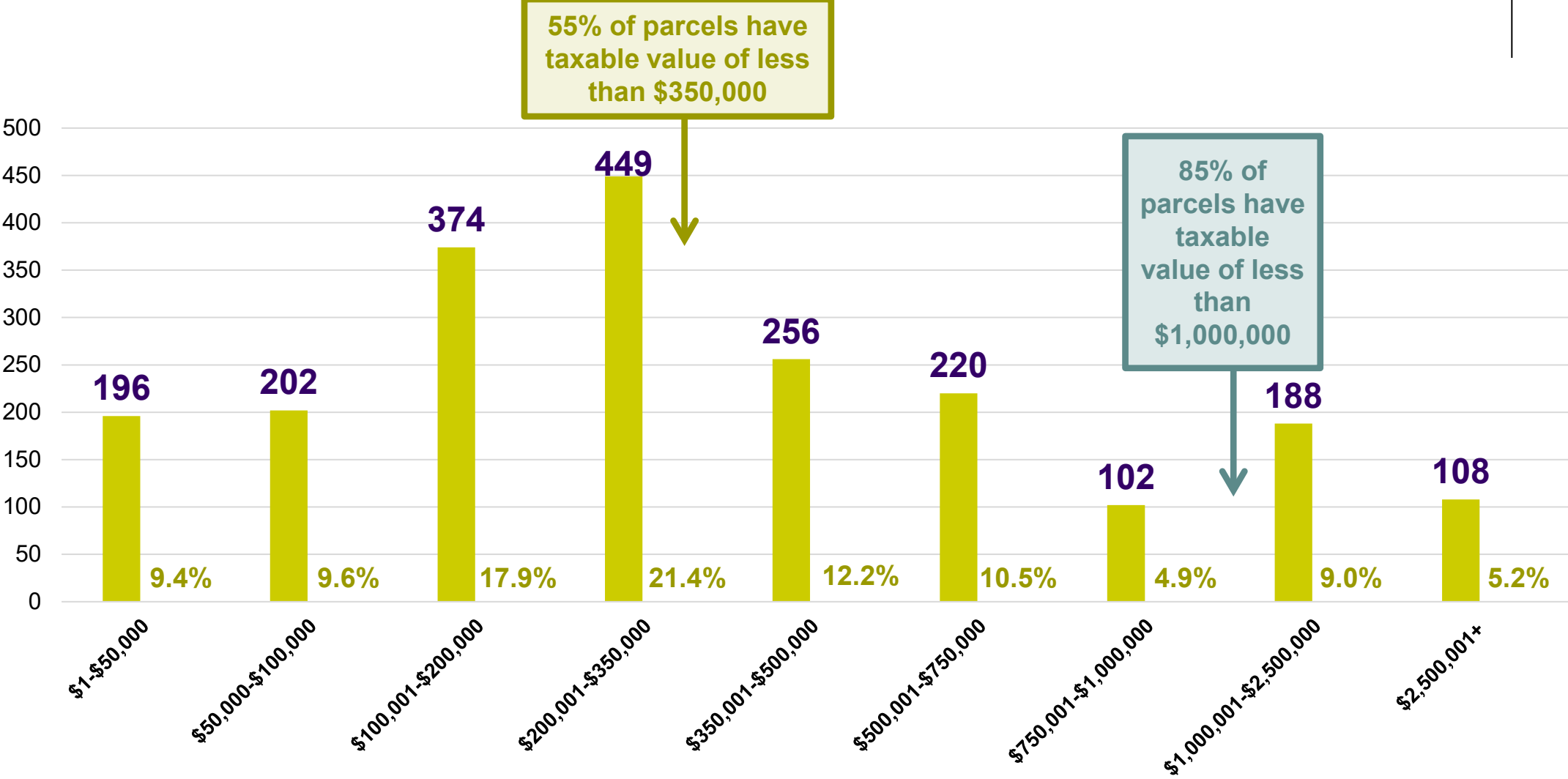
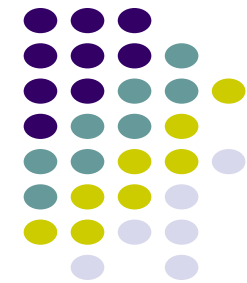


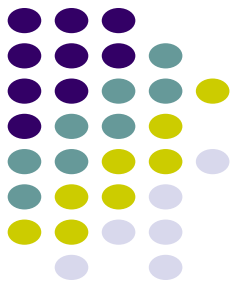
Impact on Livonia Business Owners

Annual and Monthly Changes to Property Taxes



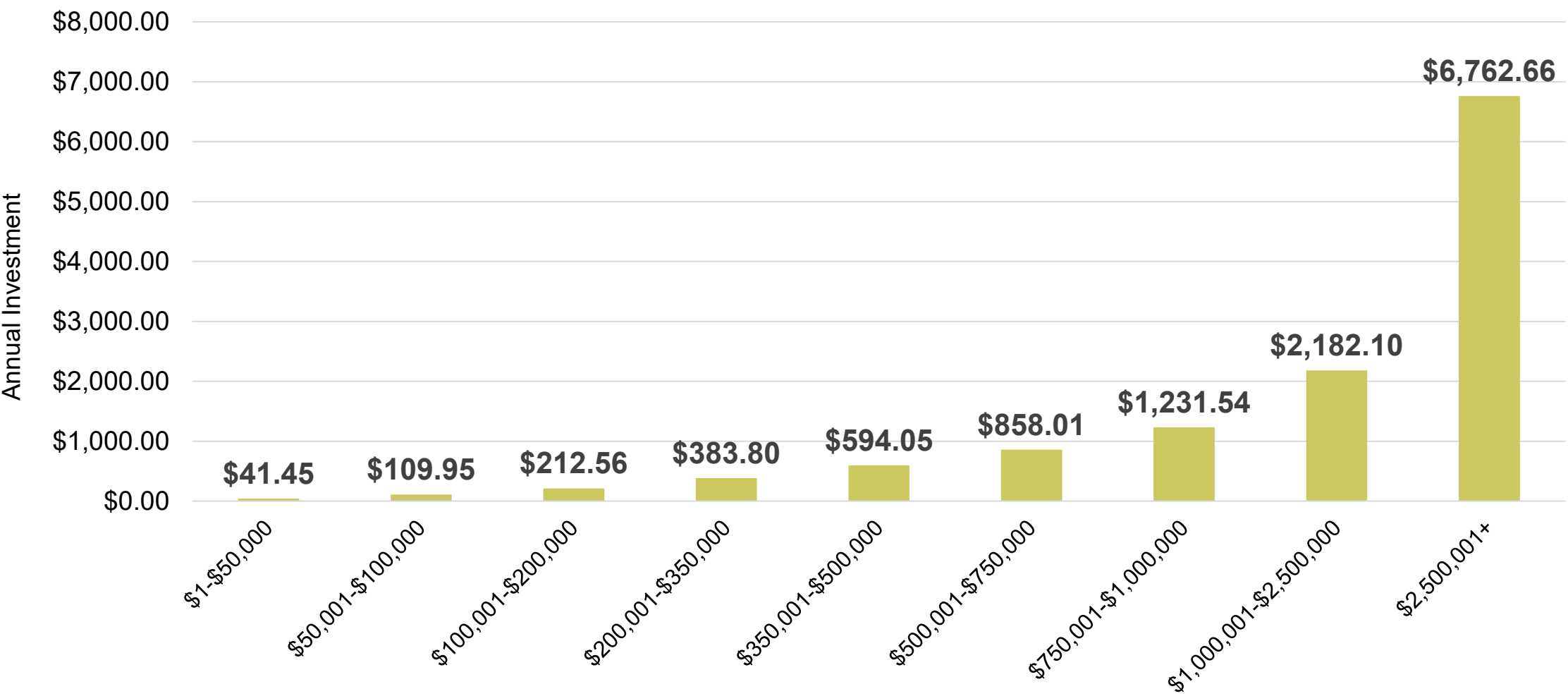
Commercial & Industrial Parcel Count



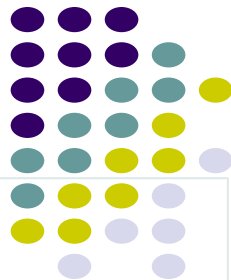


Annual Investment by Commercial & Industrial Properties

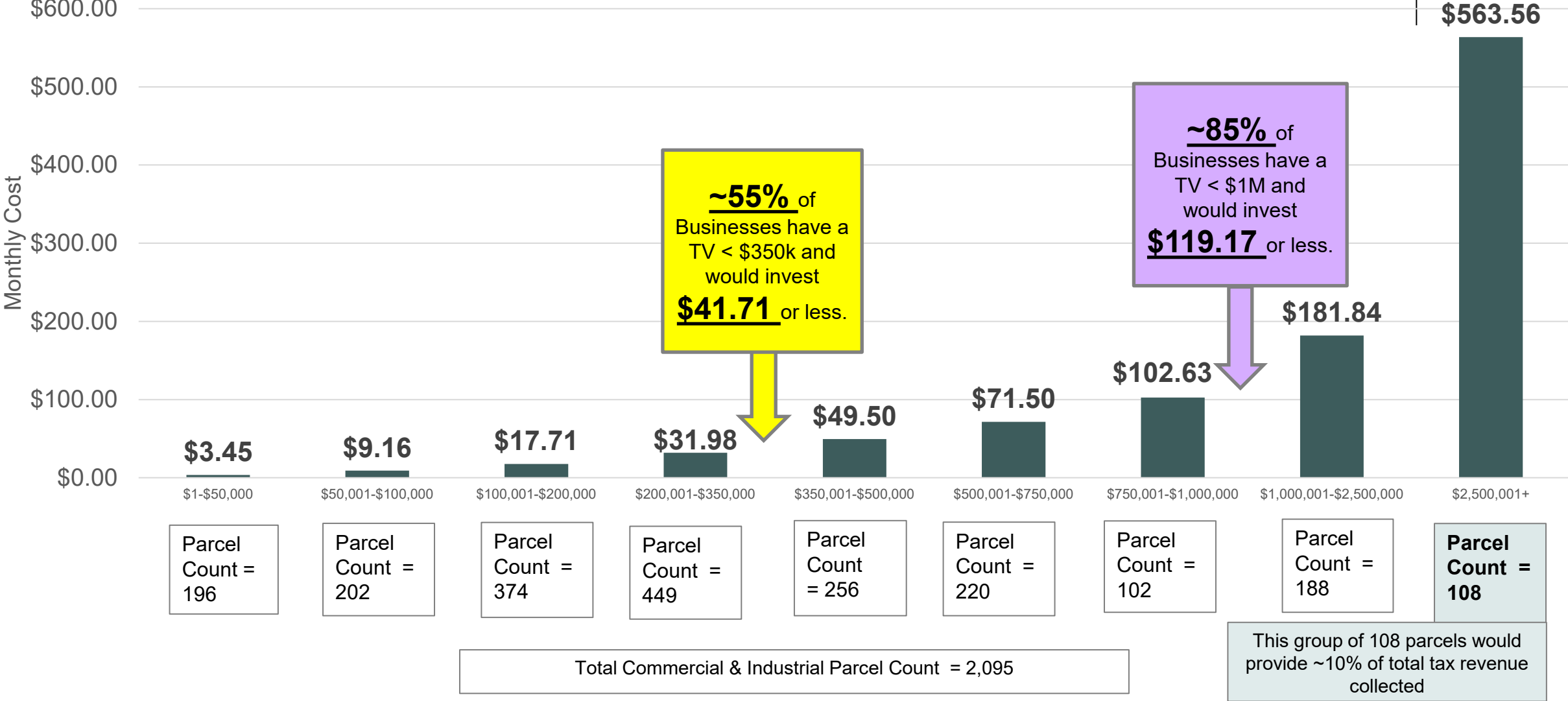
Based on Average Taxable Value within each Range



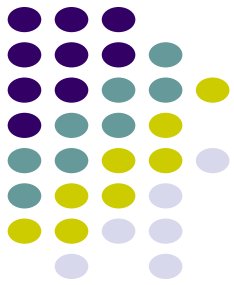
Monthly Investment by Commercial & Industrial Properties



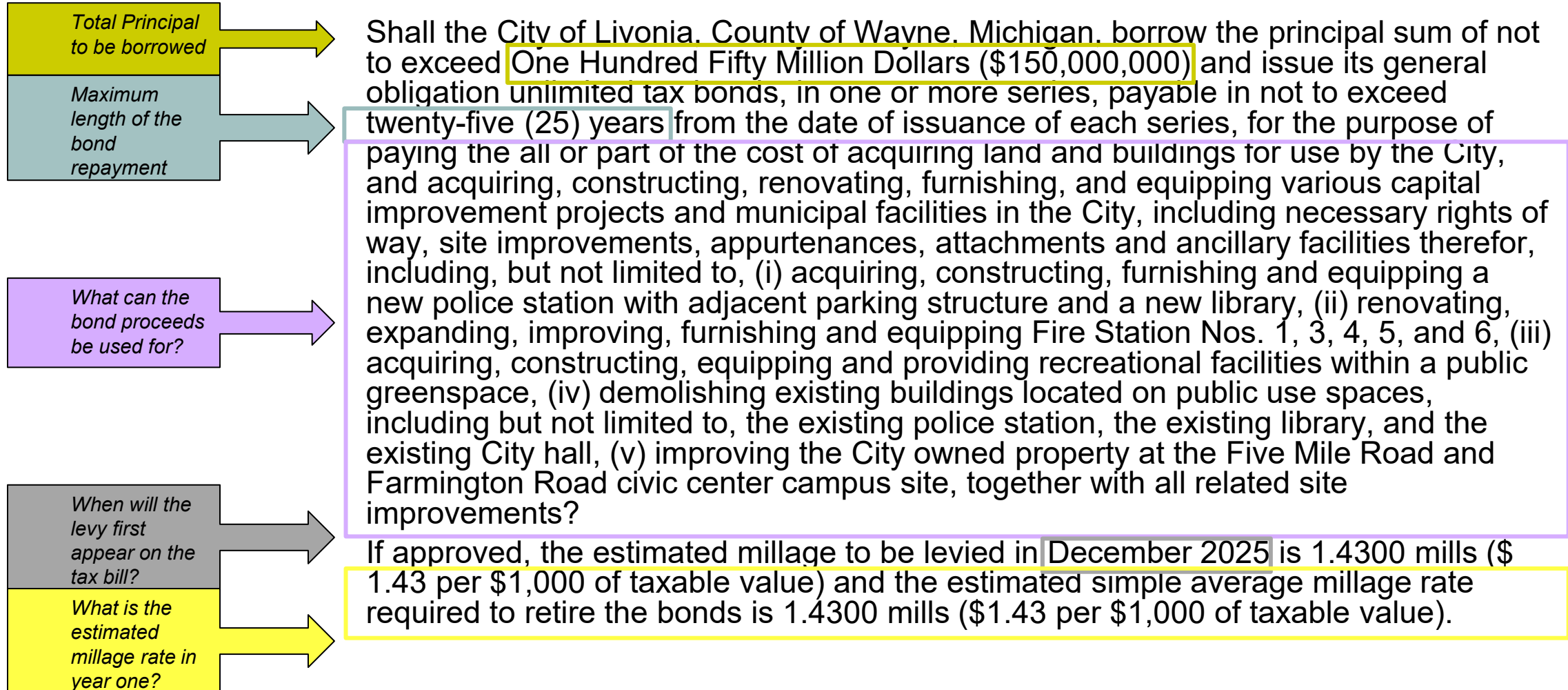
Based on Average Taxable Value within each Range



Proposed Ballot Language - based on Recommendation from Administration:

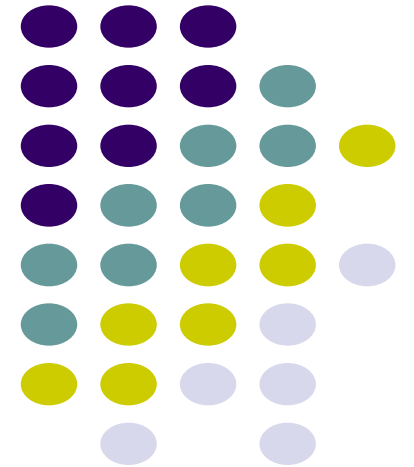


MUNICIPAL FACILITIES PROPOSAL



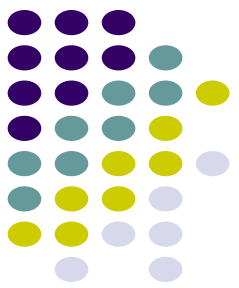
Repair, Renovate or Build New

Civic Center Library





**SERVICES EVOLVE, BUT
LIBRARIES ARE MORE THE
HEART OF THE COMMUNITY
THEN EVER.**



Investments Scenarios for Library Improvements

- The ballot proposal will be asking for funding for the Bennett Library to either:
 - Perform basic repairs and maintenance required – no structural improvements
 - Fully renovate
 - Construct a new library

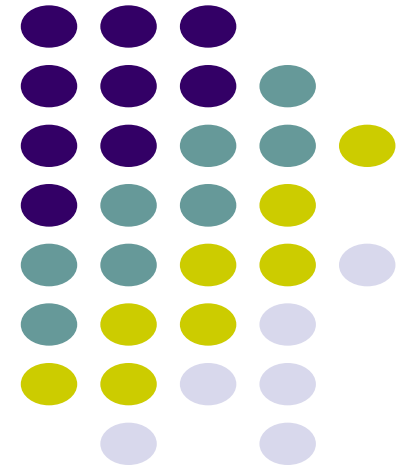
What is the difference in the investment needed?

Option	Investment Needed	Tax Amount for Average Taxpayer	
		Annual	Monthly
Perform repairs and maintenance required at the existing Bennett Library – no structural improvements	\$16,500,000	\$16.84	\$1.40
Fully renovate existing Bennett Library	\$31,500,000	\$32.15	\$2.68
Construct New Library*	\$37,500,000	\$38.27	\$3.19

**Amount Included in Bond Scenarios*

Millage Comparison

All Wayne County Cities

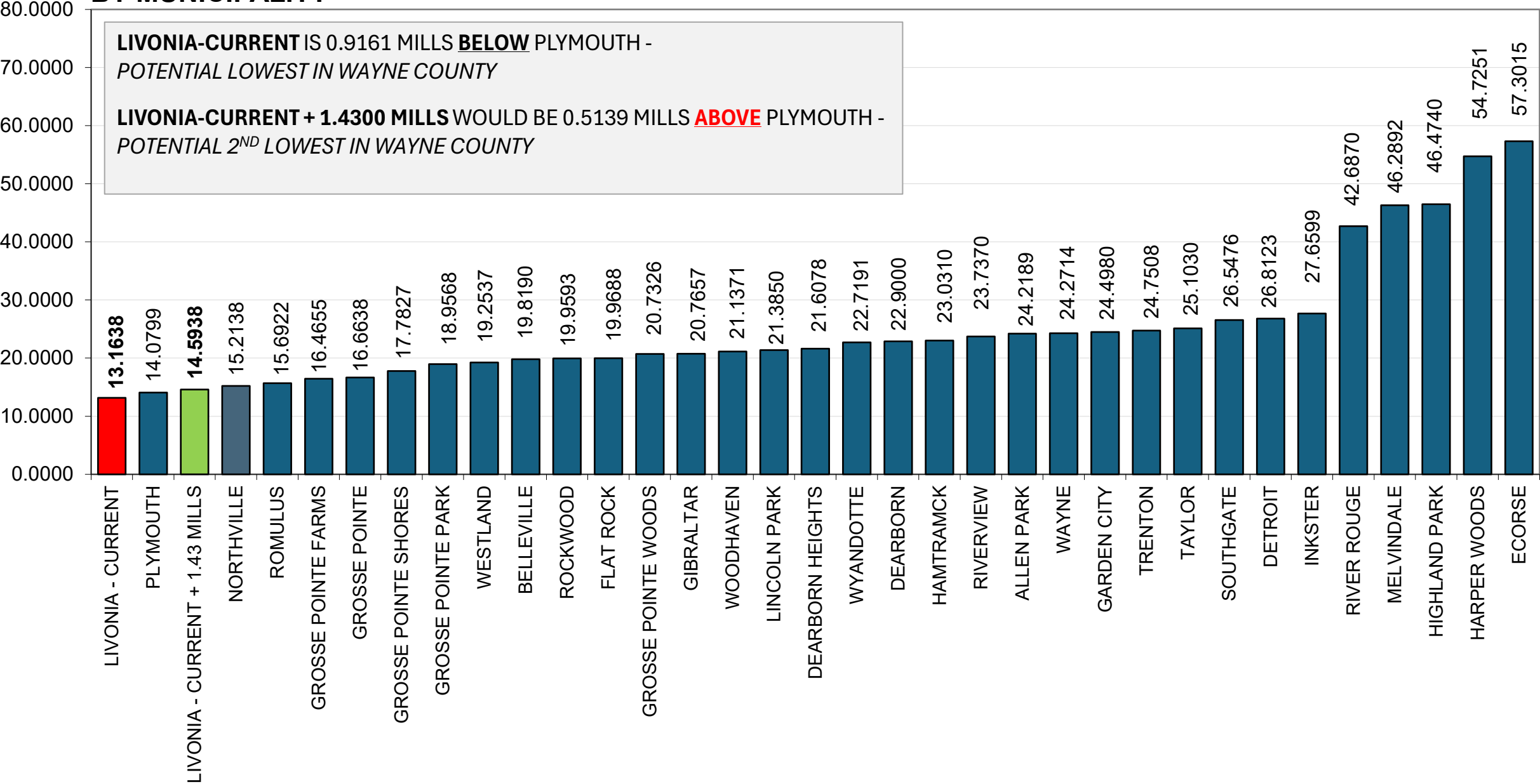


CITY TAX RATE COMPARISON (2024)
WAYNE COUNTY, MICHIGAN
BY MUNICIPALITY

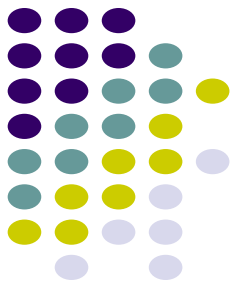
LIVONIA-CURRENT IS 0.9161 MILLS **BELOW** PLYMOUTH -
POTENTIAL LOWEST IN WAYNE COUNTY

LIVONIA-CURRENT + 1.4300 MILLS WOULD BE 0.5139 MILLS **ABOVE** PLYMOUTH -
POTENTIAL 2ND LOWEST IN WAYNE COUNTY

Mills Levied (2024)



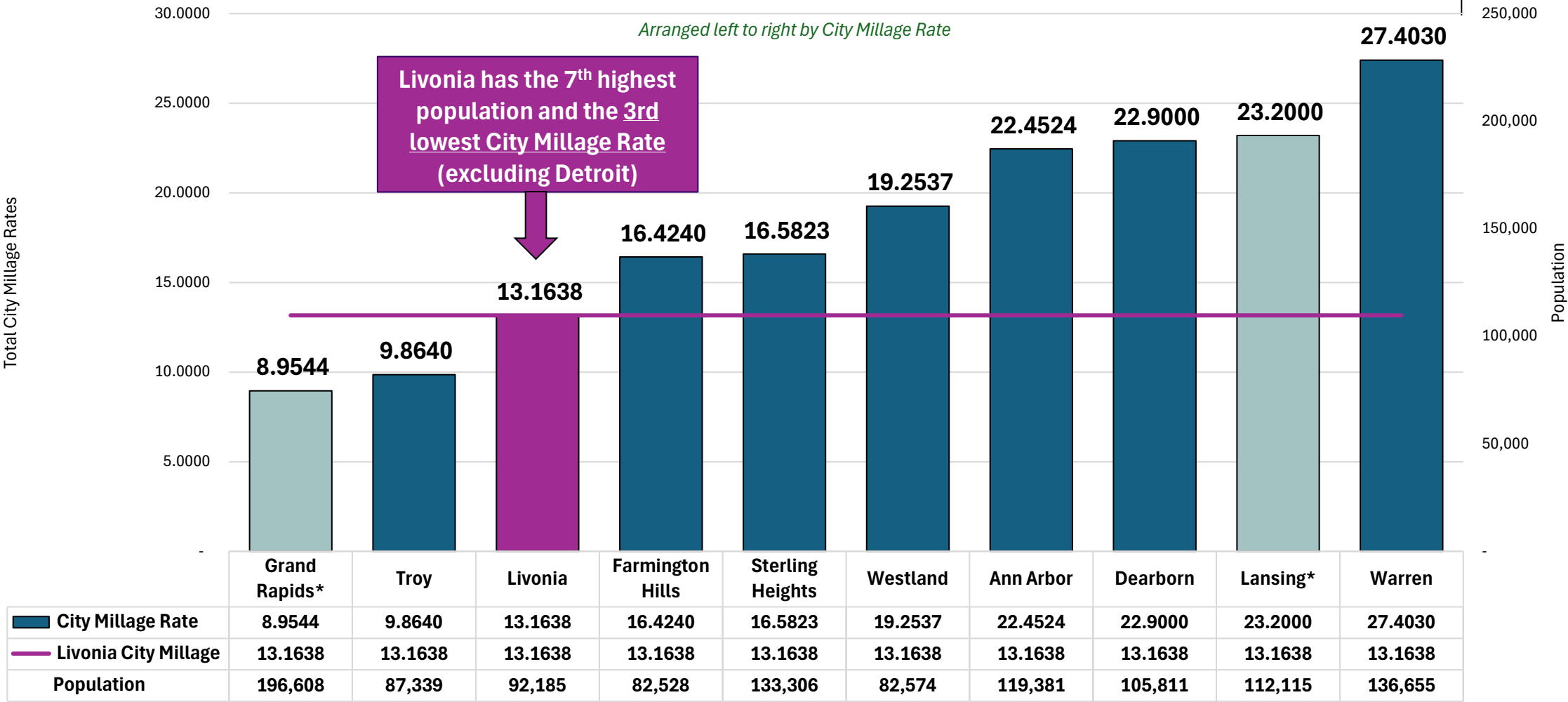
Total Millage Rates – Including City, Schools, County, and other taxing units (2024)



Township / City	School Code	Local School District	Total Homestead Property Tax Rate	Total Homestead Property Tax Rate Gap vs. Livonia (LPS)
Livonia	63090	CLARENCEVILLE SCHOOL DIST	37.0185	(3.7482)
Livonia	82095	LIVONIA PUBLIC SCHOOLS	40.7667	-
Plymouth	82100	PLYMOUTH CANTON COMM SCHS W/SCC	41.4368	0.6701
Northville	82390	NORTHVILLE PUBLIC SCHOOLS	42.5710	1.8043
Westland	82131	ROMULUS (INKSTER DEBT)	43.1085	2.3418
Westland	82151	TAYLOR (INKSTER DEBT)	43.1085	2.3418
Westland	82150	TAYLOR SCHOOL DISTRICT	43.9585	3.1918
Romulus	82160	WAYNE-WESTLAND COMMUNITY S/D	45.0214	4.2547
Belleville	82430	VAN BUREN PUB SCHOOLS	45.3072	4.5405
Dearborn Heights	82150	TAYLOR SCHOOL DISTRICT	46.3127	5.5460
Romulus	82365	WOODHAVEN SCHOOL DISTRICT	47.5241	6.7574
Dearborn Heights	82230	CRESTWOOD SCHOOL DISTRICT	47.5429	6.7762
Westland	82095	LIVONIA PUBLIC SCHOOLS	47.8482	7.0815
Allen Park	82045	MELVINDALE ALLEN PARK SCHS	48.0737	7.3070
Westland	82160	WAYNE-WESTLAND COMMUNITY S/D	48.5829	7.8162
Riverview	82400	RIVERVIEW COMMUNITY SCH DIST	49.4586	8.6919
Taylor	82150	TAYLOR SCHOOL DISTRICT	49.8078	9.0411
Rockwood	82290	GIBRALTAR SCHOOL DISTRICT	49.8262	9.0595
Grosse Pointe Farms	82055	GROSSE POINTE PUBLIC SCHS	50.0460	9.2793
Flat Rock	82290	GIBRALTAR SCHOOL DISTRICT	50.1437	9.3770
Grosse Pointe	82055	GROSSE POINTE PUBLIC SCHS	50.2443	9.4776
Westland	82050	GARDEN CITY SCHOOL DISTRICT	50.2863	9.5196
Flat Rock	82365	WOODHAVEN SCHOOL DISTRICT	50.8091	10.0424

●Note: This is a partial list of Wayne County cities, sorted in increasing order. Other Wayne County communities not shown here have total millage rates that are more than 10 mills higher than Livonia.

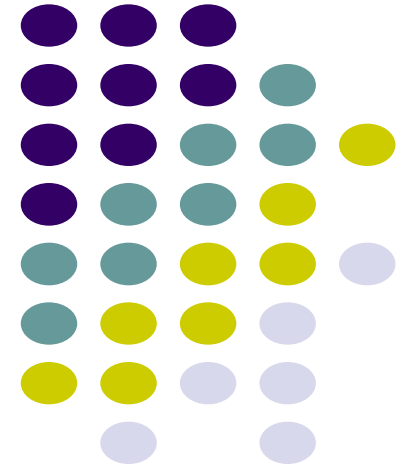
Top 10 Largest Cities in Michigan (excluding Detroit)



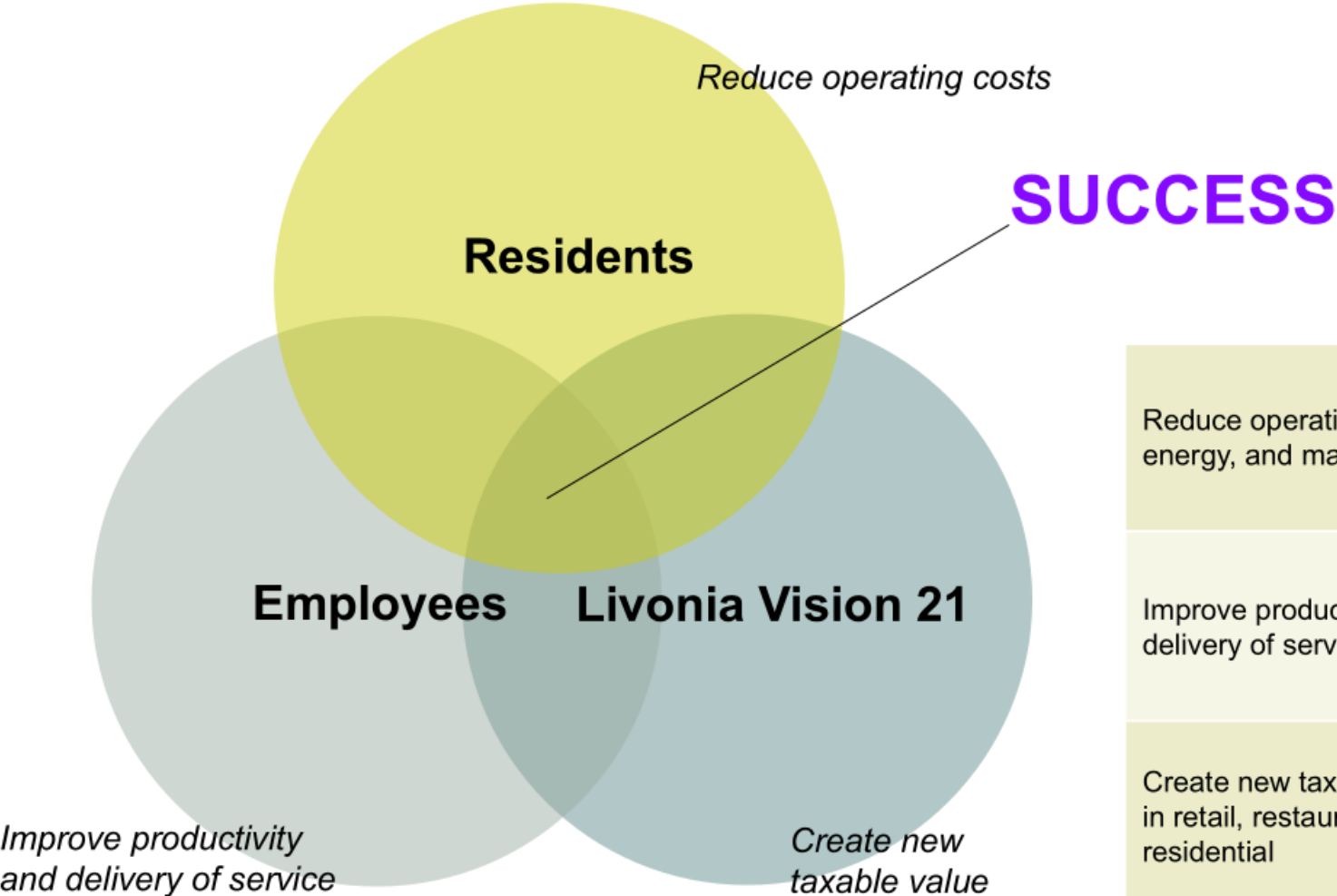
**Local unit imposes a City Income Tax in addition to property tax assessments*

What if...?

We can step up to all three challenges and make Livonia a city our children want to come home to



THE TRIPLE WIN METHOD OF ANALYSIS



	City Hall	Police HQ	Library
Reduce operating costs, energy, and maintenance	✓	✓	✓
Improve productivity and delivery of services	✓	✓	✓
Create new taxable value in retail, restaurants, residential	✓	✓	✓

Our Neighbors are Investing in Their Futures



Canton Township could be on path to building Michigan's first net-zero fire station



Laura Colvin
Hometownlife.com

Published 1:42 p.m. ET May 10, 2024



Canton Township's Fire Station No. 4, proposed at the southwest corner of Michigan Avenue and South Lilley Road, would look architecturally identical to Station No. 2, shown here 41440 Warren Road. *Courtesy Canton Township Fire Department*

CANTON TWP. — A new addition to the township's lineup of fire stations could also be Michigan's first net-zero fire station.

Although engineering is still in the research and planning phases, the

Novi police, fire stations would be demolished, new facilities built in \$120M ballot proposal



Susan Bromley
Hometownlife.com

Published 6:01 a.m. ET March 14, 2025



The Novi Police Department. *JOHN HEIDER | Hometownlife.com*

Key Points AI-assisted summary

- Novi voters will decide on a \$120 million bond proposal in August to fund new public safety facilities.
- The proposal includes a new public safety complex for police and fire, two stand-alone fire stations, and renovations to a fourth fire station.
- If approved, the bond would be funded by a 1 mill levy in the first year, averaging .95 mills annually over 25 years.
- City officials say the investment is necessary to replace outdated and inadequate facilities with state-of-the-art resources.

Northville Twp. breaks ground on \$44M 'Essential Services Complex' at old hospital site



Laura Colvin
Hometownlife.com

Published 2:07 p.m. ET May 16, 2024 | Updated 2:41 p.m. ET May 16, 2024

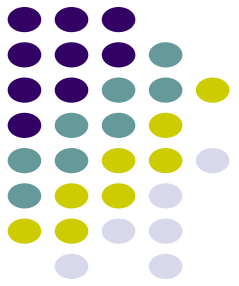


A drone shot from the May 14 groundbreaking shows the construction site for the new Essential Services Complex in Northville Township. *Courtesy Northville Township*

NORTHVILLE TWP. — Construction of the township's new \$44 million "Essential Services Complex" is officially underway following a groundbreaking ceremony May 14 at the site of the former state psychiatric hospital on Seven Mile Road.

Under construction west of Haggerty Road, the complex will include a second fire station for the township, which officials say is needed to reduce response times to the northeast quadrant of the community, along with a

Our Neighbors are Investing in Their Futures



Plymouth Township considers \$8.4 million replacement of 1976 fire station



Laura Colvin
Hometownlife.com

Published 10:56 a.m. ET March 15, 2024



A draft rendering by Partners in Architecture shows a potential plan for a new fire station on Wilcox Road in Plymouth Township. Plymouth Township

PLYMOUTH TWP. — Preliminary plans to replace the aging No. 2 fire station with a new \$8.4 million facility include modern accommodations designed to take the department into the future, but township officials haven't yet voted on whether they will or won't build it.

At a meeting March 12, the Plymouth Township Board of Trustees reviewed draft designs and cost considerations for a 10,455-square-foot facility to replace the current fire station built in 1976 at 41212 Wilcox Road. A final decision is likely coming in the months ahead.

Westland expected to break ground on nearly \$12M park this month



Shelby Tankersley
Hometownlife.com

Published 7:00 p.m. ET Aug. 5, 2024



A rendering shows the coming Nankin Square Park in Westland. The park is planned to include space for events, a walking path and play areas for children. Courtesy Of The City Of Westland

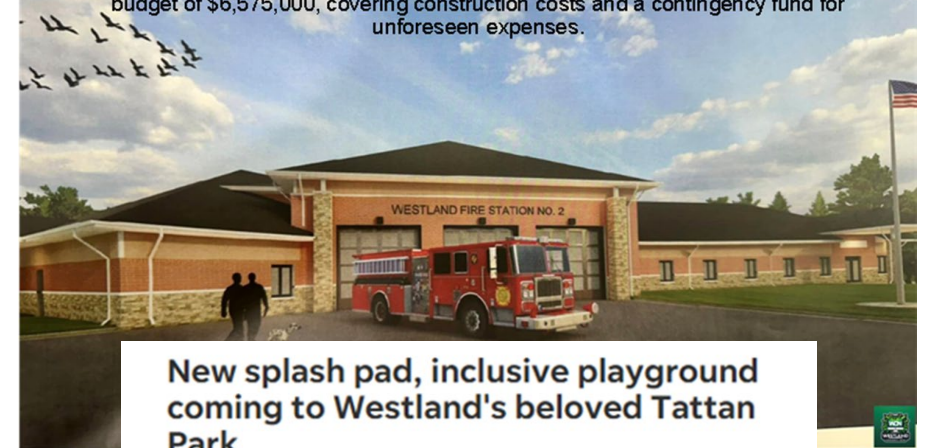
WESTLAND — City officials are planning a nearly \$12 million park that they hope will help spark a downtown-like environment.

The park, named Nankin Square, is slated for 3.9 acres between the Westland Community Health Center, 35700 Warren Road, and the city's main fire station at 35701 Central City Parkway. The project is expected to break ground this month and be completed in September 2025.

Officials hope the park will help revitalize the nearby Westland Mall property, which residents have [described as an eyesore](#) for years.

"We're using this as an economic development catalyst for the mall property," said Alex Garza, the city's chief business development officer. "With that property being what it is, we're looking for the mall ownership to hopefully redevelop the property."

Westland Fire Station No. 2 Construction to Begin This Fall
Westland, MI - The Westland City Council has approved the construction of a new fire station. The new Fire Station No. 2, spanning 13,100 square ft. will be strategically located north of the Hines Park Bridge on Merriman Road, to ensure optimal response times for emergency services. The project has a budget of \$6,575,000, covering construction costs and a contingency fund for unforeseen expenses.



New splash pad, inclusive playground coming to Westland's beloved Tattan Park



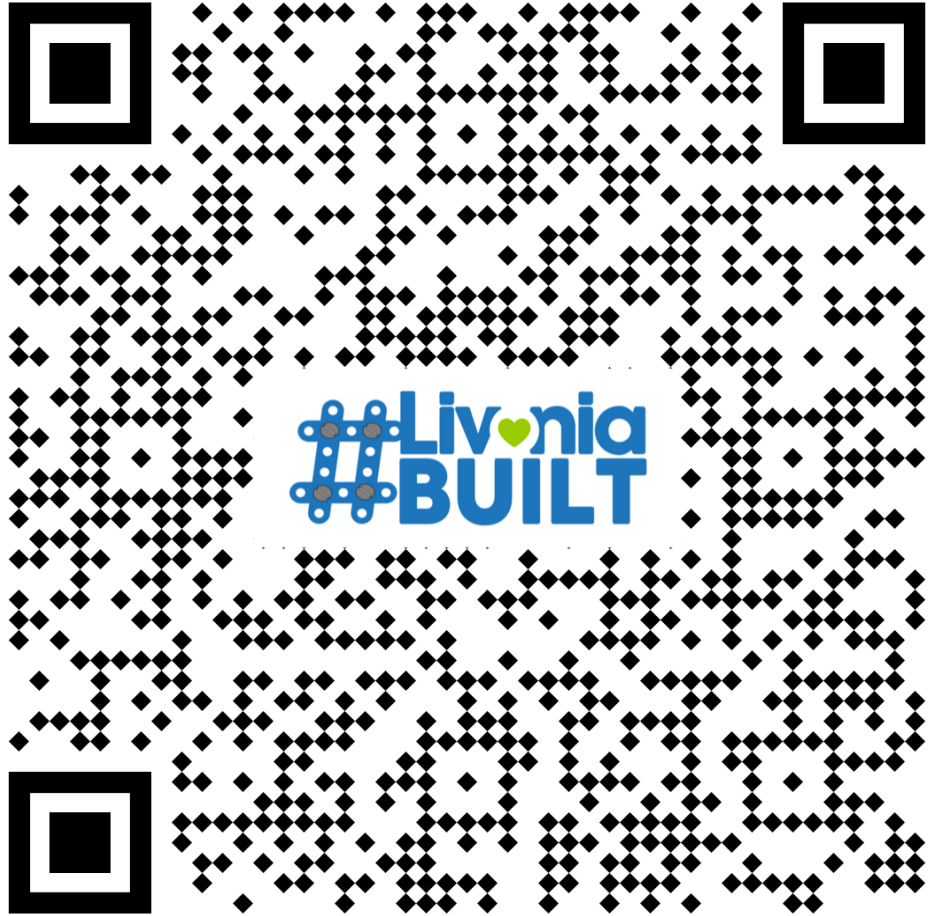
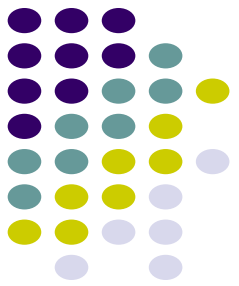
Shelby Tankersley
Hometownlife.com

Published 8:09 a.m. ET April 22, 2022



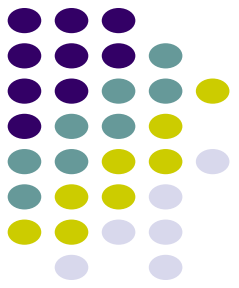
A rendering of what Tattan Park in Westland will look like in 2023. Courtesy Of The City Of Westland

A Tax Calculator for Residents Coming Soon



LivoniaBuilt.org

The Last Time the City Invested 1999



**GRATE PHOTO BY
BRIAN KIRKSEY**
**Livonia
Mayor
Jack Kirk-
sey and
city coun-
cil shovel
dirt dur-
ing the
ground-
breaking
ceremony
of the new
rec center
Thursday.**



Officials break ground for recreational cornerstone

**BY ALICE ASHMORE
STAFF WRITER
aashmore@oe.hometown.com**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gyms, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

The \$30 million project is expected to be completed in early 2003.



DRAFT ONLY

MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed twenty-five (25) years from the date of issuance of each series, for the purpose of paying the all or part of the cost of acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various capital improvement projects and municipal facilities in the City, including necessary rights of way, site improvements, appurtenances, attachments and ancillary facilities therefor, including, but not limited to, (i) acquiring, constructing, furnishing and equipping a new police station with adjacent parking structure and a new library, (ii) renovating, expanding, improving, furnishing and equipping Fire Station Nos. 1, 3, 4, 5, and 6, (iii) acquiring, constructing, equipping and providing recreational facilities within a public greenspace, (iv) demolishing existing buildings located on public use spaces, including but not limited to, the existing police station, the existing library, and the existing City hall, (v) improving the City owned property at the Five Mile Road and Farmington Road civic center campus site, together with all related site improvements?

If approved, the estimated millage to be levied in December 2025 is 1.4300 mills (\$ 1.43 per \$1,000 of taxable value) and the estimated simple average millage rate required to retire the bonds is 1.4300 mills (\$1.43 per \$1,000 of taxable value).



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
March 24, 2025

MEETING DATE

COI040225/R041425

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

A Capital Outlay and Infrastructure Meeting was held on March 12, 2025 and will be reported along with this meeting at the Regular Meeting of April 14, 2025.

At the Regular Meeting of February 10, 2025:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025.

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. COI031225 LTC plan design construction of CC Campus
2. COI020525 - presented at COI020525
3. Senior Wellness Center - Update presented at COI020525
4. COI020525 LTC plan design construction of CC Campus
5. COI012225 Minutes

6. COI012225 LTC plan design construction of CC Campus
7. COI012225 Technolgy Consulting Services_Contract Award Recommendation Letter
8. COI012225 LCCP_Tech Consultanting Services_Proposal and CBS Summary
9. R121824 FRS new Livonia City Hall CR 432-24
10. R121824 Hobbs + Black new PD CR 433-24
11. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
12. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
13. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
14. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
15. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
16. COI101424 Minutes
17. COI101424 LTC plan design construction of CC Campus
18. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
19. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
20. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
21. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
22. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
23. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
24. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, March 12, 2025, in the Livonia City Hall Auditorium.

Committee Members Present: Rob Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Brandon McCullough
Lynda L. Scheel
Laura M. Toy

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Susan Nash, Treasurer
Lori Miller, Clerk
Sean Kavanagh, Judge
James Jolly, Judge
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Thomas Goralski, Police Chief
Robert Jennison, Fire Chief
Linda Gosselin, Assessor
Jerome Hanna, Director of Inspection
Kristen Edson, Library Director
Kristin Houchins, Director of Communications
Anthony Hall, Police Union President
Scott Heraty, Fire Fighter Union President
Plante Moran Realpoint Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

The meeting convened at 7:02 PM.

The meeting began with a discussion of the following:

- Chairman Donovic explained Council meeting structures and procedures to significant audience size and how the meeting agenda was going to proceed.
- Chairman Donovic explained that this isn't the first meeting held on this item, and that this project was first established back in 2018 through Livonia Vision 21.
- Multiple members of the Council gave remarks around the meeting.
- Project management team was introduced by Administration.
- Multiple vendors were introduced from HED (Master Planner & Architect for City Hall).
- Mayor explained the first phase in the project was the building of the new Senior Wellness Center, (Project Catalyst) primarily funded by Federal, State, and County dollars that wanted to fund a senior center specifically.
- This is a long-range plan, first established in Vision 21, unanimously voted on by the Council in 2020 that specifically calls for 5 Mile & Farmington Rd to be a Civic Center/ Downtown campus.
- The city owns roughly 70 acres at this corner.
- Livonia Vision 21 surveyed thousands of residents in 2017/18, held countless Open Houses, dozens and dozens of residents and vendors drafted Vision 21 years ago, now the Administration wants to implement the plan, not just let it sit on a shelf.
- There was a study conducted in the 1980's that talked about building a downtown area to attract younger families to our community.
- This planning has been going on for longer than a year and a half with many public open meetings.
- Vision 21 is a city-wide policy for all things zoning and future land use planning and guidance for the future of our community.
- The Administration has exhausted all federal, state, and county funding sources, which was important to the Administration. They have also looked for areas to cut within the general fund and be fiscally responsible.
- The Administration talked about the city hall, police department, and library reaching the end of their useful life. It would be more economical to demo these old, poorly built buildings, than to reinvest into them and continue to spend tax dollars on aging functionally obsolete city buildings that are too large, not ADA accessible, and poorly built.
- The city conducted an asset management plan of all city buildings to inventory building issues and capital expenditures. This is the first time the city has conducted an asset management plan in city history.
- The Administration talked about how much it will take to update and maintain existing buildings, which is north of 97 million dollars over the next 10 years.
- This means just updating these city buildings to "Good Status."
- Every year that goes by, the cost to renovate city buildings to good status goes up.
- The Administration is proposing to build smaller, more efficient buildings.
- The city is building the senior center next door to the rec center, relocating it.

- Survey hundreds of seniors, had representatives from the aging commission, and senior center staff all served on the planning committee for the Senior Wellness Center.
- The vacant courthouse has been vacant since 2015.
- The Administration is purposing to clear roughly 9.5 acres in the first phase, which is the first block that can be cleared.
- Plante Moran Real-Pointe, the cities real estate advisor says for a successfully project, the city needs to make at least 20 acres available.
- City Hall will be roughly 40 million dollars to be built, being designed by HED. Council approved Frank Rewald & Sons as the general contractor to build.
- City Hall is roughly 96,000 sqft, the space needs assessment conducted by PMR, says we only need roughly 50,000 sqft.
- Savings from the shift in retiree healthcare to Medicare advantage plus, freeing up roughly 2.4 million a year in annual city contributions that now are unapproached in the general fund. These funds were cover the bond payment (mortgage payment) to build city hall.
- In December of 2023, Council took the initial step to approve bond language up to 47 million dollars. Council will formally approve or deny this bond later this year.
- Phase 2 of land clearing would include the clearing of City Hall proper.
- In 1967, there were new articles of City of Livonia planning to build this area as a downtown, but no one ever formally acted on these plans.
- Phase 3 would be to demo the police department, see a new library, central park, bike loop, and significant updates to the various fire stations.
- The existing Police Department is built on a high-water table and is an addition to a former water department building.
- Is not ADA accessible, doesn't have proper facilities for women, inadequate training facilities for officers to do physical fitness training and various other issues.
- The fire stations are in good locations, proper sizing, but need updating to existing faculties.
- The Robert & Janet Bennet Civic Center Library is many years behind similar communities in metro Detroit.
- It is far too big and inefficient, can be roughly 50,000 sqft.
- Phase 4 would be to attract private sector developers for residential and commercial/retail.
- City builds the central gathering/ park area, private developers build their residential and retail projects.
- HED is currently working on conceptual plans that will continue to evolve and grow/ change. Nothing is finalized yet.
- There was significant discussion about combined a new City Hall and Library into one building. There are cost savings by combined various building systems, stairwells, elevators, HVAC, electrical, and plumbing systems.
- There are still significant discussions that need to take place, but the goal is to activate the municipal building and that there are many pros to a combined building. They would still maintain their unique services but provide great amenities to the community and be a fiscally responsible building.
- HED (hired master planner) has over 25 years of public planning projects, they have partnered with Design Works, to bring high-level design to the entire plan.
- The Administration talked about the potential bond would only found city buildings, city infrastructure and greenspace, not private development.

- The city wants to improve library services and programming with a new combined City Hall and Library. This provides more flexibly.
- The private development community will analyze the master plan and build private development, guided by our master plan.
- We want to promote people on streets, street parking, city center environment.
- There was a lot of talk about green space and how large the central gathering area will be.
- A lot of discussion around parking and biking.
- There was a lot of discussion around funding and what that could potentially look like.
- The city wants a destination for not only Livonia residents, but for people in Metro Detroit to come to our city, shop in this district and live nearby.
- The potential millage would fund city buildings, gathering area, and underground infrastructure. Those numbers will be explained at the next Committee meeting, April 2nd, 7:00pm at City Hall.

The meeting adjourned at 10:26 PM.

The Committee recommends:

- Item will stay in community for further discussion.

Note: This item will remain in Committee.

This meeting will be reported at the **Regular Meeting of April 14, 2025.**



Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Jennifer Kankula	7344662491 Library
April Bornusch	313-303-8659 Library
Nicholas Pickard	313-638-0352

DAVID CORDS

Deeuge Miller	248-231-1943
Alex King	248-884-6460
Frances Tunny	213-910-6037
CHERR BERNHARD	734-744-7964
Deanne Meeks	734-542-1307
Kathryn Huyghe	313-247-8389
DONNA WALKER	734-634-8888
Bill McEvoy	734 427 2633

Mike Obk.

Patricia Rabichue

Gini Krenz

Burt Iovan

Maureen Stuenkel

John Schaler

USF Fresh

DAVE MacFARLAND

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Eileen McDonnell

Lauren + Stephanie Ladd

DAVE LUNLEY

Cindy Fleming

Meghan Rokita

Jenny O'Connor

Jeanette & Chris Oswell

Clare Shelton

CARIE RICKMAN

Chris Hensch

Peter Dale

Barla Tuxall

Diane Wilson

ELON MCK

Patty Riggio

Julia Peronis

JIM BRUNGWALDUS



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
March 4, 2025

MEETING DATE

COI031225

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of February 10, 2025:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

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7. COI012225 Technology Consulting Services_Contract Award Recommendation Letter
8. COI012225 LCCP_Tech Consulting Services_Proposal and CBS Summary

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11. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
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15. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
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17. COI101424 LTC plan design construction of CC Campus
18. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
19. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
20. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
21. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
22. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
23. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
24. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, FEBRUARY 5, 2025
7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, February 5, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Rob Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Lynda L. Scheel
Brandon McCullough

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Plante Moran Realpoint Representatives
Plante Moran Technologies Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus.
(CR 330-24)

The meeting convened at 7:04 PM.

The meeting began with a discussion of the following:

- Introduction of conceptual master plan
- The Administration and vendors are looking for cost savings and value engineering while maintaining integrity of new city buildings.
- There was talk about the future of the Civic Center Library and why or why not to invest into an aging outdated library.
- The administration is discussing potential ballot language to present to the City Council to fund the building of a Police Department, potential library, renovation to the fire stations, central gathering area, and underground infrastructure.
- The language needs to be sent to Council first, if Council approves the language, it is sent to the State and then County to be voted on by residents in August of 2025.
- Significant work is still needed. The administration is actively working on bringing all info to the Council and community.
- Renderings are only conceptual and will continue to evolve and grow with time.
- All meetings are open to the public and encourage the community to participate.

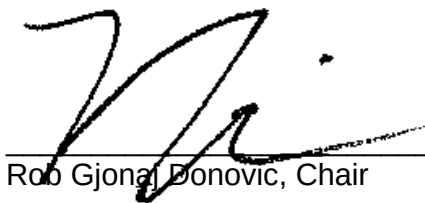
The meeting adjourned at 9:34 PM.

The Committee recommends:

- The item will stay in committee for further discussion.

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.



Rob Gjonaj, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, FEBRUARY 5, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Ted Bant

P+R

MARY TACOMINA

PLANNING DEPT.

Betsy Calhoun

Greenleaf Commission

Dave Karga

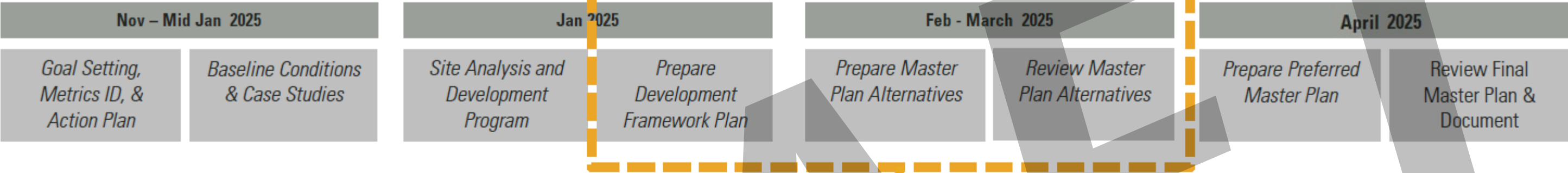
FEBRUARY 5, 2025

Capital Outlay and Infrastructure Committee Meeting

Livonia City Center Program Project Update

Master Plan Process Timeline

Long-Term Timeline



Near-Term Timeline



Key Design Strategies

DELIVER A NEW CITY CENTER THAT TRANSFORMS LIVONIA FOR RESIDENTS, BUSINESSES and GUESTS

Programming and activation that elevates and attracts

BEGIN BY MAKING A GREAT MIXED-USE EXPERIENCE FIRST

Discussion on the potential program and offering to the community

DESIGN TO UNLOCK THE SITE'S GREATEST ASSETS

Leverage this parcel to optimize services and engagement

PAVE A WAY FOR FUTURE DEVELOPMENT ALONG FIVE MILE ROAD AND FARMINGTON ROAD

Foundation of elements that build momentum and spur development

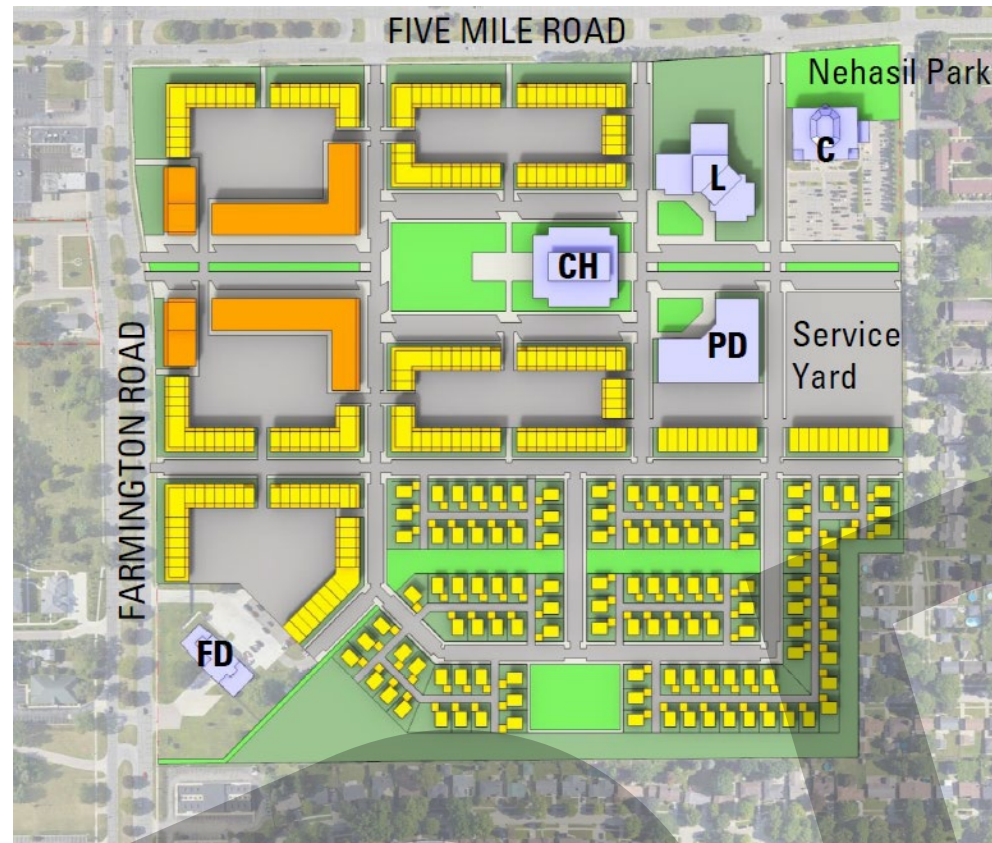
Master Plan Goals and Objectives:

The following tactical objectives from Vision 21 are evolving into application in the Master Plan:

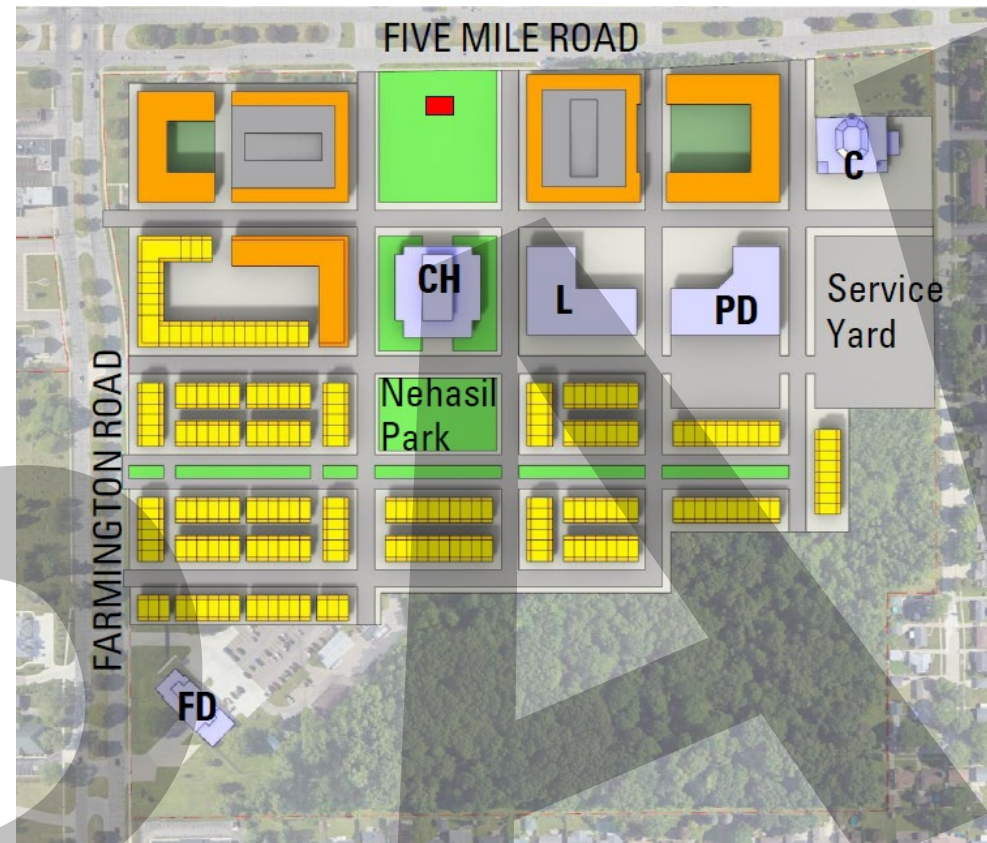
- Housing and Neighborhood
- Transportation
- Sustainability and Resiliency
- Healthy Communities
- Economic Development
- Parks, Trails, and Open Spaces
- Infrastructure
- Urban Design

DRAFT

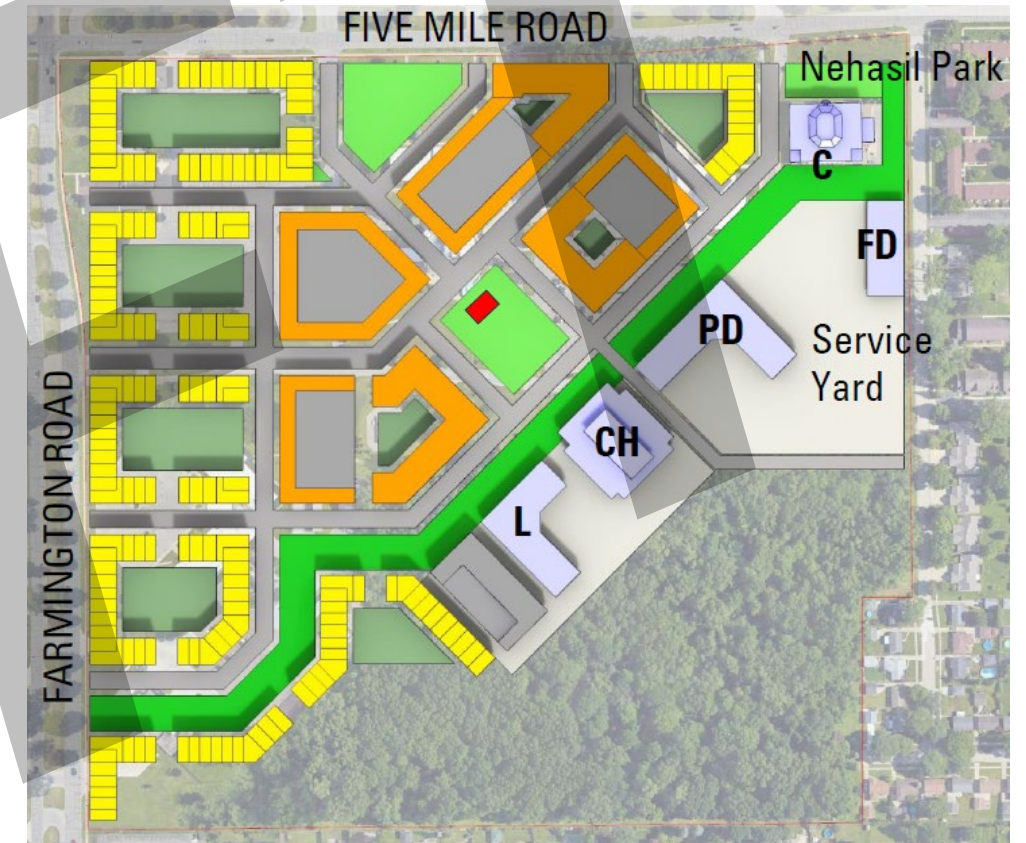
Evolution of City Center Master Plan



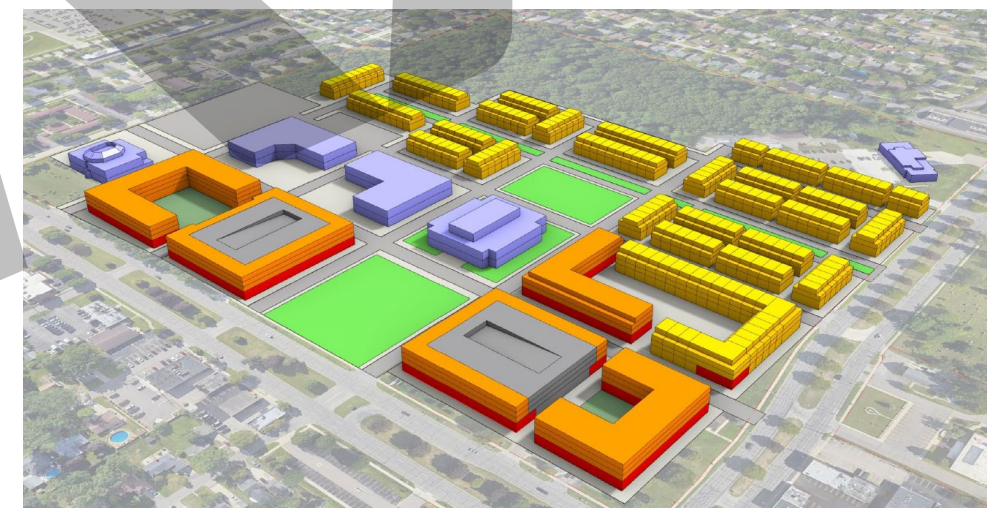
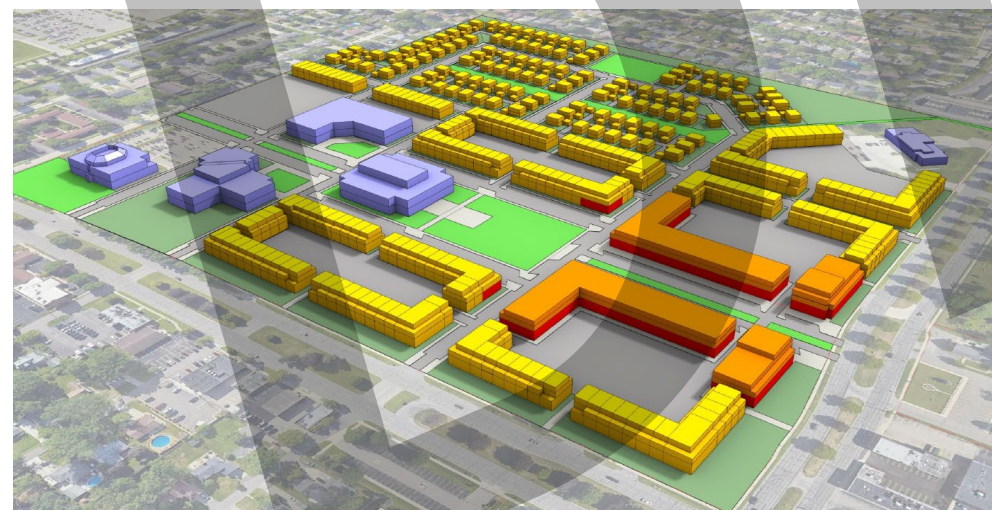
Option 1



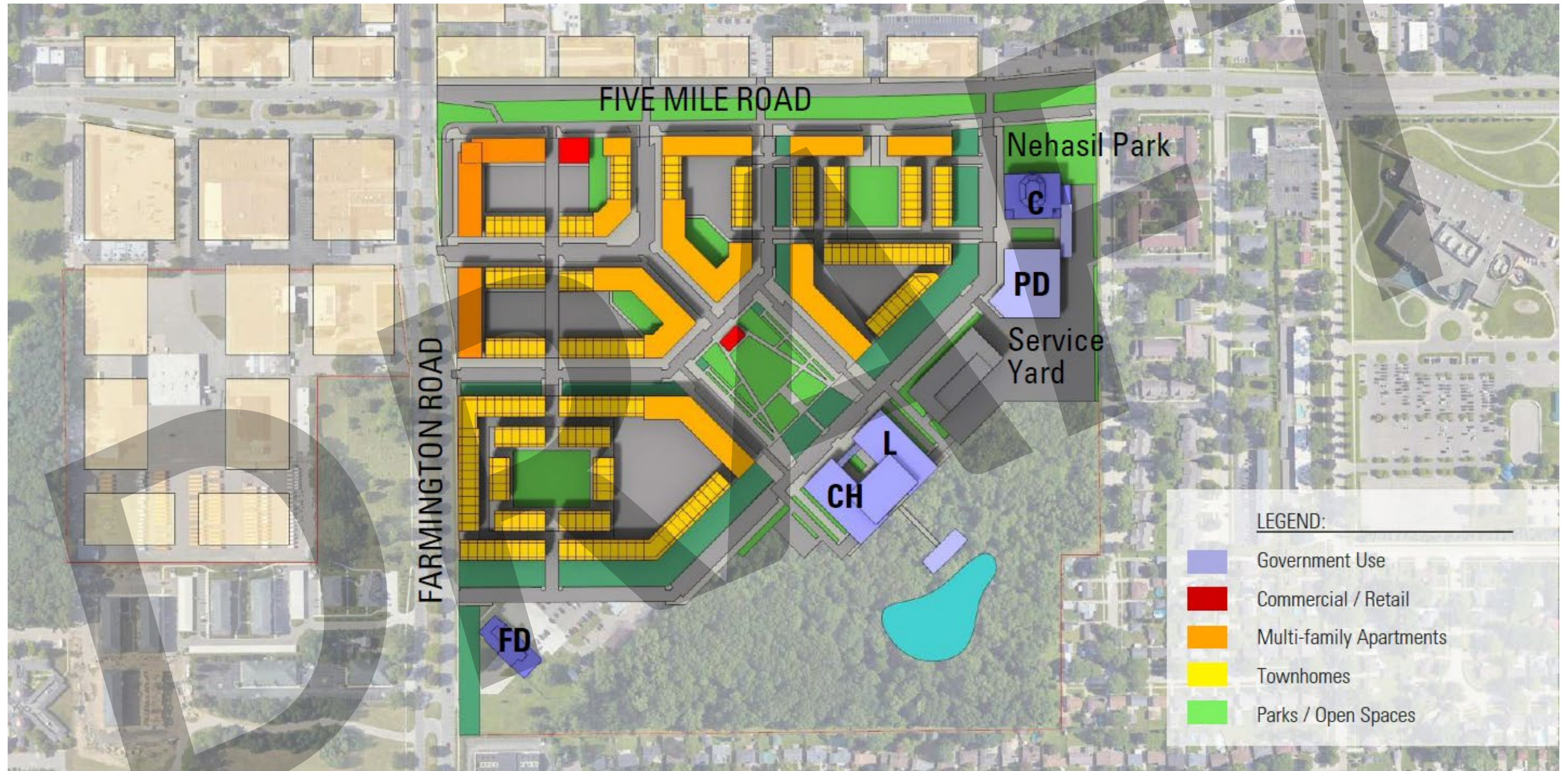
Option 2



Option 3



Stewards of the Woods Concept- Revision of Option 3



Stewards of the Woods Concept- 3D



Some of the Benefits of a New Library

Even with a sizable refresh, the existing Library would be challenged to provide...

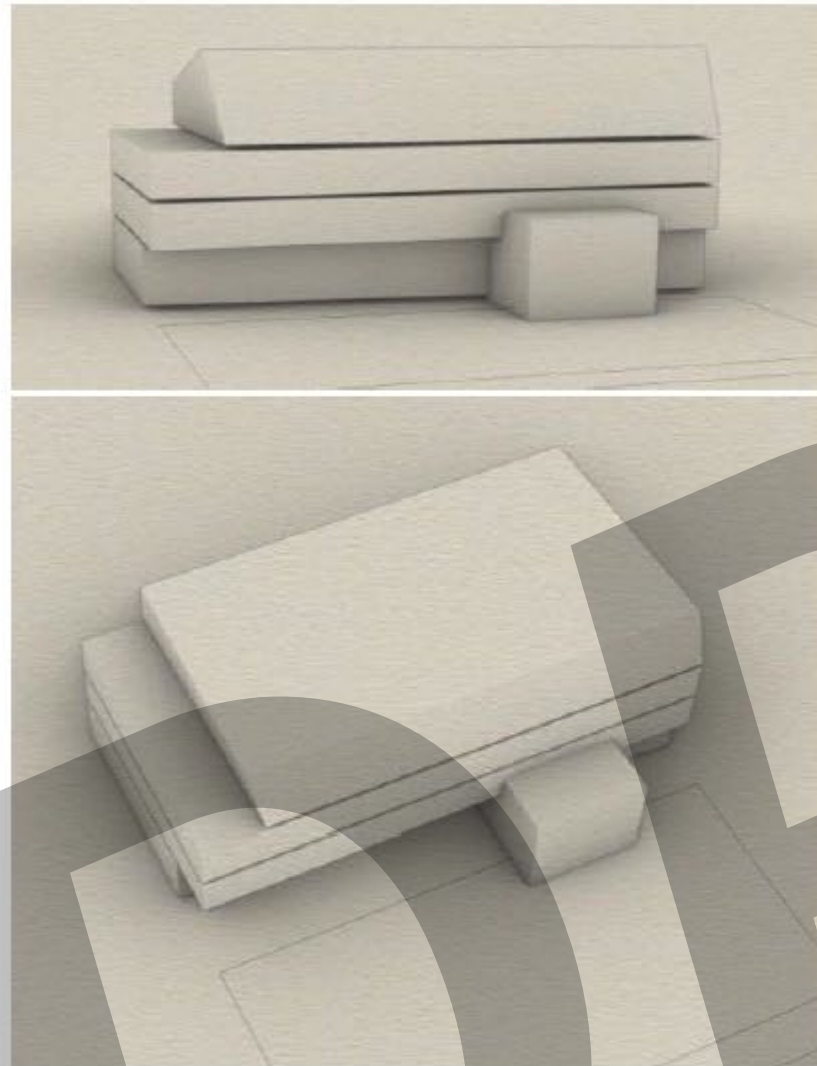
- **APPROPRIATE MEETING SPACE**
- **DRIVE-UP BOOK RETURN (DIRECT TO STAFF AREA) AND RFID IMPLEMENTATION TO FREE UP STAFFING**
- **ENGAGING OUTDOOR PROGRAM SPACE**
- **EXHIBITS, ART, PUBLIC INTERACTIVE ENGAGEMENT**
- **POWER/INFRASTRUCTURE-RELATED IMPROVEMENTS**

Some of the Benefits of a joint Library- City Hall

Potential synergies exist with...

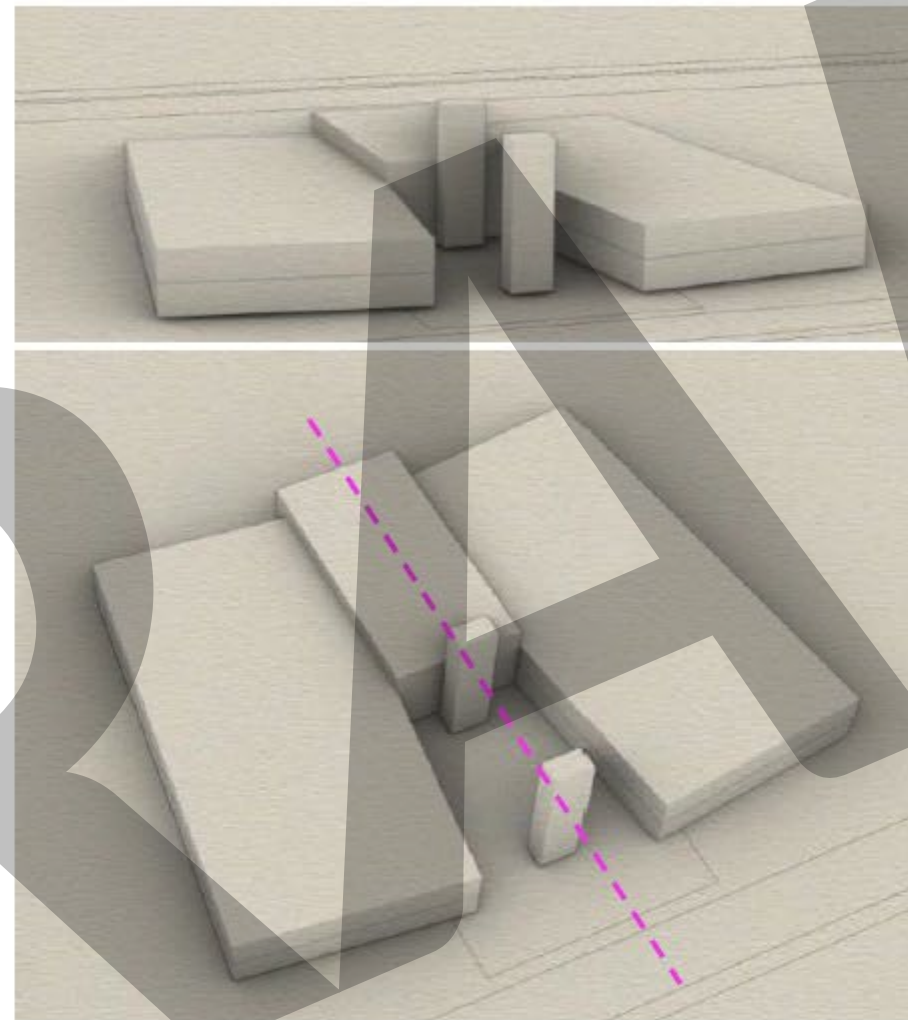
- **REDUCTION IN BUILDING ENVELOPE**
- **COMBINING NEEDS FOR INFRASTRUCTURE/VERTICAL CIRCULATION CORE / TOILET ROOMS COULD MAKE LIBRARY SPACE MORE FLEXIBLE**
- **SHARING OF PROGRAM FUNCTIONS (MEETING SPACE, COMMON ATRIUM)**
- **DIVERSITY OF HOURS OF OPERATION, ACTIVATION OF PUBLIC OUTDOOR SPACE**

Library/ City Hall Combo Options



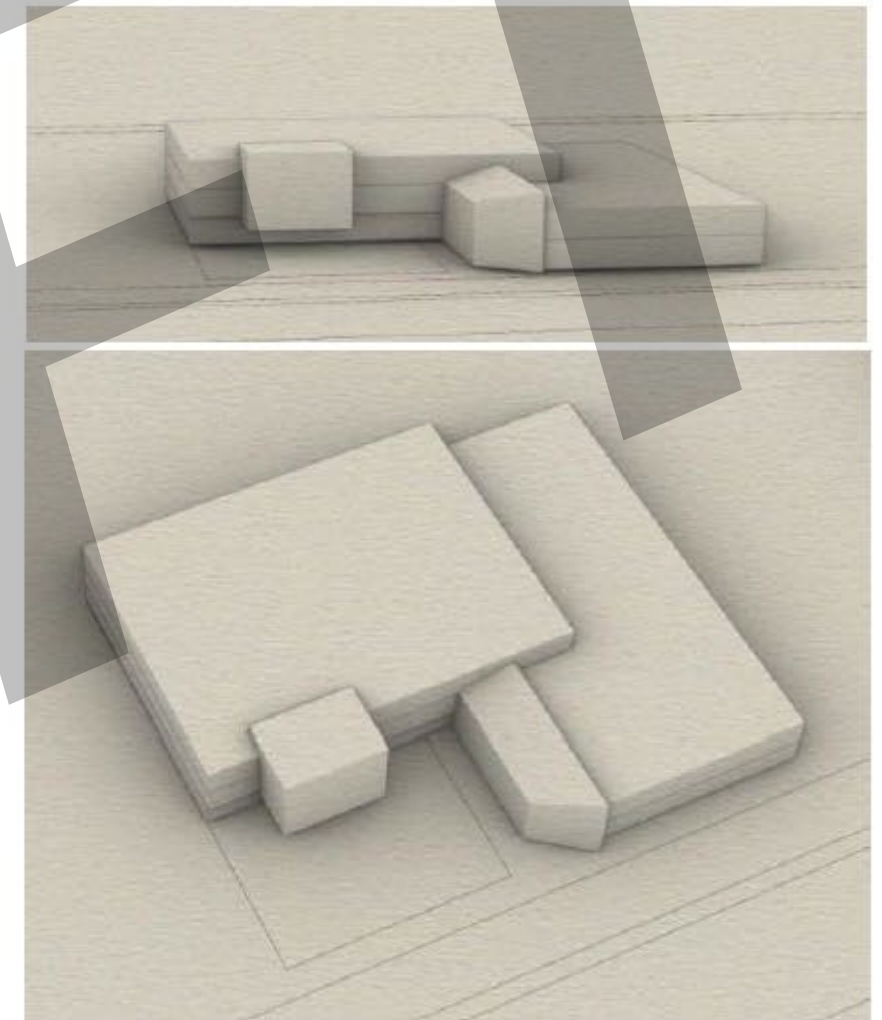
VALUE OF HEIGHT

- More presence on public space
- Compressed footprint
- Ability to elevate key space for longer views



VALUE OF VISIBLE AXIS

- Aligns with axis of plaza
- See through option to woods beyond
- Focal point opportunity



VALUE OF VARIED VOLUMES

- 3story-2story combo could have usable roof space
- Visible differentiation of functions

Library/ City Hall Combo Visuals



Cedar Rapids, IA



Oak Creek, WI

Plaza Ideations



Goal 1 – Wide Appeal

- Park amenities should cater to a variety of users; from families to young professionals, and active adults

Goal 2 – Community First

- Park amenities should focus on the service population of the City Center first

Goal 3 – Right-Sized

- Park amenities should be sized appropriate to the needs of the service population.

Goal 4 – Acknowledge Adjacencies

- Park amenities should complement the site conditions and adjacent land uses.

Goal 5 – Seasonally Appropriate

- Park amenities should be useable, year-round.

Goal 6 – Durable and Cost-Effective

- Park amenities should be cost effective, durable, and maintainable.



“Be the host of the party not the life of the party.”

PURPOSE

To model the current usage of an
OUTDOOR civic gathering space



To model the current usage of an INDOOR
gathering space.



RESOURCES

Include city activities sponsored by the library, parks and recreation, police, fire, DPW and housing.

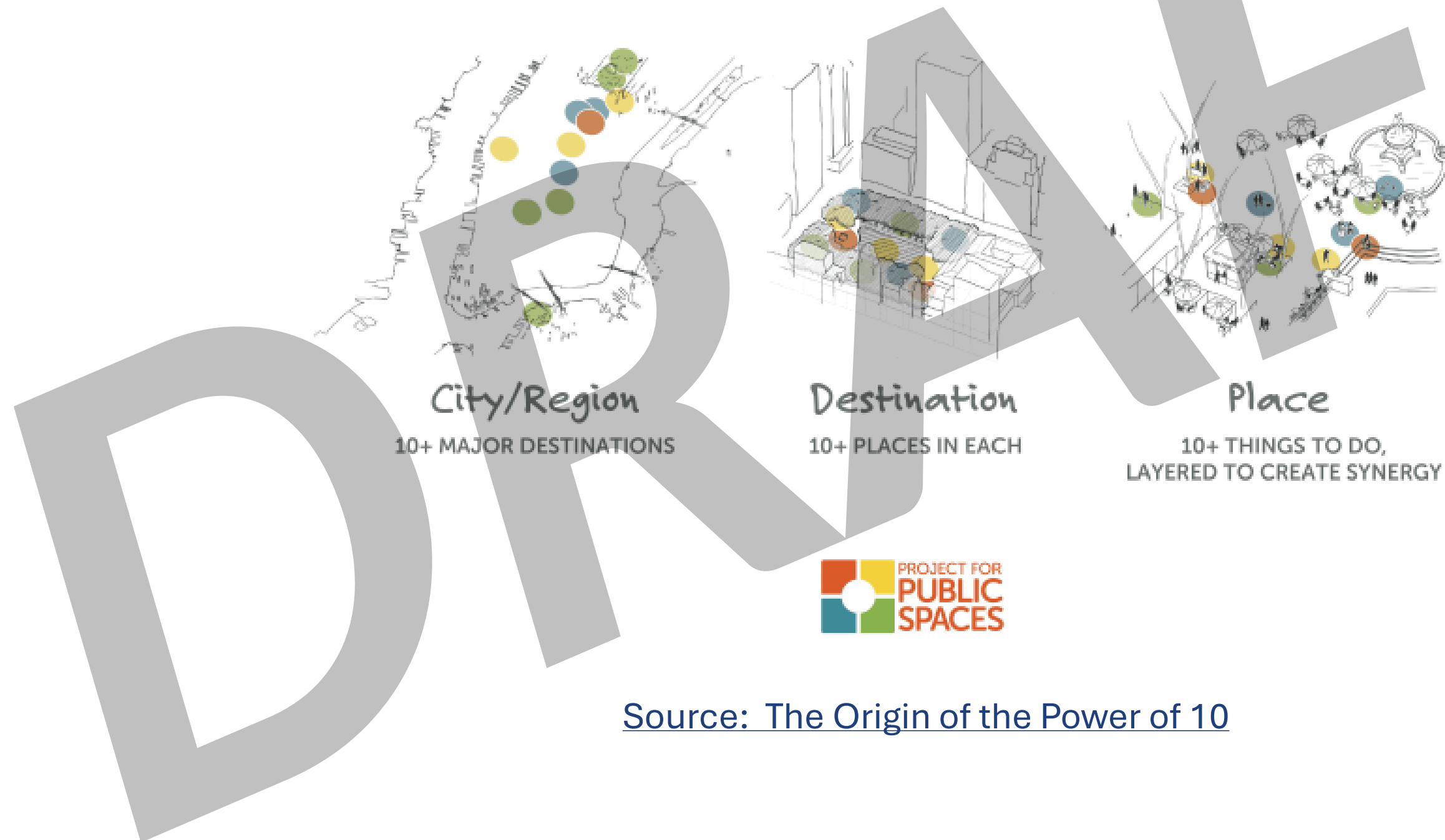


Include non-profit activities sponsored by community-based organizations.



POWER OF 10+

HOW CITIES TRANSFORM THROUGH PLACEMAKING



[Source: The Origin of the Power of 10](#)

WHAT IS THE POWER OF 10?

It's an urban planning principle that says places thrive when there are at least 10 things to do, arranged in such a way as to create social linkages. Scaling this up, a specific destination or neighborhood needs at least 10 places, that offer people a reason to visit and spend time there. One more level up, a city needs at least 10 major destinations, creating a powerful network of a thousand things to do.



City Center Program Update

Due Diligence completed to date:

Site Wide

- Title Work - *American Title*
- Property Survey - *Spalding DeDecker*
- Traffic Study - *Spalding DeDecker*
- Wetland Report - *Brooks Williamson & Associates*
- Phase I Environmental Report - *NTH Consultants*
- PMR Parking Study - *Complete*
- Cell Tower Lease Analysis - *Ongoing*
- HED Parking Validation - *Ongoing*
- Additional Survey Work - *Ongoing*
- Additional Title Work - *Ongoing*

City Hall

- HED Validation of PMR Program - *Complete*

Police Station

- PMR Program Validation - *Complete*

Library

- PMR Space Program draft - *Complete*
- Space Program Adjustments - *Ongoing*

Economics

- PMR discussions with Stokas Bieri, Jordan Jonna, MML, MEDC, MEDA, etc.
- Developed Sources & Uses- possible incentives, grants, and other sources of capital to facilitate plan
- Discussions with Miller Canfield on bond mechanics and ballot proposal language

Major Vendors:

HED

- Completed City Hall Program Validation
- City Hall Schematic Design is underway
- Master *Planning* effort with collaboration from Design Workshop

OHM

- Advising on Civil Engineering for Master Plan in collaboration with HED
- Developing 5 Mile and Farmington, as well as interior road concepts

Hobbs + Black

- Program Validation meetings for the police station have been scheduled

Frank Rewold & Sons

- Preparing to begin pre-construction services on City Hall once schematic design phase is complete

City Center Program Update

Upcoming Dates:

Capital Outlay and Infrastructure Committee Meetings:

Wednesday, February 5 - Today!

Wednesday, March 12 - Preferred Master Plan validation

Wednesday, April 2 - Final Master Plan refinement before City Council approval

City Council Meetings:

Monday, February 10- Technology Consultant approval

Monday, April 14- Master Plan presentation 1

Monday, April 28- Master Plan approval

From: [Varga, Dave](#)
To: [CityCouncil](#)
Cc: [Mayor Staff](#); [Davis, Ted](#); [Lichtenberg, Debra](#); [Taormina, Mark](#); [Kasprowicz, Sara](#); [Fisher, Carter](#)
Subject: Senior Wellness Center budget
Date: Friday, February 7, 2025 11:44:39 AM
Attachments: [2025 01 08 LivoniaSeniorWellnessCtr.pdf](#)

Good morning, Council Members:

Several questions were raised at the Capital Outlay and Infrastructure meeting Wednesday regarding the Senior Wellness Center and the quoted cost of the project included in the Crain's story. As indicated, did not provide them the \$28 million figure.

Attached is a document that outlines the various costs and the Council Resolutions approving those costs. As you can see, beyond the GMP Construction cost of \$25.5 million, there are also architectural costs of \$1 million, land purchase at \$415,660, and the owner's rep fee of \$100,000, putting the cost at \$27 million.

Additionally, the PowerPoint showing the renderings from that presentation is included here.

I have requested a copy of the PowerPoint presented by PMR, which is still a very preliminary, working document. I will share it when it's available.

All the best,

Dave Varga
Chief of Staff
City of Livonia | Mayor's Office
(734) 466-2203
dvarga@livonia.gov

Contracts	CR #	Vendor	Est Cost
Architectural Design	342-22	HRC	696,678.00
Architectural Construction Admin	342-22	HRC	349,322.00
<i>(CR# 342-22 = Not to exceed \$1,046,000)</i>			
Land Purchase from LPS	115-24	LPS	415,660.00
Construction Manager Services	070-24	PCI Dailey	1,065,600.00
<i>GMP - COST OF WORK:</i>			
Cost of Work (except as itemized below)	233-24	PCI Dailey	18,689,585.40
Furniture Allowance	233-24	PCI Dailey	1,250,000.00
Food Service Equipment	233-24	PCI Dailey	408,900.00
Athletic Equipment Allowance	233-24	PCI Dailey	200,000.00
Other Equipment and Furniture - *Remaining Non-Construction balance for MIDHHS	233-24	PCI Dailey	210,518.00
<i>(Total Cost of Work, per GMP = \$20,759,003.40)</i>			
<i>OTHER FEES & CONTINGENCIES:</i>			
Fees & Allowances	233-24	PCI Dailey	559,500.00
Fees over \$18M	233-24	PCI Dailey	210,695.08
Contingencies	233-24	PCI Dailey	2,910,811.85
Owner's Representative	372-24	M. Slater	100,000.00
			-
Total Projected			27,067,270.33
Total Project (GMP + City of Livonia Costs), per CR 233-24 doc.			26,951,610.33
Difference			115,660.00
Land Cost in excess of GMP Summary			(15,660.00)
Owner's Rep Services (not in GMP Summary)			(100,000.00)
			-

LIVONIA SENIOR WELLNESS CENTER

INTERIOR DESIGN REVIEW | EXTERIOR FAÇADE CANOPY

01.08.2025

iDs

INTERIOR SPACES

SENIOR CENTER

FIRST FLOOR PLAN



ENTRANCE LOBBY



ENTRANCE LOBBY



ENTRANCE CORRIDOR

IDS REFERENCE







ENTRANCE CORRIDOR

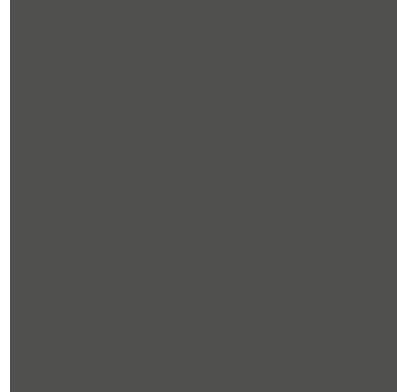
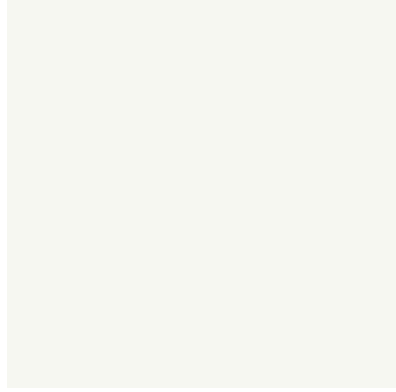






INTERIOR FINISHES

SENIOR CENTER



FIELD PAINT
PT-01

ACCENT PAINT
PT-02

PAINT
(DOOR / FRAMES)
PT-03

PAINT
(GYP CEILINGS)
PT-04

ARCHITECTURAL FINISH – DI NOC
WC-01

RUBBER BASE
RB-01



SOLID SURFACE COUNTERTOP
(RECEPTION DESK /
CAFÉ COUNTER / RESTROOM
COUNTER)
SSM-01

PLASTIC LAMINATE
MILLWORK
PLAM-01



WALK OFF CARPET TILE
TANDUS / ASSERTIVE STRIA / FORGE
CPT-01



CARPET PLANK
CPT-02



KINETEX FLOORING (2ND FLOOR)
CPT-03



FIREPLACE FAÇADE
LS-01



RESILIENT FLOORING MCT
RF-01



RESILIENT FLOORING MCT
RF-02



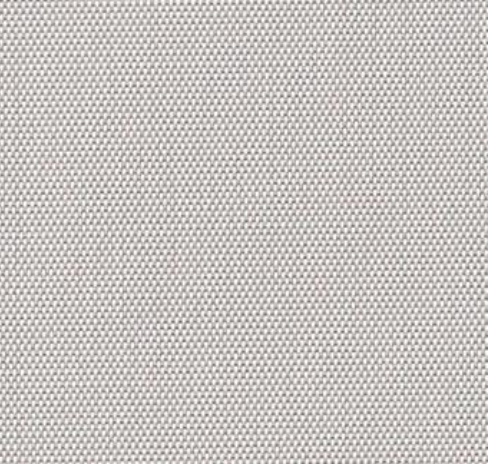
PLASTIC LAMINATE
TOILET PARTITIONS / INTERIOR ELEVATOR PANELS



ACCENT WALL TILE
CT-04 (CHARCOAL GROUT)



INTERIOR WOOD DOORS
ST-02



WINDOW SHADE
SC-01



FELT BAFFLES
BF-01



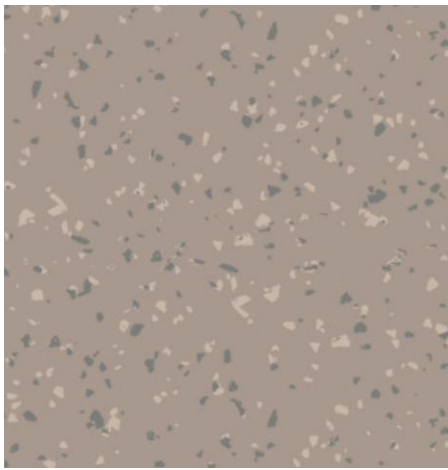
ACOUSTICAL CEILING TILES
ACT-01



RESTROOM FLOOR TILE
CHARCOAL GROUT
12" X 24"
CT-04
6" H WALL BASE
CTB-01



RESTROOM WALL TILE (WET WALLS)
CHARCOAL GROUT
3' X 9' LARGE FORMAT
CT-02



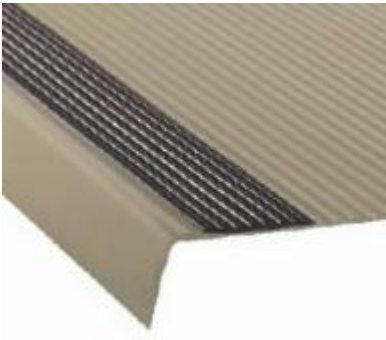
RUBBER STAIR TREADS / RISERS



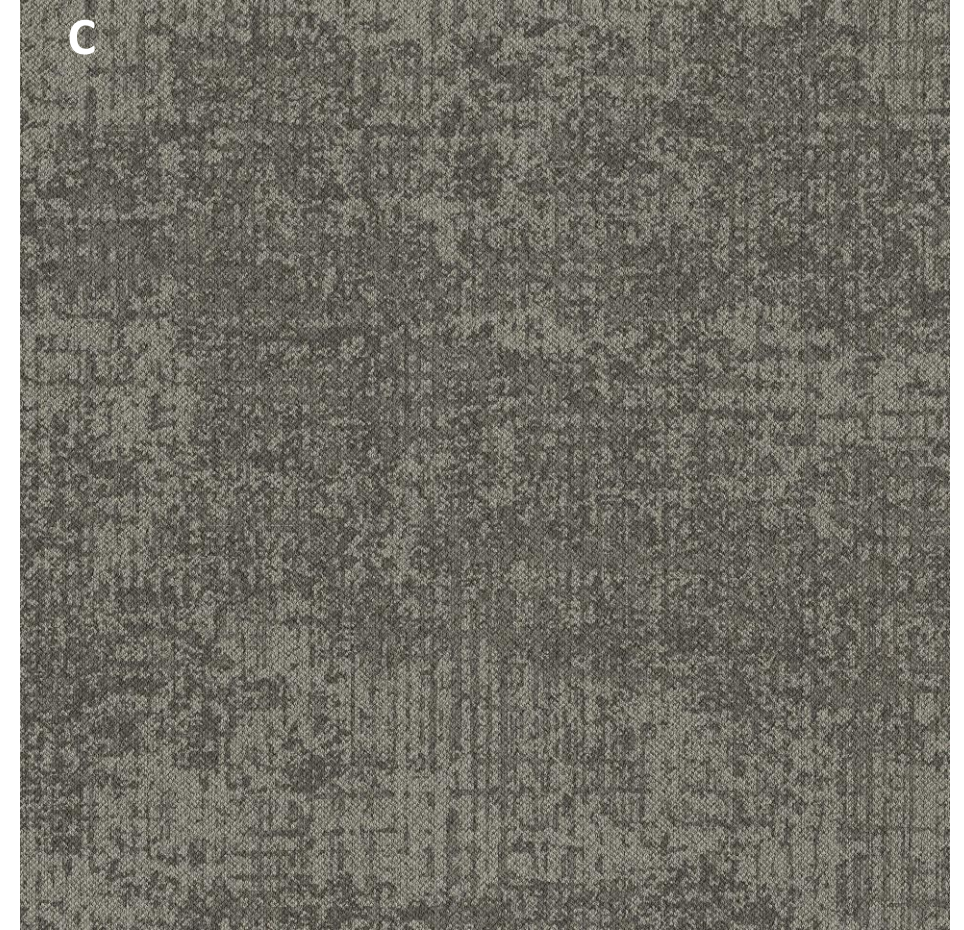
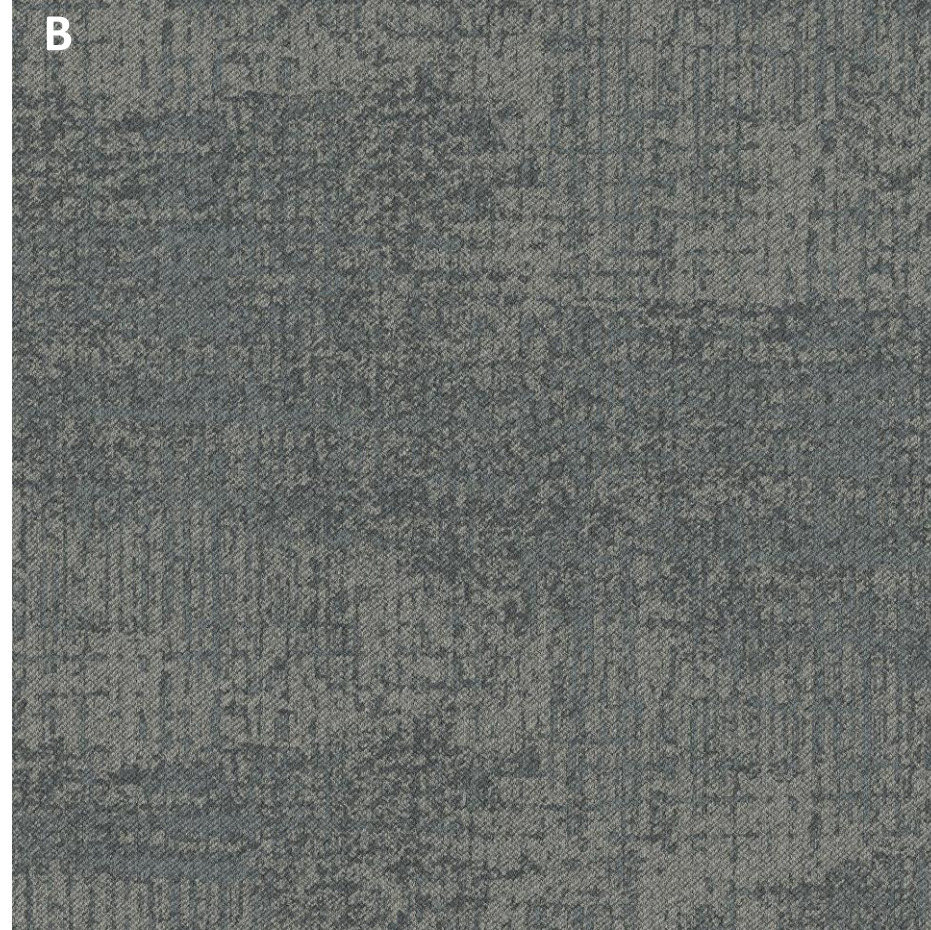
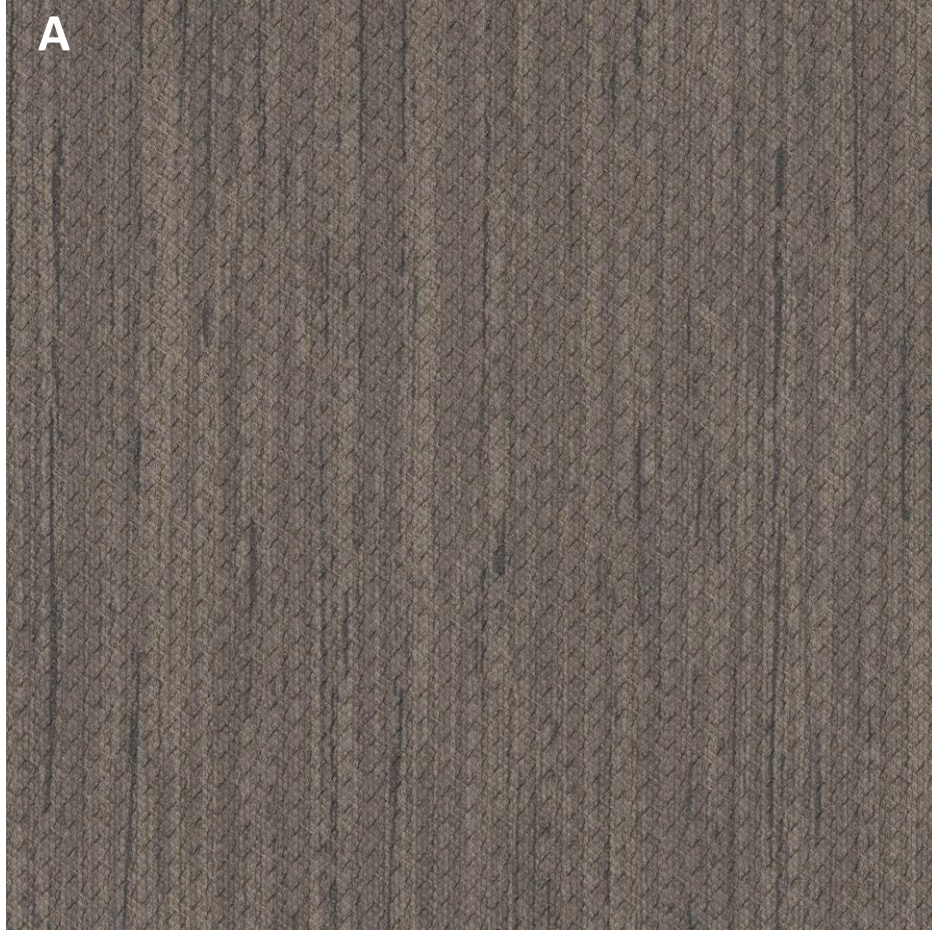
RAISED ROUND

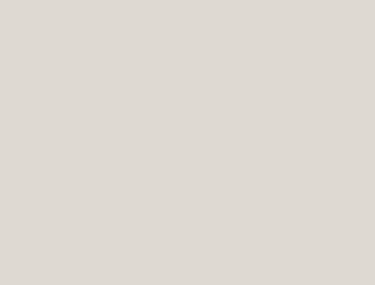
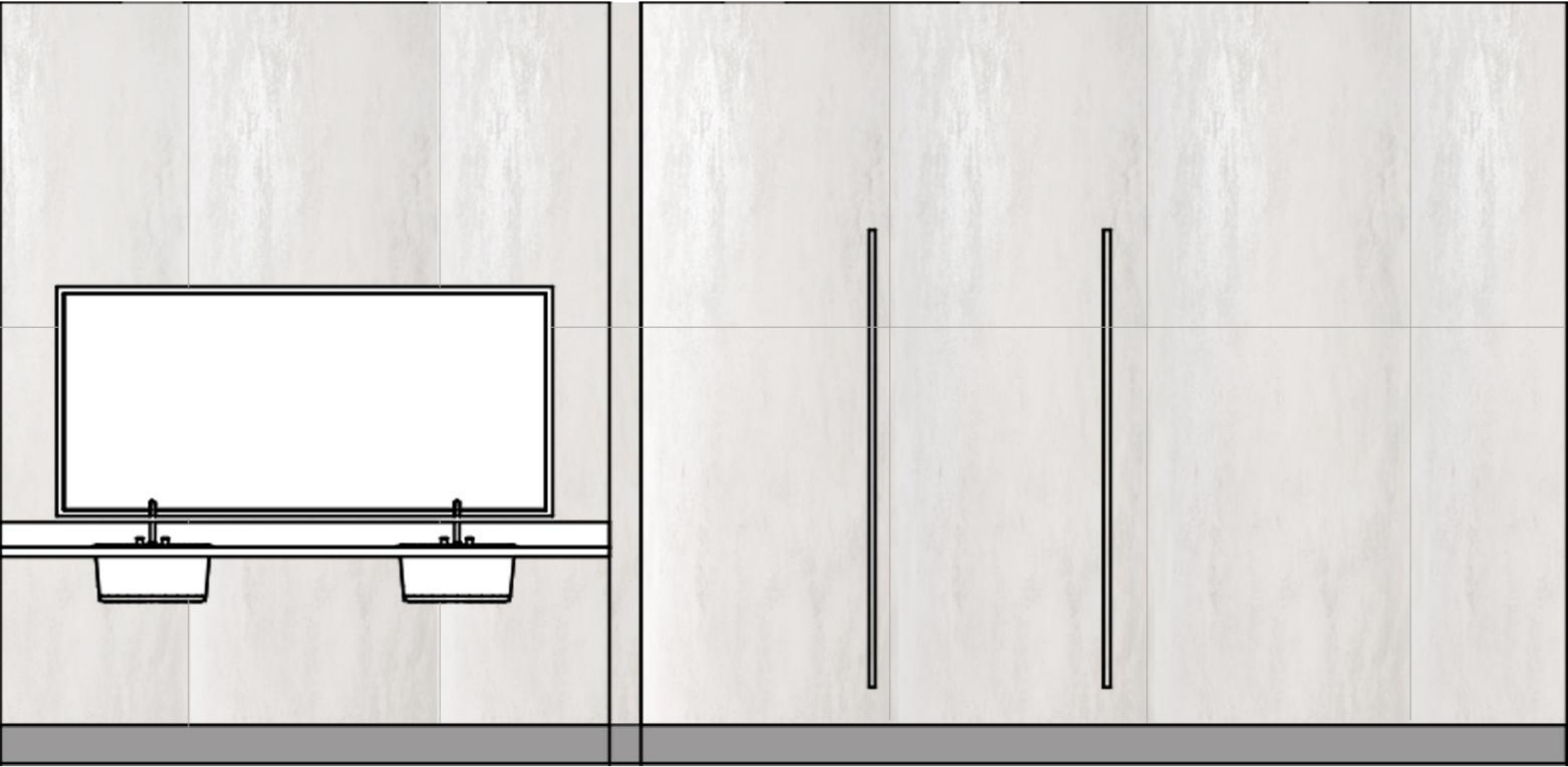


CONTRASTING RUBBER INSERT

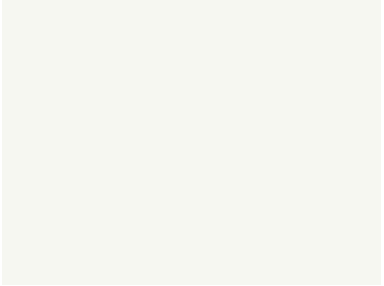


WINDOW FILM @ CONFERENCE
ROOM DOOR (SEMI-PRIVATE)
(IMAGE IS REFERENCE ONLY)
PROPOSED IMAGE – LIVONIA MAP
WF-01





FIELD PAINT PT-01



GYP CEILING PAINT PT-04



LARGE FORMAT WALL TILE @ WET WALLS
3' x 9'
LAMINAM
DARK GROUT
CT-02



SOLID SURFACE COUNTERTOP
SSM-01



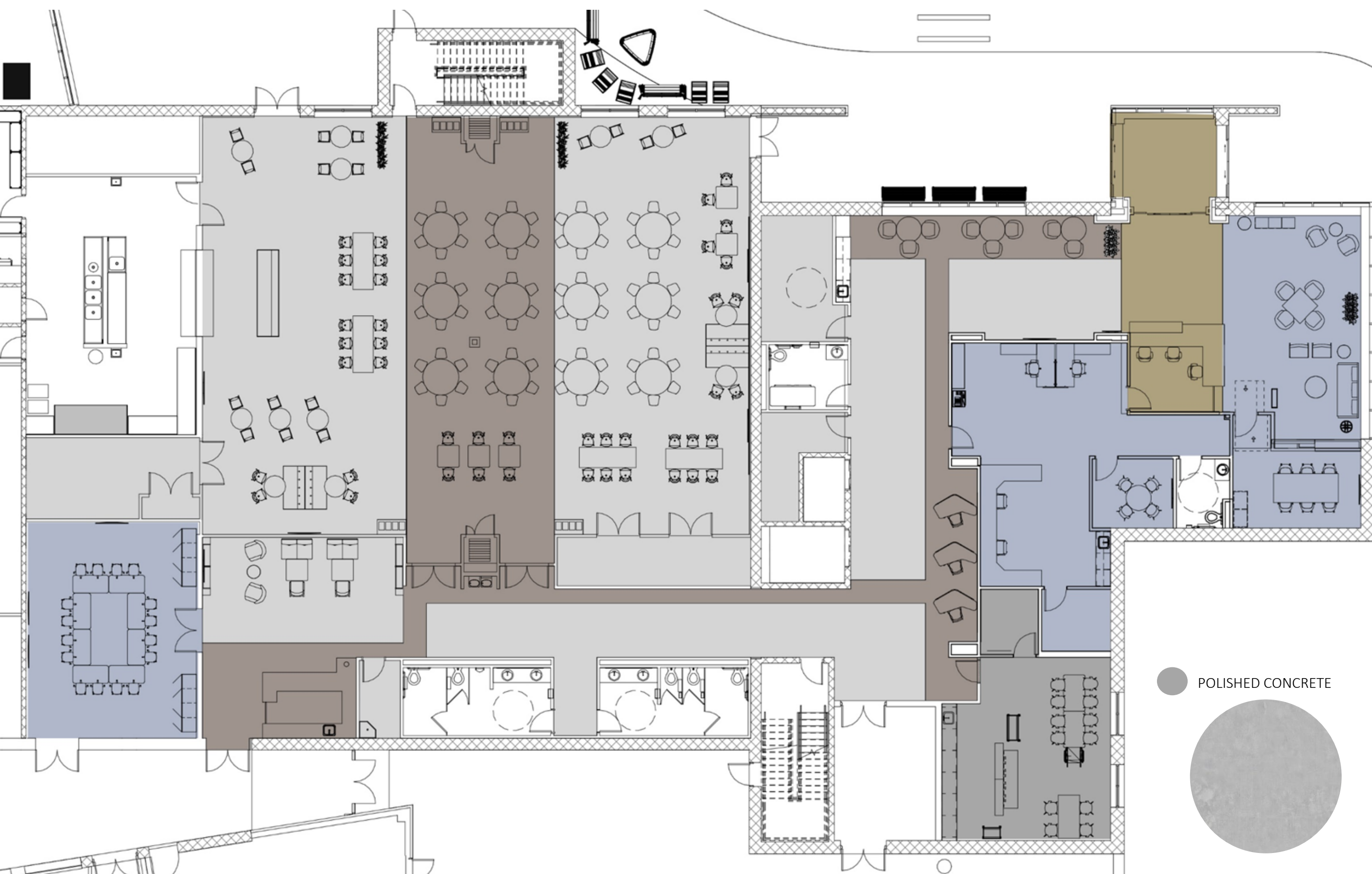
PLASTIC LAMINATE TOILET PARTITIONS
PLAM-01



FLOOR TILE / WALL BASE
12" X 24" / 6" H BASE
COLOR" ASH UNPOLISHED WITH CROSS SHEEN
DARK GROUT
INSTALL STACKED
CT-04 / CTB-01

MANUFACTURER: SNAPCAB
TIER 1 – CLASSIC 1 MODEL
PLASTIC LAMINATE WALL PANELS - LIMBER MAPLE
PANEL LAYOUT AS SHOWN
FRAME CEILING
ROUND HANDRAIL
FLOORING – MCT
ELEVATOR DOORS - PAINTED

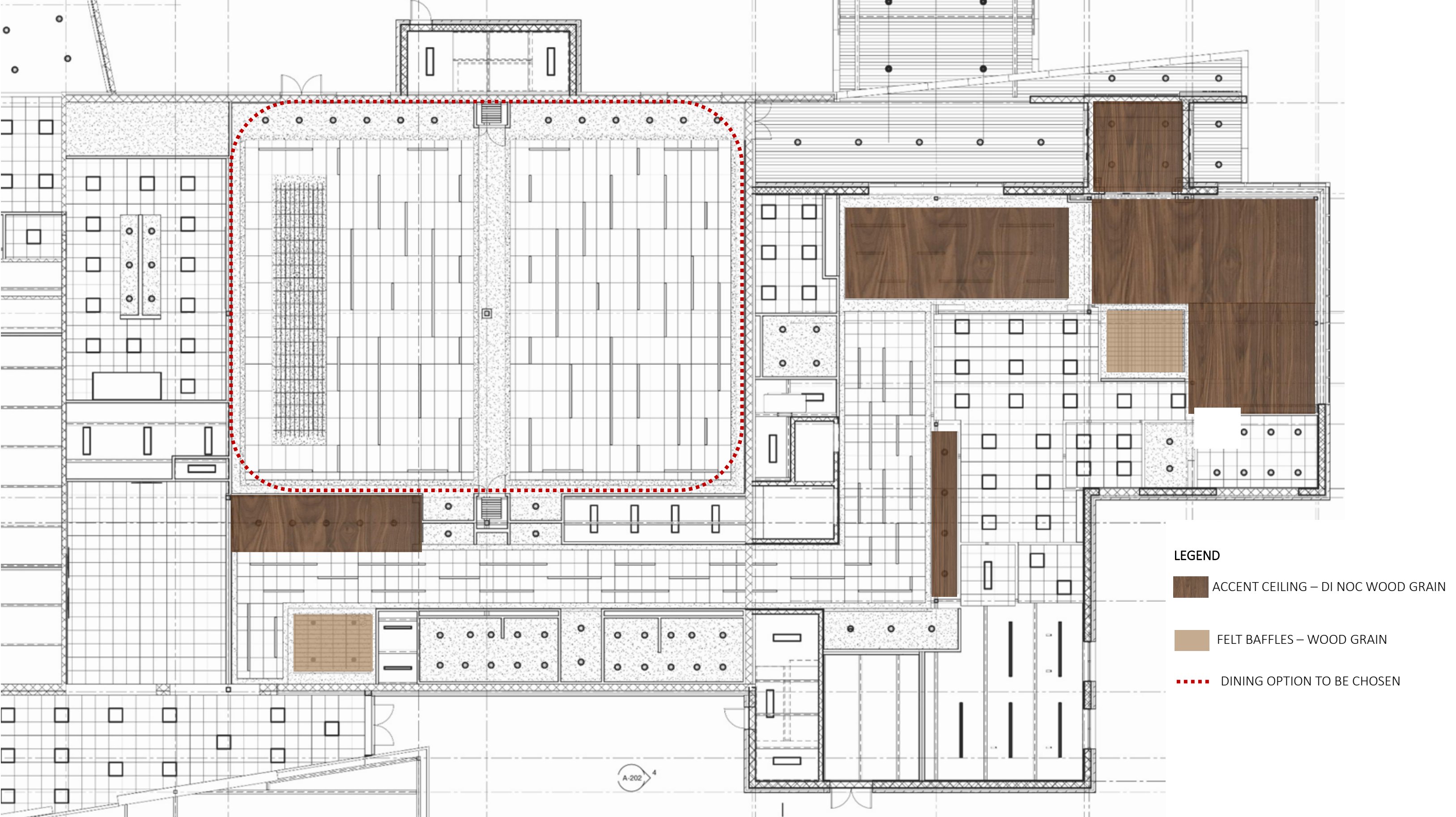




- CARPET TILE
- WALK OFF CARPET TILE
- MCT
- MCT
- POLISHED CONCRETE
- MCT

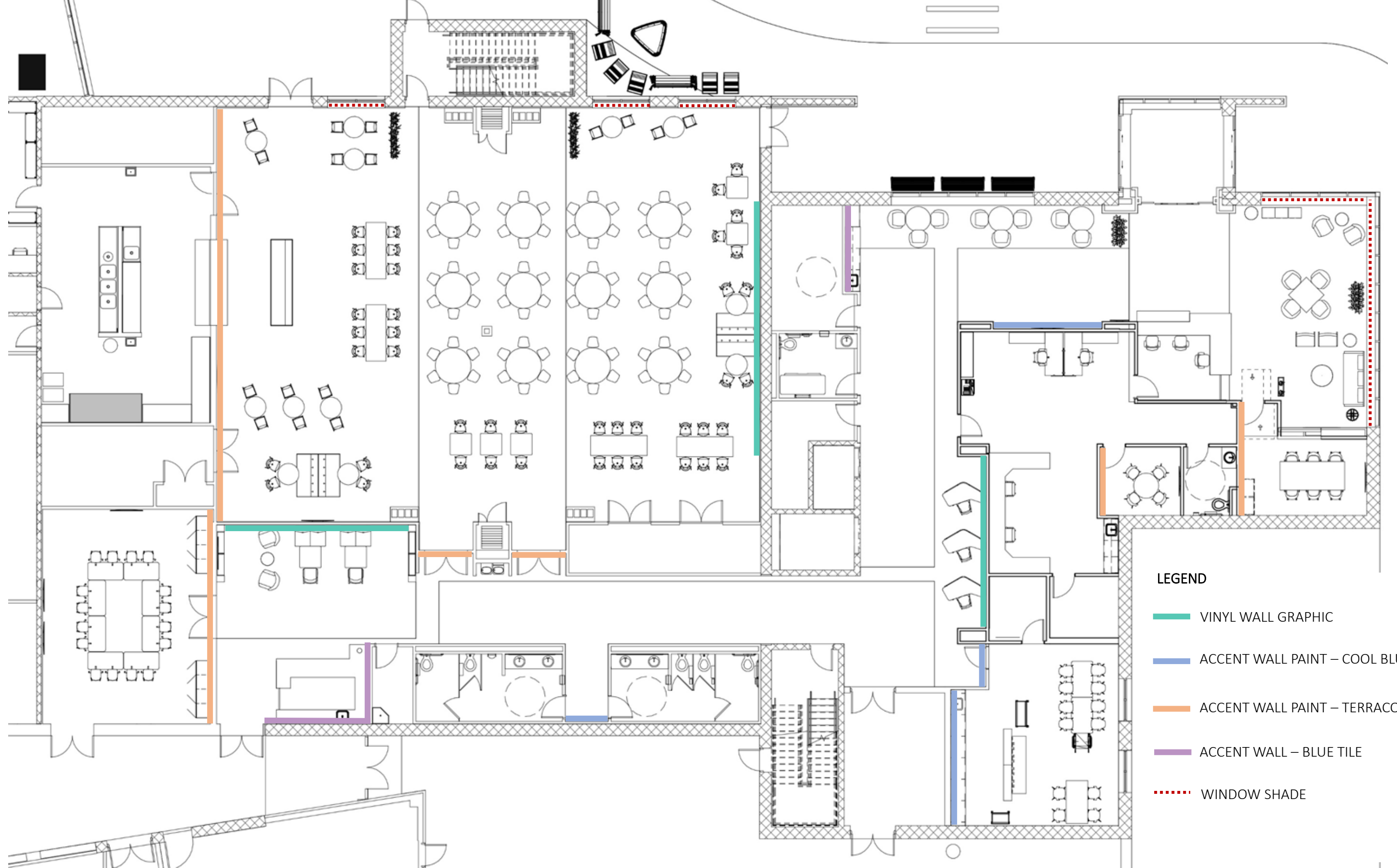
FIRST FLOOR PLAN

MATERIALS | FINISH FLOOR PLAN - SENIOR CENTER



FIRST FLOOR PLAN

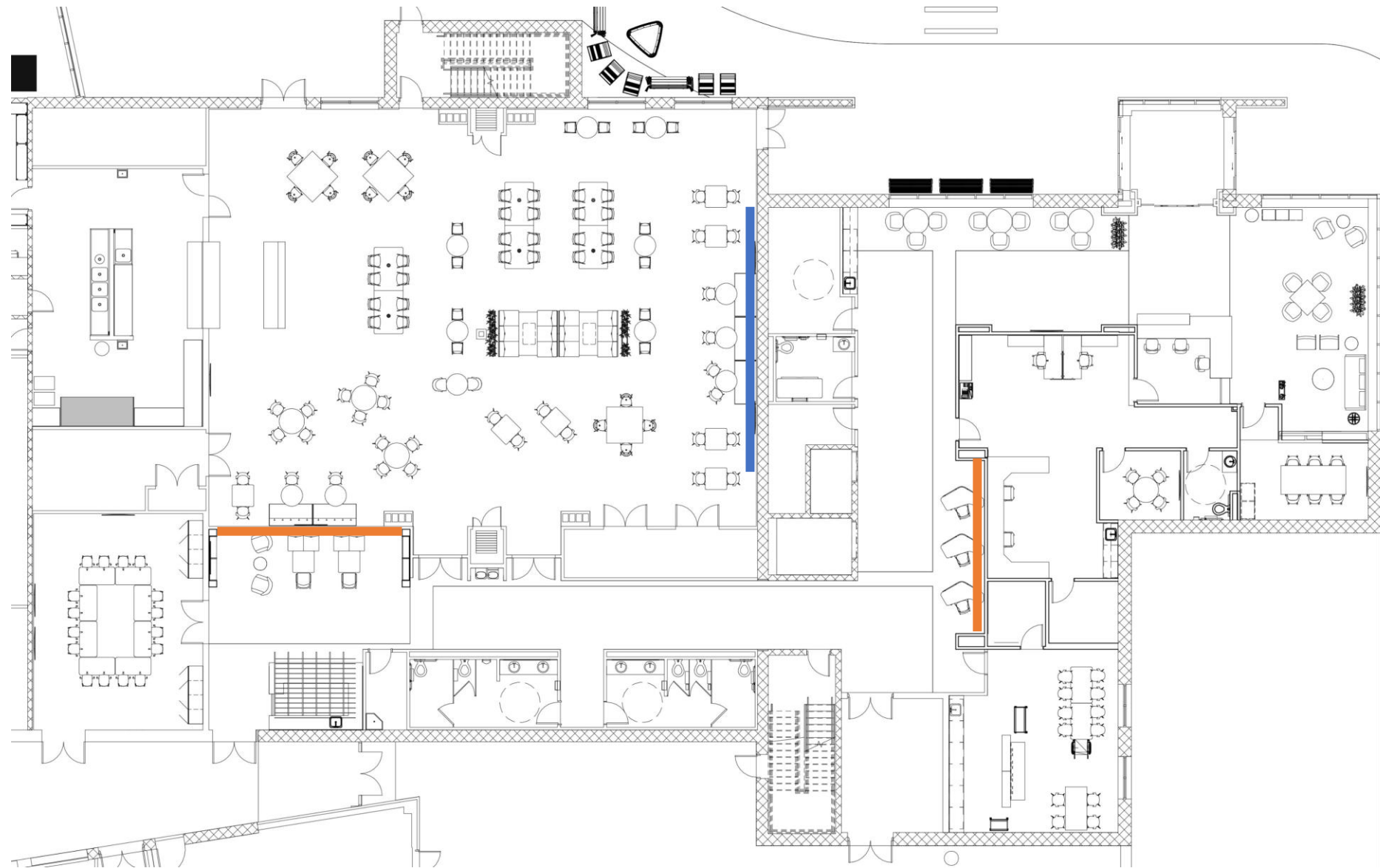
MATERIALS | FINISH CEILING PLAN - SENIOR CENTER



FIRST FLOOR PLAN

MATERIALS | FINISH PLAN - SENIOR CENTER



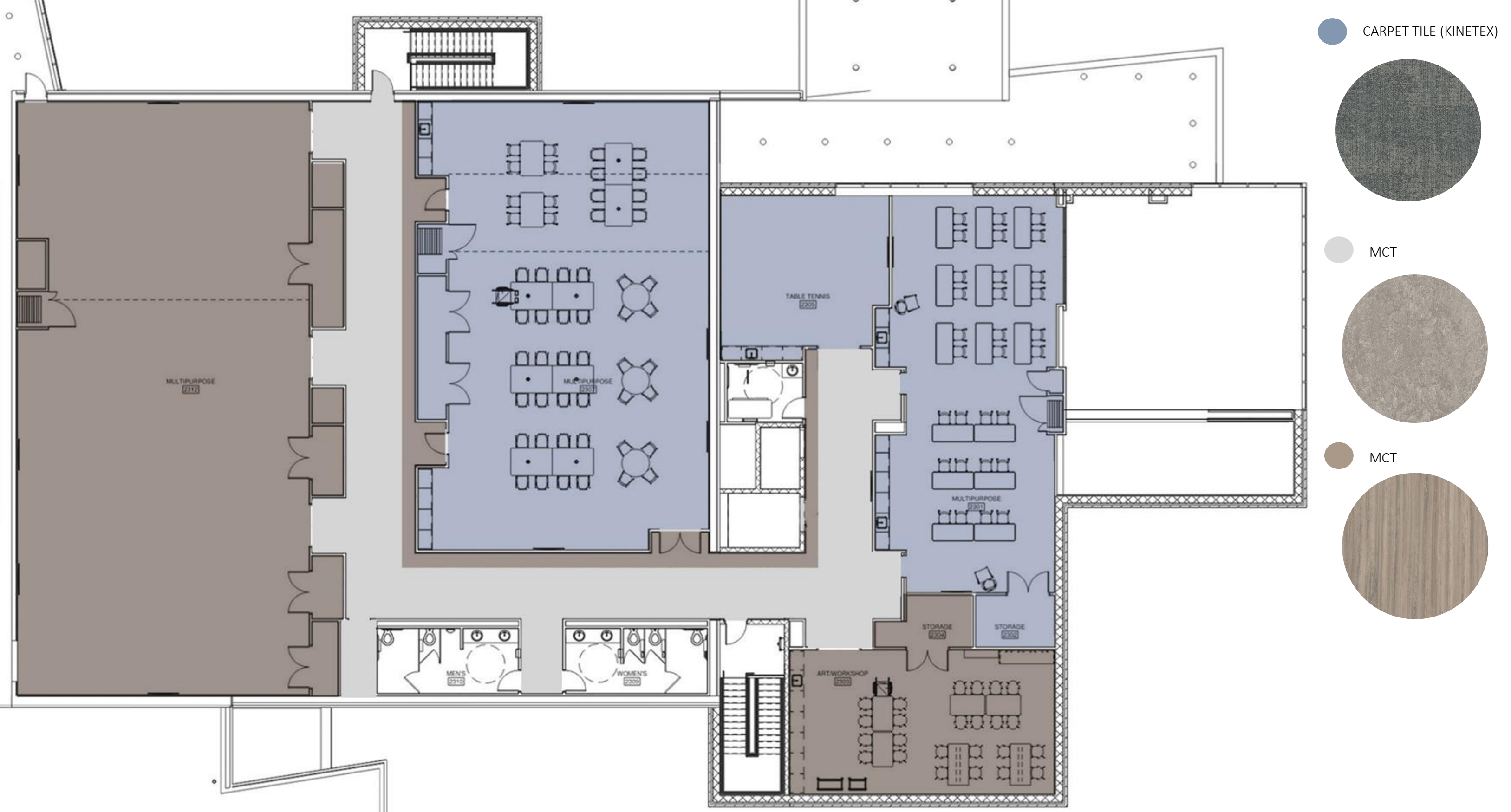


WC-02

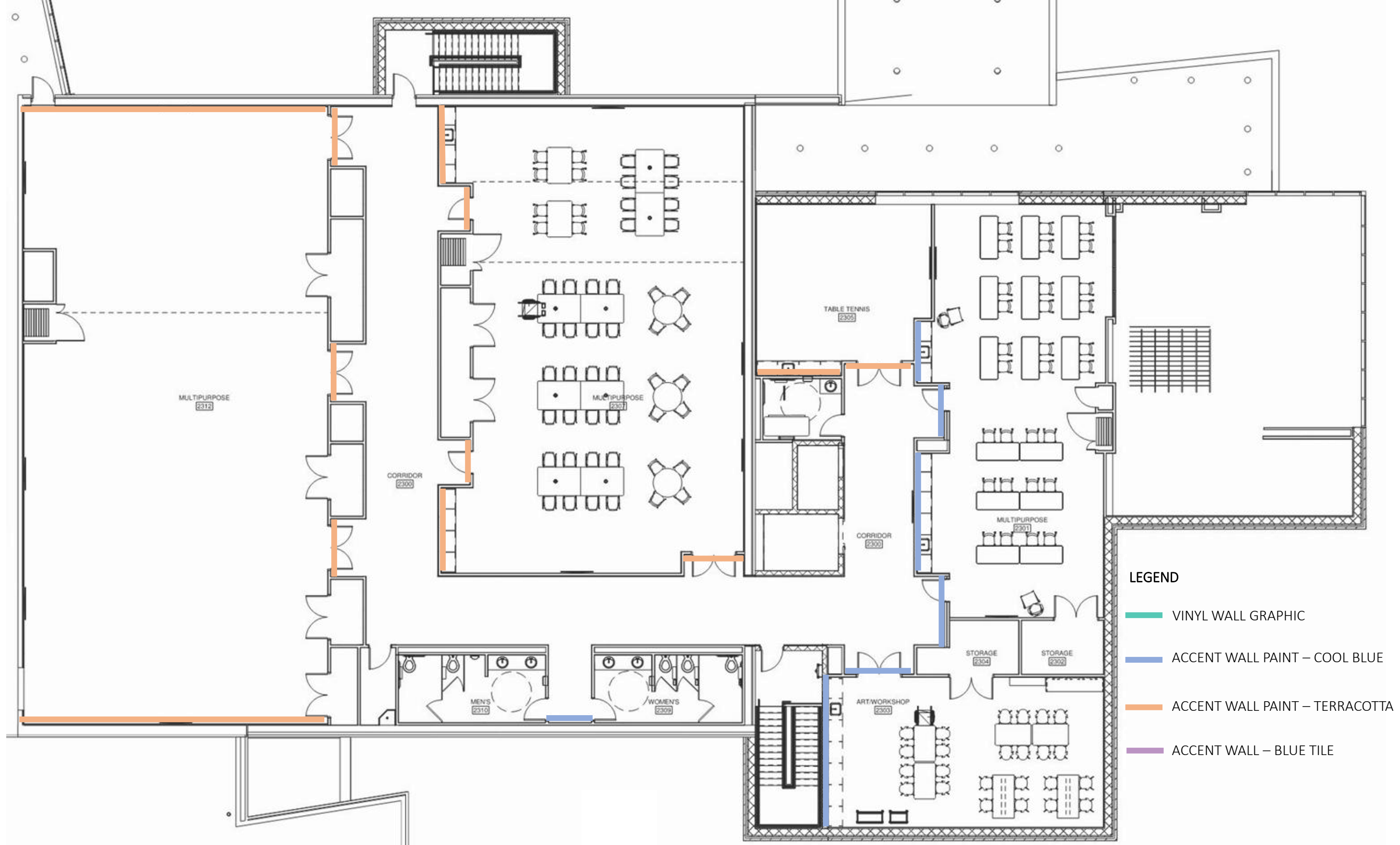


WC-03

VINYL WALL GRAPHIC FOR REFERENCE (CUSTOM)



SECOND FLOOR PLAN



SECOND FLOOR PLAN

DINING

SENIOR CENTER



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



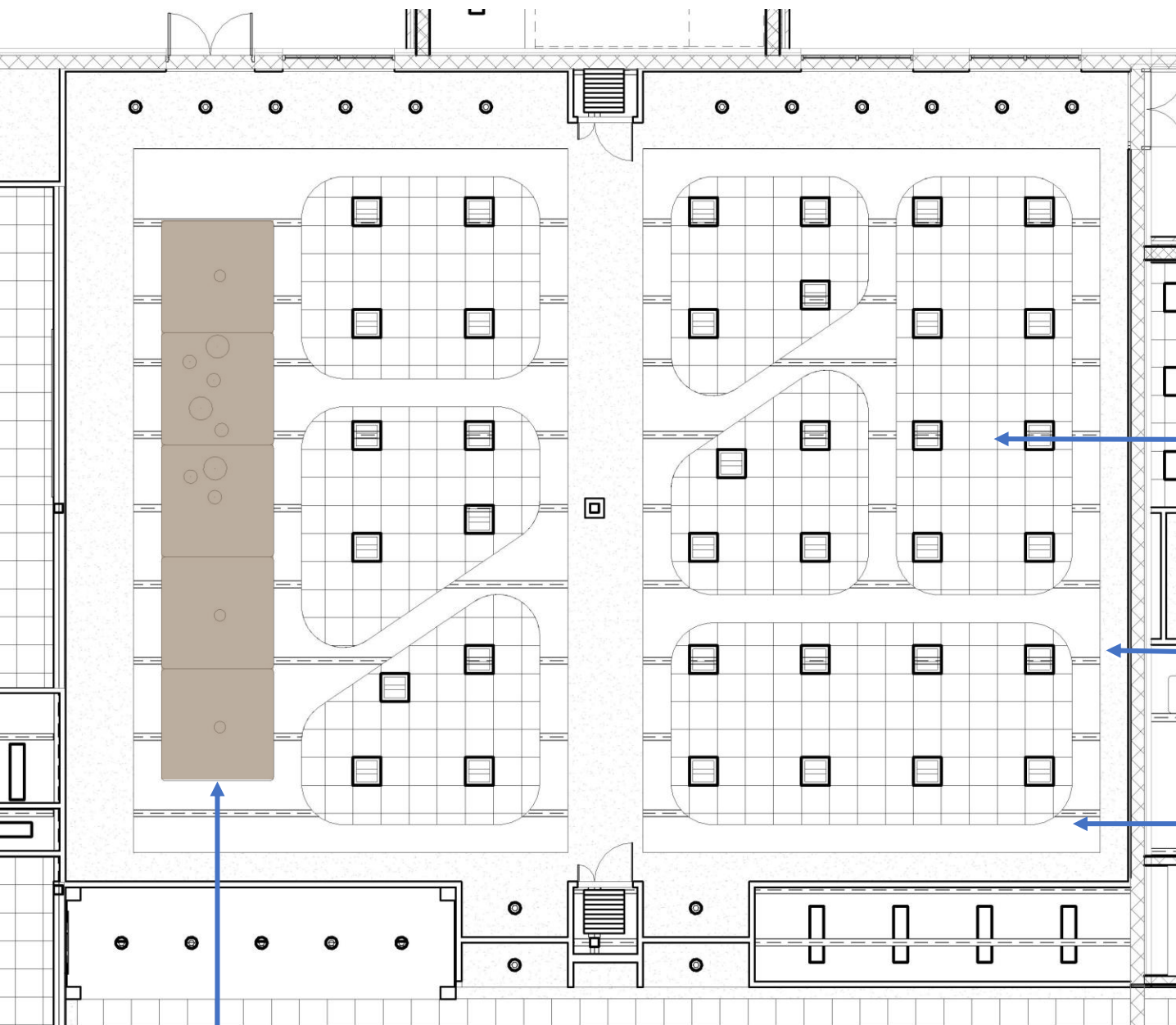
DINING ROOM – OPTION 1



DINING ROOM – OPTION 2



DINING ROOM – OPTION 3



SUSPENDED 2' X 2' ACT

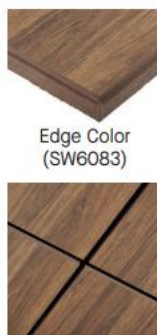
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

ARMSTRONG LYRA PLANT BASED
WOOD LOOK CEILING PANELS

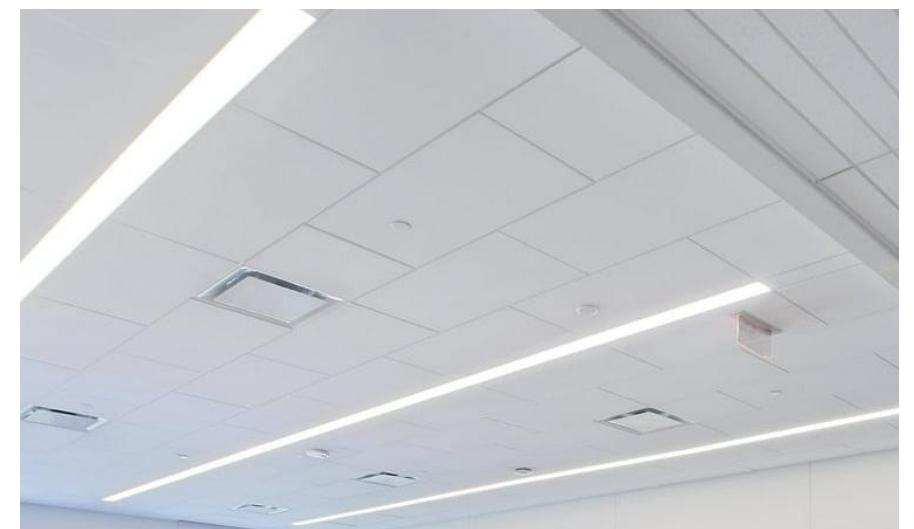


Brown Sugar Walnut (WBS)

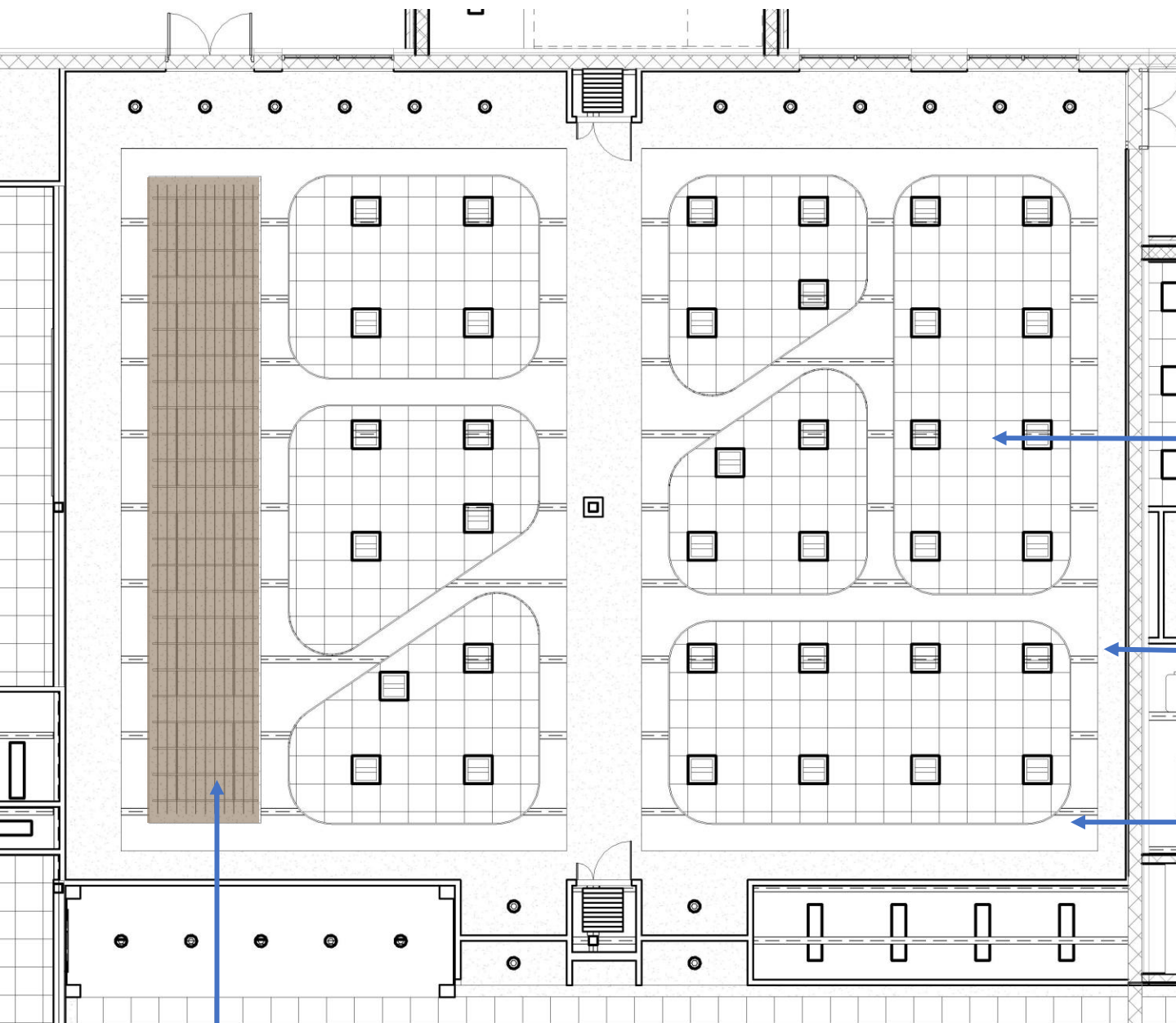


Suprafine XL
Suspension System
in Black (BL)

Edge Color
(SW6083)



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 1

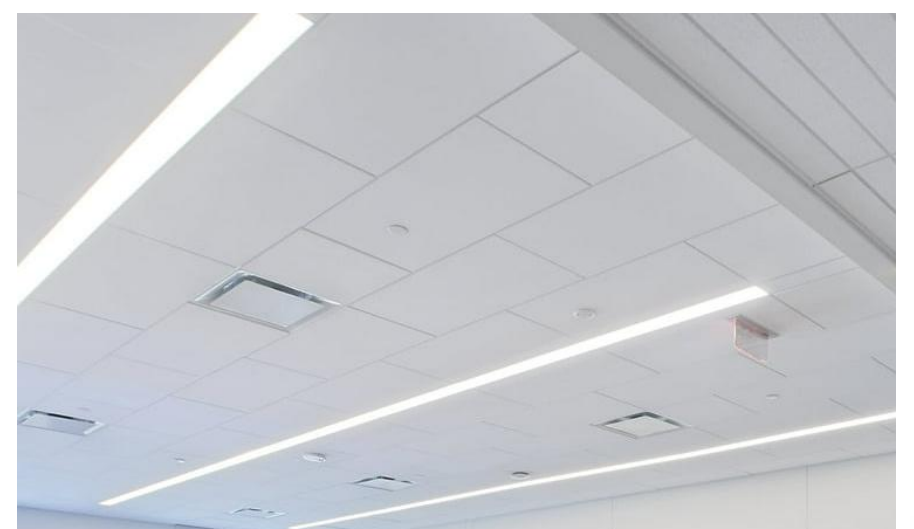
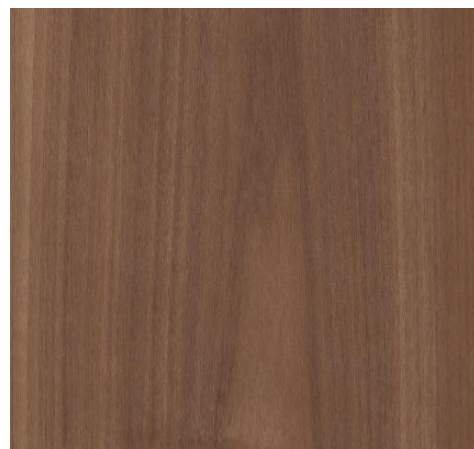
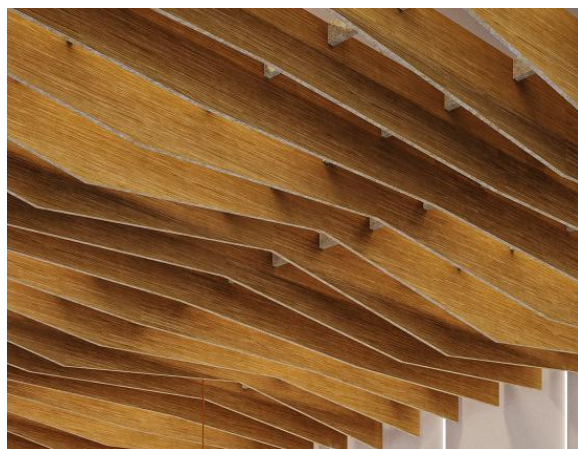


SUSPENDED 2' X 2' ACT

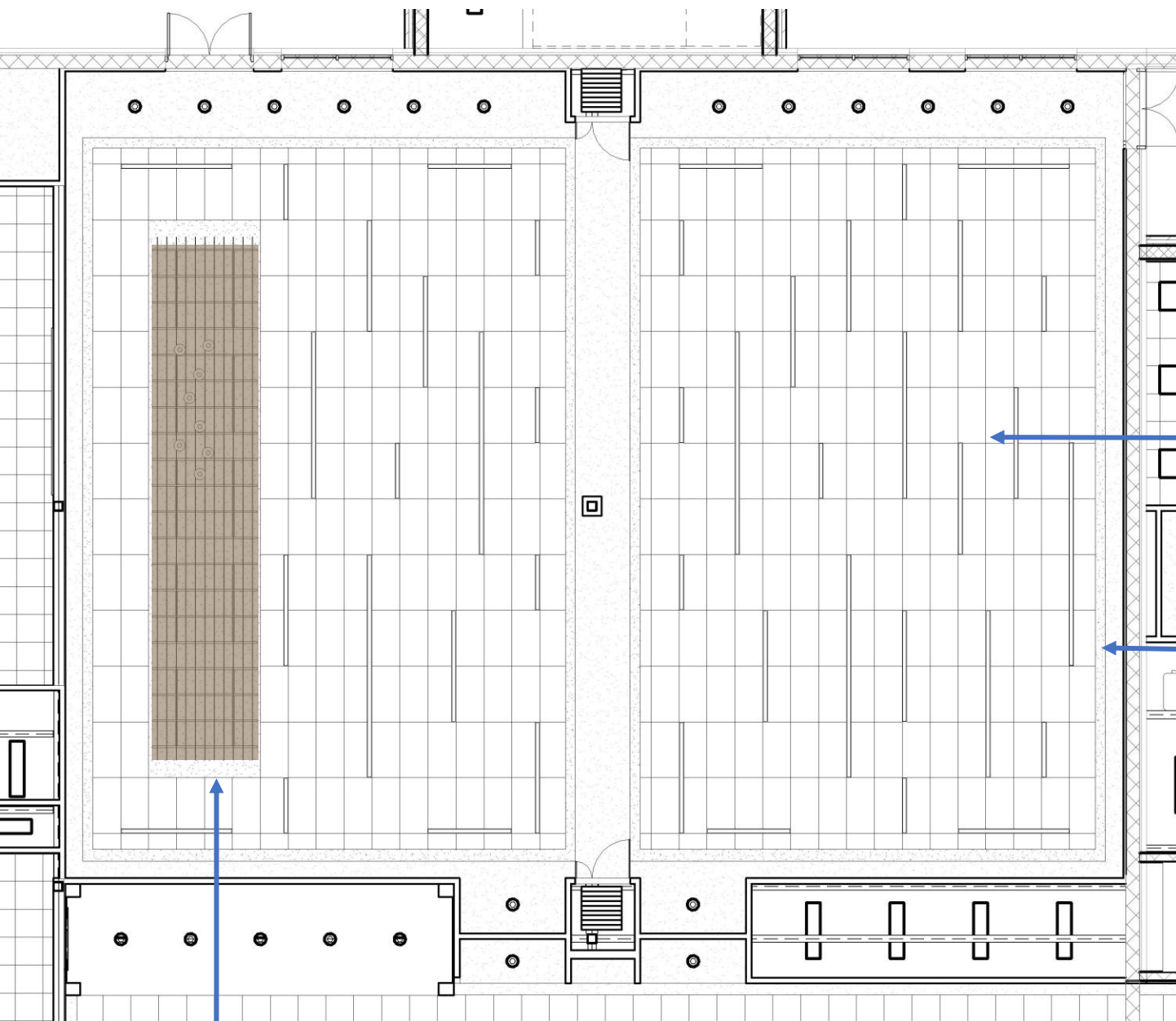
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

FELT BAFFLES



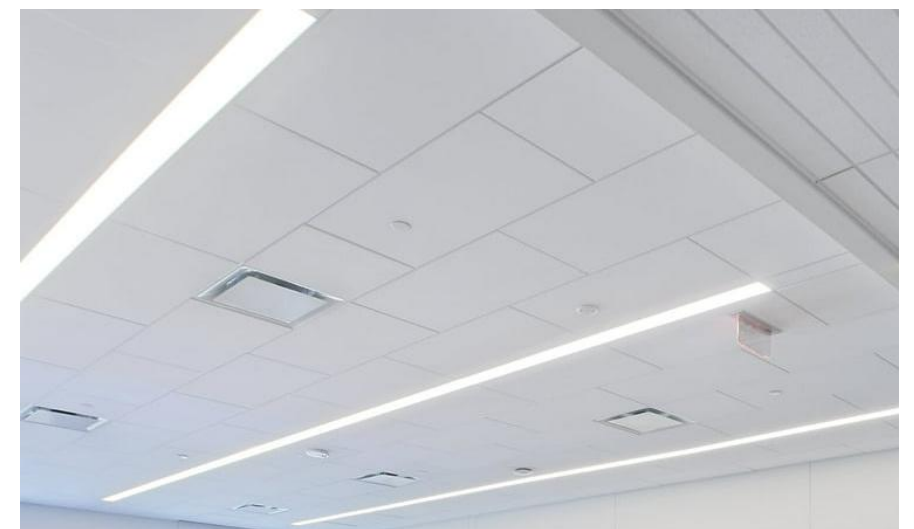
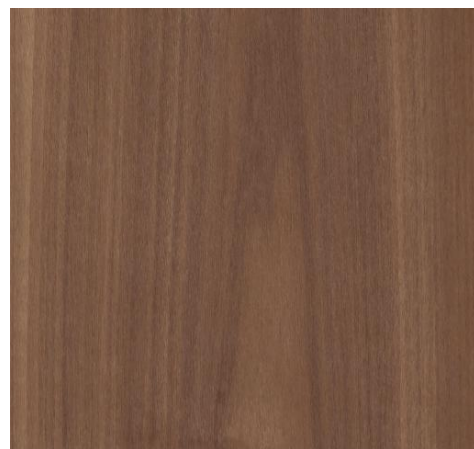
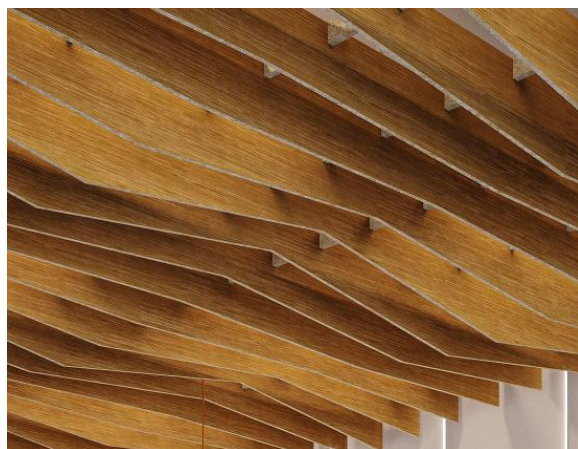
MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 2



SUSPENDED 2' X 4' ACT

PAINTED GYPSUM SOFFIT

FELT BAFFLES



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 3

OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTION 1



OPTION 2



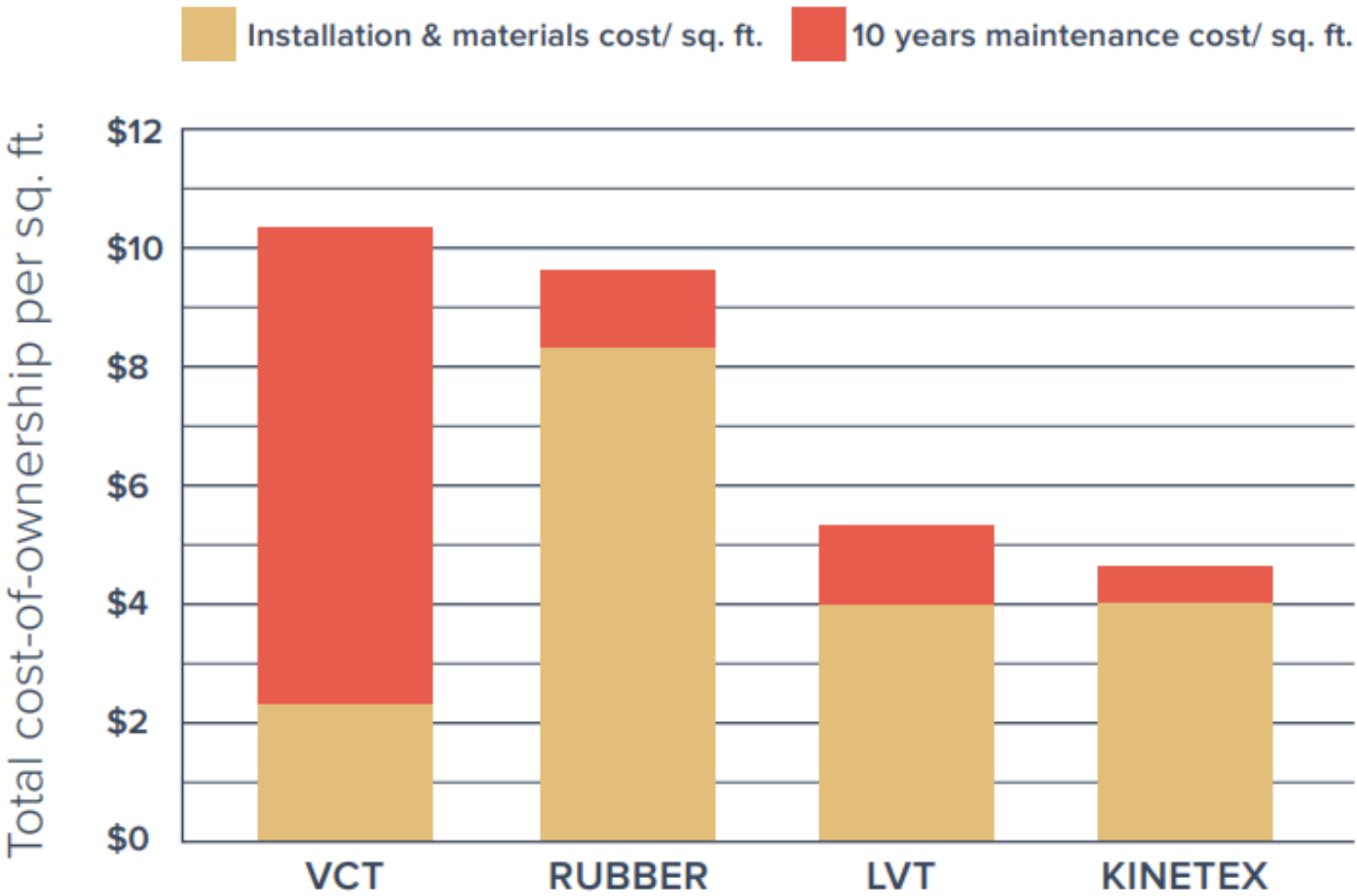
OPTION 3



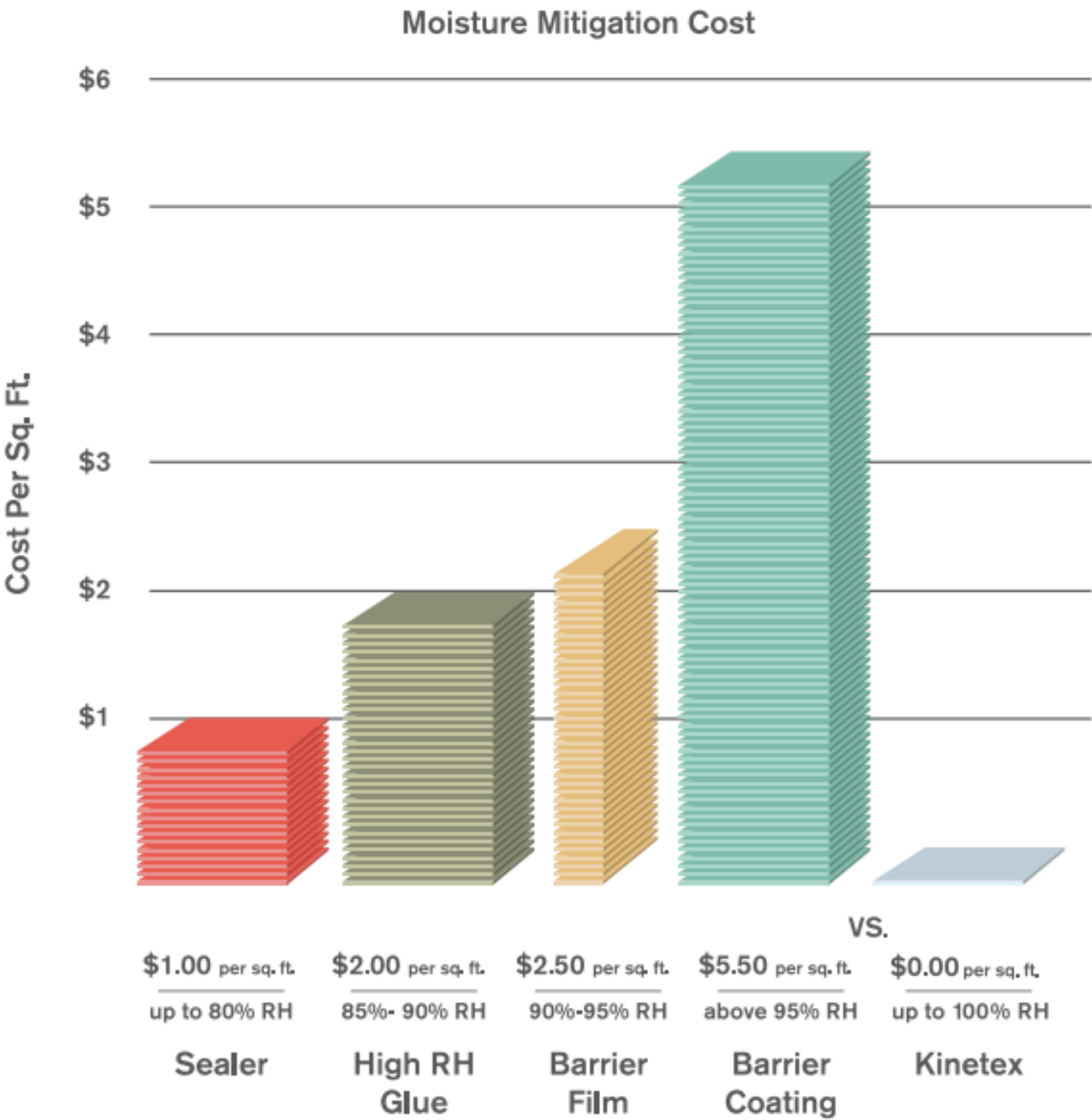
THANK YOU

iDs

Life Cycle Costs: Installation & Maintenance



Mitigate No More





leVel DIGITAL WALLCOVERINGS

Design #: L60501
Name: Canopy
Color/Style: Greige



SCALABILITY
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



REPEAT
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



COLOR
This design primarily features colors that are textured, layered, transparent, or tonal in nature. As a result, custom colors may not reproduce entirely as expected.

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leVel DIGITAL WALLCOVERINGS

Design #: L405801
Name: Word Play
Color/Style: Black & White "Welcome"



SCALABILITY
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



REPEAT
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



COLOR
This design features relatively solid, opaque colors, which lend themselves to customization. Custom colors will therefore mostly reproduce as expected.

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EXTERIOR

CANOPY AND FACADE REVIEW



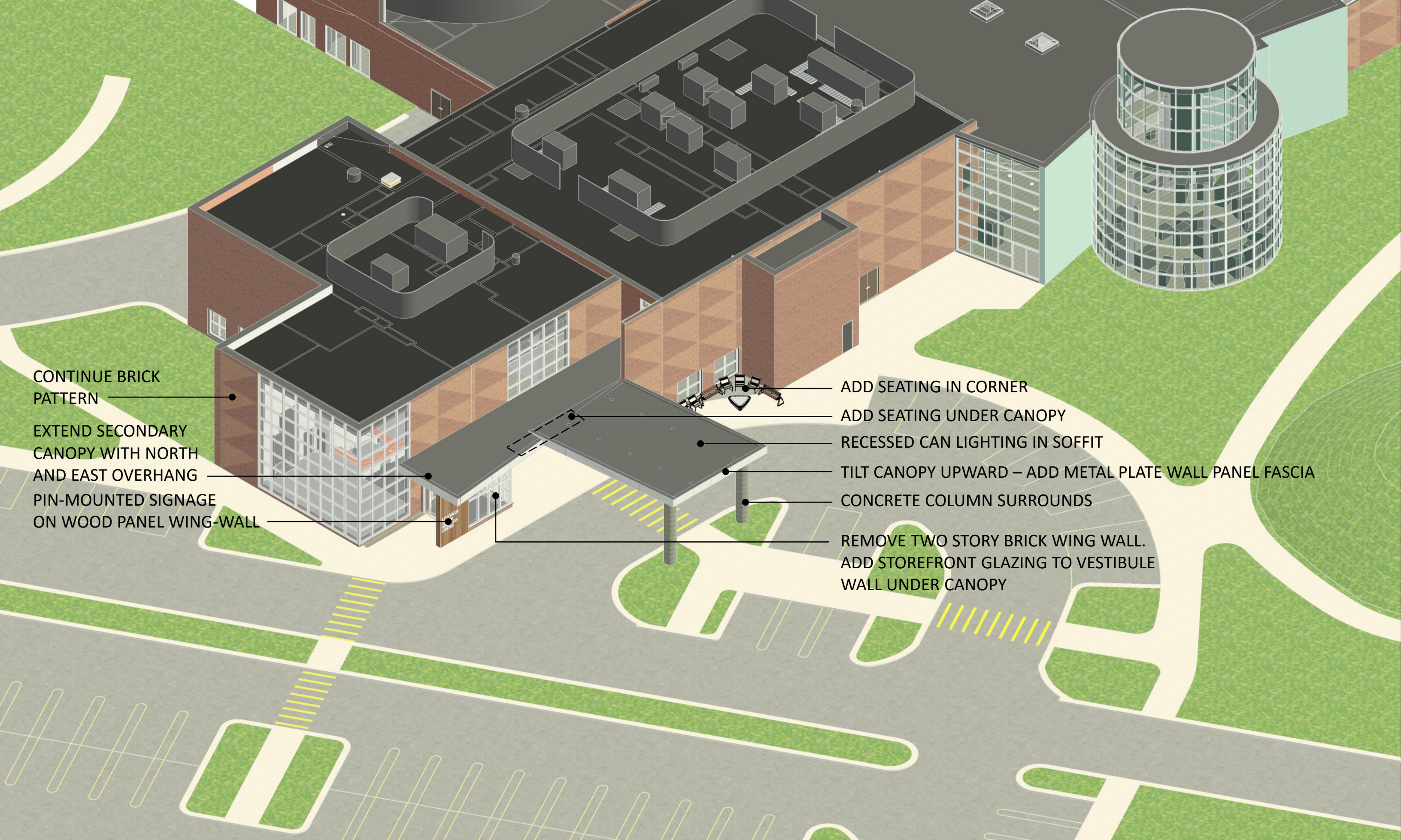
HRC

SENIOR CENTER ADDITION



CURRENT DESIGN

TDS



CONTINUE BRICK
PATTERN

EXTEND SECONDARY
CANOPY WITH NORTH
AND EAST OVERHANG

PIN-MOUNTED SIGNAGE
ON WOOD PANEL WING-WALL

ADD SEATING IN CORNER

ADD SEATING UNDER CANOPY

RECESSED CAN LIGHTING IN SOFFIT

TILT CANOPY UPWARD – ADD METAL PLATE WALL PANEL FASCIA

CONCRETE COLUMN SURROUNDS

REMOVE TWO STORY BRICK WING WALL.
ADD STOREFRONT GLAZING TO VESTIBULE
WALL UNDER CANOPY



EXTERIOR | PROPOSED DESIGN

TDS



EXTERIOR | PROPOSED DESIGN

KINETEX FLOORING

- HIGH PERFORMANCE SOFT FLOOR
- HIGH DURABILITY (HIGH DIMENSIONAL STABILITY AND CRUSH RESISTANCE)
- ACOUSTICAL PROPERTIES, CUSHIONED BACK (NRC)
- DESIGN OPPORTUNITIES IN PATTERN AND COLOR
- REDUCED ENVIRONMENTAL IMPACT
- DRY VACUUM MAINTENANCE
- STAIN RESISTANT
- CAN BE INSTALLED ON HIGH MOISTURE SLAB





LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 24, 2025

MEETING DATE

COI020525/R021025

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. COI012225 Minutes
2. COI012225 LTC plandesignconstruction ofCC Campus
3. COI012225 Technolgy Consulting Services_Contract Award Recommendation Letter
4. COI012225 LCCP_Tech Consultanting Services_Proposal and CBS Summary
5. R121824 FRS new Livonia City Hall CR 432-24
6. R121824 Hobbs + Black new PD CR 433-24
7. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
8. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
9. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
10. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
11. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
12. COI101424 Minutes

13. COI101424 LTC plan design construction of CC Campus
14. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
15. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
16. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
17. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
18. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
19. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
20. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, JANUARY 22, 2025
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, January 22, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: Rob Gjonaj-Donovic, Chair

City Council Members Present: Lynda L. Scheel

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Lori Miller, City Clerk
Eric Goldstein, Assistant City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Todd Zilincik, City Engineer
Plante Moran Realpoint Representatives
Plante Moran Technologies Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

The meeting convened at 7:02PM

The meeting began with a discussion of the IT contract and where we are at in the Master Plan.

Plante Moran Realpoint (PMR) Representative, Paul Theriault, explained the IT contract process to hire a separate outside tech company, needed to design and consult on the project. It was posted on MITN with five proposals submitted and three firms were interviewed.

Plante Moran Technologies (PMT) was the recommended firm, offering a \$384,500 contract to provide around \$5M in technology.

PMT was noted to be wholly separate from PMR and spoke about adaptability and growth of technology within the city.

Councilmember Carrie Budzinski offered an approving motion for PMT to be awarded the contract.

PMR Representative, Doug Smith, spoke on the Master Plan process and timeline:

- November 2024: Master Plan launched
- January 2025: Site analysis and Development Program to prepare the Framework Plan, with studies completed for the survey, traffic and environmental
- April/May 2025: PMR to present the final Master Plan, to include many interim meetings between now and then to provide updates

PMR is currently working on the Framework Plan to consider City Hall as the anchor. A decision will need to be made on the layout that makes the most sense to align with Vision 21.

A dynamic City Center is the vision for this project, which is guided by Vision 21, consisting of the following key design strategies:

- New City Center
- Great Mixed Use
- Design to unlock the site's greatest assets
- Pave the way for future development at Five and Farmington

Goals for the project were discussed:

- Livonia Community Green Connectors to allow for a bikeable and walkable area from Rotary Park to Hines, going through the City Center with options for transit
- A welcoming City Center with City Hall, Fire and Police Departments, Library, plazas and parks
- To provide experiential living with branded edges at Five and Farmington, with a possibility of a culinary street and a merchant market

Everything is driven by the budget with important points to consider:

- Decisions must be feasible and sustainable
- City Hall and the Senior Center are the important first steps
- Start small

- First phase must be meaningful and economically viable
- Move existing City Hall and Police Department buildings in order to rebuild
- Clear rules and expectations
- Use of public financing tools

A 20-year phasing strategy must be created for the development. Everyone should understand where we are headed.

Site-planning factors for City Hall:

- Developing an activated plan for the park/plaza connected to City Hall
- Welcoming
- Flexible
- Sustainability/stewardship
- Currently 54,500 sq. ft, down by approximately 40% to be fiscally responsible
- Focus on healthy spaces
- Daylight
- Effective resource management

City plaza to include:

- Wide appeal
- Community first
- Right sized
- Acknowledge adjacencies
- Seasonally appropriate
- Durable and cost effective

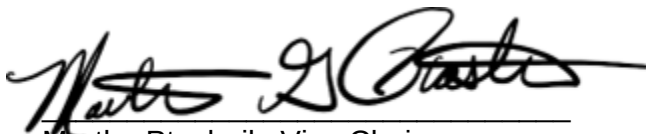
The meeting adjourned at 8:17PM.

The Committee recommends:

For the Law Department to draft an approving resolution awarding the IT contract to PM Technologies.

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.



Martha Ptashnik, Vice Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, JANUARY 22, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Marlene Kubafer

Lori Miller

City Clerk

Ava Wisniewski

PMR

Doug Smith

" "

Paul Theriault

" "

Dave Varga

Mayor's Office

TOO ZILINIK

CITY ENGINEER

Stephanie Corona Gilbane Building Co. - Livonia Res.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 13, 2025

MEETING DATE

COI012225

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. COI012225 Minutes
2. COI012225 Technology Consulting Services_Contract Award Recommendation Letter
3. COI012225 LCCP_Tech Consulting Services_Proposal and CBS Summary
4. R121824 FRS new Livonia City Hall CR 432-24
5. R121824 Hobbs + Black new PD CR 433-24
6. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
7. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
8. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
9. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
10. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
11. COI101424 Minutes - RD Final
12. COI101424 LTC plan design construction of CC Campus
13. COI101424 Email RE_Award Recommendation Letters and Proposal Summaries
14. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
15. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated

16. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
17. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
18. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
19. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

December 17, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

**RE: Livonia City Center Program – Technology Consulting Services Contract Award
Recommendation**

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional technology consulting firm for the Livonia City Center Program (LCCP). This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend the most qualified firm.

The Technology Consulting Services for the LCCP includes the new City Hall, new Police Station, Fire Station No. 1 expansion and renovation, and outdoor gathering spaces; and is critical for establishing standardization of technology related systems throughout all LCCP facilities. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Scope of Work and request for proposal (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to approximately six technology consulting firms to garner interest in the RFP.

On November 12, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 19, 2024, which six (6) firms participated in. After receiving proposals from five (5) firms on December 11, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) firms for interviews. Selection criteria included the firm's relevant

project experience, proposed team's experience, available manpower, proposed fee, client references, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on December 13, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Mark Taormina, Debbie Lichtenberg, Casey O'Neil, and Nathan Shaw. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the contract for Technology Consulting services for the Livonia City Center Program to Plante Moran (separate firm than Plante Moran Realpoint), pending final review of terms by legal counsel.

The total contract award recommendation is **\$384,500** and is further defined as follows:

\$383,500	Proposed Fee 7.67% of the cost of the work
\$ 1,000	Not-to-Exceed Reimbursables
\$384,500	Total Contract Award Recommendation

The fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint
ENCLOSURES: Proposal/CBS Scoring Summary

**LIVONIA CITY CENTER PROGRAM
TECHNOLOGY CONSULTING SERVICES
PROPOSAL + CBS SUMMARY
DECEMBER 16, 2024**

Category	Communications By Design	Malor + Co.	Metro Technology Services	Plante Moran	Tower Pinkster	AVERAGES
General Information						
Local Office	Grand Rapids, MI	New York, NY	Mt. Clemens, MI	Southfield, MI	Kalamazoo, MI	
Full-Time Personnel at Local Office	11		6	100+		
Headquarters	Grand Rapids, MI		Mt. Clemens, MI	Southfield, MI	Kalamazoo, MI	
Full-Time Personnel for Entire Firm	11		6	100+		
Contact	Sara Easter (616) 304-0044	Garly Benoit (212) 498-9732	Tom Giachino (248) 321-5242	Mark Warner (248) 223-3799	Eric Rinehart (269) 491-1909	
Acknowledge Addenda	Yes	Yes	Yes	Yes	Yes	
Agree to Contract Terms	Yes	Yes	Yes	No	No	
Alternate Contract Language Provided	N/A	N/A	N/A	Yes	Yes	
Required Documents Submitted	Yes	No	Yes	Yes	Yes	
Consultants:	Geotech-Ghassen Gareeb-External Fiber Engineering	None	None	None	Buist Electric	
Firm has proven that they meet the Minimum Qualifications	Yes		Yes	Yes	Yes	
1. In business for ten consecutive years	Yes		Yes	Yes	Yes	
2. Licensed in State of Michigan	Yes		Yes	Yes	Yes	
3. Five public sector clients in last ten years	Yes		Yes	Yes	Yes	
4. Completed \$1M for five public sector clients in ten years	Yes		Yes	Yes	Yes	
Attended Pre-proposal Meeting	Yes	No	No	Yes	Yes	
Proposed Fee/ Hours Information						
Stated Limitation on the Cost of the Work (SLCW)	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
Fixed Fee	\$325,000	\$275,000	\$275,000	\$383,500	\$480,000	\$347,700
Percentage Fee (%) for addition or reduction of project scope	6.50%	5.50%	5.50%	7.67%	9.60%	6.95%
Markup on Reimbursables (%)	0.00%	15.00%	0.00%	0.00%	0.00%	3.00%
Not-to exceed reimbursable allowance (\$)	\$2,000	\$10,000	\$0.00	\$1,000	\$30,000	\$8,600
Criteria Based Selection (Criteria / Scores)						
Firm's experience as related to similar projects	100	0	60	100	60	64
Firm's proposed team experience as related to similar projects	60	0	60	60	80	52
Evidence of capabilities to perform all requirements reflected in the RFP	45	0	45	45	45	36
Proposed fees and costs	60	80	80	40	0	52
Client References	15	15	15	15	15	15
Project approach	100	20	60	100	100	76
Total (unfactored)	380	115	320	360	300	295
Quantitative Score (Factored at 70%)	266	81	224	252	210	207
Pre-Interview Ranking	1	5	3	2	4	3
Interview Scores	30	0	138	150	0	64
Total Weighted Scores (Proposal + Interview)	296	81	362	402	210	270
Final Ranking / Scoring	3	5	2	1	4	3
Additional Information						

LIVONIA CITY CENTER PROGRAM
TECHNOLOGY CONSULTING SERVICES
PROPOSAL + CBS SUMMARY
DECEMBER 16, 2024

Relevant Projects	Anchor Bay School District; Caledonia Community Schools; Clarkston Community Schools; Detroit Public Schools; Eastpointe Community Schools; Hudsonville Public Schools; Kentwood Public Schools; Lake Shore Public Schools; Ludington Area School District; Rockford Public Schools; Southfield Public Schools; Woodhaven-Brownstown School District		Macomb County Central Campus Renovation; Macomb County Central Intake and Assessment Center; Chippewa Valley Schools; Warren Woods Public Schools	Birmingham Public Schools; Cerritos College, CA; City of Fort Walton Beach, FL; City of Independence, MO; City of Oregon City, OR; City of Panama City Beach, FL; City of Plainview, TX; City of Wayne, MI; Contra Costa Water District, CA; County of Forsyth, GA; County of Garfield, CO; County of Kent, MI; County of Lee, FL; County of Osceola, FL; DeKalb County Schools District, GA; Detroit Public Schools, MI; Kentwood Public Schools, MI; Lake Orion Community Schools, MI; Southgate Community Schools, MI	Kalamazoo Public Schools district-wide ISIS services; Okemos Public Schools district-wide security upgrades; Judge Charles Pratt Justice Center; WMU miscellaneous ISID security design projects; Catalyst Development tech + security design; New Buffalo Township FD + PD technology; WMU Dunbar Hall renovation	N/A
Experience with PMR	Southfield Schools, Woodhaven Schools, Taylor Schools, Detroit Public Schools, Caledonia Schools	N/A	Macomb County, Oak Park Schools, Madison Schools	Farmington Schools; Novi Schools, Clark Retirement, Grosse Pointe Schools, Lincoln Schools, Harbor Springs Schools	Northview Schools, Grand Rapids Public Schools, Caledonia Schools	N/A

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus as discussed at the Capital Outlay & Infrastructure Committee meeting of December 11, 2024, and indicated the matter will remain in committee. (CR 330-24)

On a motion by Vice President Ptashnik, supported by Councilmember Morgan, and unanimously adopted, it was:

#432-24 RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated December 5, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform construction management services for the Livonia City Hall Project (the "Project"), setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for construction management services to Frank Rewold and Sons ("FRS") for a total contract price to be 6.87% of the to be agreed guaranteed maximum price for construction in addition to the pre-construction services which are to be priced at a value not to exceed \$81,380.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Frank Rewold and Sons, 303 E. Third Street, Suite 300, Rochester, MI 48307, subject to approval as to form and substance by the City's Department of Law, in an aggregate amount of fees and reimbursables not to exceed \$81,380.00 for pre-construction services and 6.87% of the to be determined guaranteed maximum price for overall construction of the new city hall; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
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Motion:	Ptashnik
Second:	Morgan
Ayes:	Ptashnik, Budzinski, Morgan, Donovic and McCullough
Nays:	None
Absent:	Toy

On a motion by Councilmember Donovic, supported by Vice President Ptashnik, and unanimously adopted, it was:

#433-24 RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated December 5, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform professional architectural/engineering services for the construction of a new Police Headquarters, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional architectural/engineering services to Hobbs + Black for a total contract price of \$1,658,000.00, with the architectural/engineering services priced at a value of 4.79% of the cost of the overall construction of the building, which fee projects to be \$1,628,000.00, and reimbursables priced at a not to exceed value of \$30,000.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Hobbs + Black, 100 N. State St., Ann Arbor, MI 48104, subject to approval as to form and substance by the City's Department of Law, in an aggregate amount of fees and reimbursables of \$1,658,000.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

A representative from Plante Moran Realpoint, LLC, was present to answer any questions of Council.

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
--

Motion:	Donovic
Second:	Ptashnik
Ayes:	Ptashnik, Budzinski, Morgan, Donovic and McCullough
Nays:	None
Absent:	Toy

December 5, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New Police Station Facility
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new Police Station facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new Police Station facility.

The Architectural and Engineering Services for the Police Station Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 7, 2024, which twelve (12) firms participated in. After receiving proposals from eight (8) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) A/E firms for interviews. Selection criteria included the firm's relevant project experience, proposed team's experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on December 3, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Martha Ptashnik, Mark Taormina, Dave Lear, Chief Thomas Goralski and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new Police Station Facility to Hobbs + Black, pending final review of terms by legal counsel.

The total contract award recommendation is **\$1,658,000** and is further defined as follows:

\$1,628,000	Proposed Fee 4.79% of the cost of the work
\$ 30,000	Not-to-Exceed Reimbursables
\$1,658,000	Total Contract Award Recommendation

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: A/E Proposal/CBS Scoring Summary

December 6, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility
Construction Management Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional Construction Management (CM) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Construction Management Services for the new City Hall facility play a critical role in ensuring the scope of work reflected in the design/construction documents aligns with the defined project budget; expediting material procurement, and ensuring construction is completed within the schedule parameters. It is also paramount to begin this process quickly to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Request for Proposal (RFP) outlining the Construction Managers Scope of Work and project parameters. This RFP was reviewed on several occasions in detail by the project team. PMR reached out to approximately ten Construction Management firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-bid meeting on November 7, 2024; which twelve (12) firms participated in. After receiving proposals from nine (9) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and

objectively shortlist three (3) firms to interview. Selection criteria included firm's experience as related to similar projects, firm's proposed team as related to similar projects, proposed fees/costs, client references, Experience Modification Rating, and project approach.

The Project Team conducted interviews with the shortlisted firms on November 26, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Debra Lichtenberg, Mark Taormina, and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

Based on the information noted above, the Project Team recommends awarding the contract for Construction Management services for the new City Hall Facility to Frank Rewold and Sons (FRS), pending final review of terms by legal counsel.

The total contract award recommendation is **\$81,380** and is further defined as follows:

\$ 81,380	Preconstruction Services
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Construction Services Personnel Costs and Reimbursable Expenses will be determined and submitted for approval upon completion of the Guaranteed Maximum Price (GMP). The Construction Manager's overhead and profit will be 1.9% of the cost of the work. The CM fee will be a percentage of the Cost of the Work as defined in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia

Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: CM Proposal/CBS Scoring Summary

AWARD OF CONTRACT: The Mayor's Office, re: for Civil Engineering services to be performed on the Civic Center campus

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected OHM (Orchard, Hiltz & McCliment, Inc.) to perform the required civil engineering services for the project.

The Civil Engineer will develop and convey an understanding of the site's physical characteristics, including opportunities and challenges, through their initial due diligence. As a result, the Civil Engineer will help take the City Center Master Plan's infrastructure from drawing board to reality through their assistance in the design of innovative corridor improvements, phased infrastructure including stormwater management and public spaces that facilitate an economically feasible and sustainable site redevelopment. After working collaboratively with the Master Planner, the Civil Engineer will be expected to engineer site work and utilities including, but not limited to, building pads and utilities within five feet of civic buildings separately designed by Architecture/ Engineer firms whose selection may be simultaneous and/or subsequent to the Master Planner and Civil Engineer. Additionally, they will be expected to coordinate the completion of required due diligence should site issues be uncovered.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform civil engineering services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for civil engineering services to Orchard, Hiltz & McCliment, Inc. ("OHM"), for a total contract price not to exceed 6.5% of the cost of work, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND OHM, 34000 PLYMOUTH ROAD, LIVONIA, MICHIGAN 48150, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED 6.5% OF THE COST OF WORK; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

AWARD OF CONTRACT: The Mayor's Office, re: for Surveying services to be performed on the Civic Center campus

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected Spalding DeDecker to perform the required surveying services for the project.

The Surveyor will develop a full site map for the project that includes the locations and layout of the site and all built infrastructure. The surveyor will identify utilities, and topographical and other environmental features that might impact the eventual site plan and buildout of the City Center. The Surveyor's work will inform the Civil Engineer and the Master Planner on design requirements for the site and the Survey will be available for future reference on all required buildout and repairs conducted on the campus.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform professional survey services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional survey services to Spalding DeDecker for a total contract price not to exceed \$67,750.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND SPALDING DEDECKER, 27333 MEADOWBROOK ROAD, SUITE 210, NOVI, MICHIGAN 48377, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$67,750.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

AWARD OF CONTRACT - The Mayor's Office, re: for Master Planning services for the new Civic Center and for Architectural and Engineering services for a new City Hall

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected HED as the most qualified candidate to provide both the Master Plan and Architectural work required for this project.

The master planning scope of work will involve collaborating with City Administration, City Council, PMR, other city consultants, and community stakeholders to craft a master plan for the development of the Livonia Civic Center. The Master Plan will become the framework for future redevelopment of the site which is expected to commence in multiple phases over the next several years. The planner is tasked with leveraging 5 Mile and Farmington Road corridor improvements to spur commercial development and redevelopment, along with a mix of new housing alternatives, active and passive public space as well as civic infrastructure.

The vendor will also provide architectural and engineering work including the creation of schematic, design, and construction documents for the new City Hall building. Their work will include all designs for the building's exterior envelope, interior, elevators, HVAC, plumbing, electrical, mechanical, lighting and security systems. The Architect will also coordinate work with the project's civil engineer, construction manager and various specialized consultants such as the City's technology consultant to ensure that all design requirements are being met.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform master planning services for the Livonia Civic Center Project (the "Project") and a professional architectural/engineering firm for the Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for master planning and professional architectural/engineering services to Harley Ellis Devereaux ("HED") for a total contract price not to exceed \$1,839,050.00 with the master planning services priced at a value not to exceed \$322,500.00, and the architectural/engineering services priced at a value not to exceed \$1,516,550.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE

CITY OF LIVONIA AND HED, 123 WEST FIFTH STREET, ROYAL OAK, MICHIGAN 48067, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$1,839,050.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MONDAY, OCTOBER 14, 2024
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Monday, October 14, 2024, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Rob Gjonaj-Donovic, Chair
Jim Jolly, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: Brandon McCullough, Council President
Scott Morgan, City Councilmember
Laura Toy, Councilmember

City Council Members Present: Martha Ptashnik, Council Vice President

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development
Director
Todd Zilincik, City Engineer
Dave Lear, Assistant City Engineer
Paul Theriault, Plante Moran Realpoint
Doug Smith, Plante Moran Realpoint
Ava Wisniewski, Plante Moran Realpoint

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)
--

The meeting convened at 7:02 pm, led by Committee Chair, Rob Gjonaj-Donovic.

The Mayor started off the meeting giving us an update on the Civic Center Campus project and the recent interviews of key partners in Professional Services contracts.

Plante Moran Realpoint (PMR), on behalf of the city explained the bids that went out to public bid for multiple professional services.

The Administration is ultimately recommending companies HED for Master Planning services for the entire site and OHM for Civil Engineering for the entire city site. HED for architectural and engineering services for the City Hall project specifically, and Spalding DeDecker for site surveying services and for a traffic study of the existing intersection.

The Project Team, made up of city staff and PMR conducted preproposal meetings with dozens of local and national firms for the above professional services that were all publicly bided.

The traffic study will go out a mile in each direction and is an initial study of current traffic flows and patterns to gather base line data.

PMR explained that as the Project Team creates the master plan, the traffic study vendor will conduct another study to analyze the impact to traffic flows.

There was concealeable discussion about the future of the 5 Mile and Farmington Roads intersection and that the 6 lanes of roadway in each direction should be considered for changes to the number of lanes and flow of traffic.

Some mentioned that these lanes and this intersection would need to be altered to capture the identity of a downtown area with walkability and safer access to pedestrian foot traffic for the success of the future Civic Center Campus. But most importantly the safety of pedestrians walking, running, biking, shopping, and living.

Multiple firms bid on the traffic study contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$17,700. This is under the \$20,000 City Council purchasing threshold, so it doesn't need a Council vote.

This vendor, Spalding DeDecker is a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Survey Services for the entire Civic Center Campus. Multiple companies publicly bid on the survey services professional contract.

The survey helps the master planners, architects, and engineers determine where underground utilities are. Helps determine where the boundary lines are and determine the topographical layout of the entire site.

Multiple firms bid on the survey services contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$67,750. This vendor, Spalding

DeDecker is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Civil Engineering firms for the entire Civic Center Campus. Multiple firms publicly bid on Civil Engineering work, they were interviewed by a panel of city staff and PMR.

OHM talked about the future of the 5 mile and Farmington Roads intersection. They would work with Wayne County, who owns the roads, to rework the intersection, boulevards, and thoroughfares. They are very experienced with roads and dealing with the county authorities.

They look for ways to yes as opposed to no. They will work on storm water sewers, and other various utilities services. They work on pedestrian walkways to keep the residents safe and help with the layout of builds in conjunction with our city engineering department and other professional services.

PMR explained the going rate is 5% to 15% for civil engineering services of the project, OHM is 6.5%. The final price is not known yet, PMR explained the city can change to a fixed fee as opposed to percentage base if determinized to be the best deal for the city.

Multiple firms bid on the Civil Engineering services contract; the Administration is recommending the contract be awarded to OHM. This vendor, OHM is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor. OHM also worked on the Livonia Vision 21 Master Plan.

The next item was for Master Planning firms for the entire Civic Center Campus. Multiple firms publicly bid on Master Planning work, they were interviewed by a panel of city staff and PMR.

HED does a lot of local work but also national, so they have vast experience and creative abilities.

HED is bringing on a sub consultant to assist with the work, Design Works is experienced on the national scale and do a lot of work in neighborhood communities like Livonia.

There was a focus on this project being economically realistic and feasible to the marketplace.

Very throughout scope of work, focused on discovery and focal points of our community and identity. They help set the realistic tone for this project and have worked with other cities in Michigan.

HED will begin working on rendering and plan to bring multiple plans to the City Council in April of 2025. There will be input from the community and Council at multiple points.

Multiple firms bid on the Master Planning services contract; the Administration is recommending the contract be awarded to HED for \$345,000.

HED was also selected by the panel for architectural and engineering services for the design of City Hall. Multiple firms publicly bid on architectural and engineering services work.

This would specifically be for the City Hall.

HED would analyze the Space needs Assessment conducted by PMR over the last few years to design the City Hall. HED has multiple divisions and bandwidth to do both the master planning work for the Campus and architectural and engineering for City Hall.

Council talked about this project price being under control and not being too expensive. Keeping this building under a controlled budget is very important, and this building isn't just an office building, but the people's house, and having a Council Chambers for the Council to meet residents and provide a space for the residents to have their voices heard.

HED architectural is very creative and listen to what our city wants. They recently worked with Redford Township to design some new municipal buildings.

HED should be bringing Council a rendering in summer to fall of 2025, hopefully breaking ground in late 2025 or early 2026.

The funds for these above contracts would come for the 418 fund, Building Improvement Fund.

Bond dollars would cover these professional service expenditures, and the 418 Fund would be reimbursed.

The Bond proposal will come back to the Council in summer of 2025.

All these bids and documents are included in the packet and available to the public. Council explained to the Administration and Mayor it's important to continue to have committee meetings keeping the City Council updated on the status of the Civic Center Campus project.

Councilman Jim Jolly recommended four Council approvals.

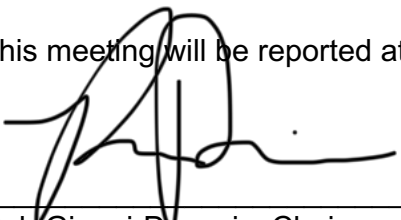
The meeting adjourned at 8:27 pm.

The Committee recommends:

1. For the Law Department to draft the following resolutions for the Civic Center Campus:
 - a. Survey services
 - b. Master Planning services
 - c. Civil Engineering services
 - d. City Hall Architectural services

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of November 6, 2024.



Rob Gjonaj-Donovic, Chair



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
October 7, 2024

MEETING DATE

COI101424/R110624

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of October 7, 2024:

RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design and construction of the new Civic Center campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the subject matter as presented.

ATTACHMENTS

1. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
2. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
3. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
4. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
5. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
6. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated

APPROVED BY

From: [Lichtenberg, Debra](#)
To: [Kasprowicz, Sara](#)
Cc: [Doug.Smith](#); [Andy.Fountain](#); [Paul Theriault](#); [Rick.Erickson](#); [Taormina, Mark](#); [Kandah, Gus](#); [Fisher, Carter](#); [Varga, Dave](#); [Ava Wisniewski](#)
Subject: RE: Award Recommendation Letters and Proposal Summaries
Date: Monday, October 14, 2024 12:12:06 PM
Attachments: [LCC Contract Award Recommendation Letter MP- Updated.pdf](#)
[LCC Contract Award Recommendation Letter CE-Updated.pdf](#)
[LCC City Hall AE Contract Award Recommendation Letter AE- Updated.pdf](#)
[LCC Survey Contract Award Recommendation Letter- Updated.pdf](#)
[LCC Traffic Study Contract Award Recommendation Letter- Updated.pdf](#)
[image001.png](#)

Sara,

CORRECT VERSIONS ATTACHED.

Attached please find the updated information relevant to the Capital Outlay and Infrastructure Committee Meeting to be held this evening. Please distribute and post the information accordingly.

Thank you!
Debbie

Debra Peck Lichtenberg, CPA
Finance Director
City of Livonia | Finance Department
(734) 466-2260
dlichtenberg@livonia.gov

Debra Peck Lichtenberg, CPA
Finance Director
City of Livonia | Finance Department
(734) 466-2260
dlichtenberg@livonia.gov

From: Ava Wisniewski <Ava.Wisniewski@plantemoran.com>
Subject: Award Recommendation Letters and Proposal Summaries

Good afternoon Livonia City Center team,

Plante Moran Realpoint is pleased to present the award recommendation letters for five services related to the new City Center Program.

1. Master Planning Services- HED
2. Civil Engineering Services- OHM

3. Architect Engineer Services of City Hall- HED
4. Traffic Study Services- Spalding DeDecker
5. Surveying Services- Spalding DeDecker

Please see the attached documents related to these recommendations. We will be there to present these at the Capital Outlay Committee meeting on Monday, October 14.

If there are any questions in the meantime please let us know. Thank you for your time over the last few weeks during this process.

Best,
Ava

Ava Wisniewski | Consultant

Plante Moran Realpoint, 3000 Town Center, Suite 100, Southfield, MI 48075

Direct Dial: 248.223.3998 | Mobile: 313.520.1364

[Plante Moran Realpoint](#) | [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Subscribe](#)

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October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Architectural Engineering Services for City Hall Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which twenty-five (25) firms participated in. After receiving proposals from twelve (12) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) A/E firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 8, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, Jeannine Laible, and Brandon McCullough along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new City Hall Facility to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$1,516,550 and is further defined as follows:

\$1,510,550	Fixed Lump-Sum Fee (approximately 6.43%)
\$ 6,000	Not-to-Exceed Reimbursables
\$1,516,550	Total Contract Award Recommendation

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia

Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: A/E Proposal/CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center
Civil Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform civil engineering (CE) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Civil Engineering Services Scope of Work is critical to taking the Master Planner's vision from drawing board to reality. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen civil engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each CE firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist two (2) firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's competitive proposed fee, and strong presentation/ interview.

RECOMMENDATION

The Project Team recommends awarding the CE services contract for the Livonia City Center Program to OHM (Orchard, Hiltz & McCliment, Inc.), pending final review of terms by legal counsel.

The total contract award recommendation is 6.5% of the Cost of Work. The CE fee will be converted to a fixed lump-sum amount based upon the scope, budget, and timeline established in an amendment to the contract at a later date. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or doug.smith@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: CE Proposal/ CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center
Master Planning Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform master planning (MP) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Master Planning Services Scope of Work is critical to bringing the City's vision for the City Center to life. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen master planning firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024; which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each MP firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's approach to completing the project on schedule and within budget, and strong presentation/ interview.

RECOMMENDATION

The Project Team recommends awarding the MP services contract for the Livonia City Center Program to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$322,500.00 and is further defined as follows:

\$ 345,000.00	Fixed Lump-Sum Fee
- \$25,000	Credit to proposed fee (awarded both MP and AE for City Hall)
\$ 2,500.00	Not-to-Exceed Reimbursables
\$ 322,500.00	Total Contract Award Recommendation

The MP fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or doug.smith@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia

Debbie Lichtenberg, City of Livonia

Gus Kandah, City of Livonia

Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: MP Proposal/ CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor, City of Livonia
3300 Civic Center Dr.
Livonia, MI 48154

RE: Livonia City Center Program
Contract Award Recommendation - Survey Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional surveying firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Surveying Scope of Work is an important one in helping the Project Team understand the boundaries of the property, any easements or restrictions contained within, the location and condition of site utilities as well as the site topography.

SELECTION PROCESS

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had great insights into some of the historical conditions on site. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, three of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the surveying services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$67,750.00 and is further defined as follows:

\$ 67,750	Fixed Lump-Sum Fee
\$ 0	Not-to-Exceed Reimbursables
\$ 67,750	Total Contract Award Recommendation

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, is one of the largest surveying firms in the state, can meet the proposed schedule and that they have previously surveyed several areas of the Civic Center property.

The surveying work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor, City of Livonia
3300 Civic Center Dr.
Livonia, MI 48154

RE: Livonia City Center Program
Contract Award Recommendation – Traffic Study Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional traffic study firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Traffic Study Scope of Work is another important piece of information that is essential to the Project Team to understand any existing traffic flow issues in and around the Civic Center site and to assist in the Master Planning and Civil Engineering. This study will extend up to 1 mile in each direction from the corner of 5 Mile and Farmington Roads.

SELECTION PROCESS

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had good perspective on how far to extend the limits of the study. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, two of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the traffic study services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$17,700.00 and is further defined as follows:

\$ 17,700	Fixed Lump-Sum Fee
\$ 0	Not-to-Exceed Reimbursables
\$ 17,700	Total Contract Award Recommendation

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, and can meet the proposed schedule.

The traffic study work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary

Regular Meeting Minutes of October 7, 2024

On a motion by Councilmember Jolly, supported by Vice President Ptashnik and unanimously adopted, it was:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of October 7, 2024)</i>

Motion:	Jolly
Second:	Ptashnik
Present:	Ptashnik, Donovic, Budzinski, Morgan, Jolly, and McCullough
Absent:	Toy

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

6.

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

5. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Sections 110, 120 and 220 of Title 6 (Animals), Chapter 01, pet licensing policies.

Carter Fisher, City Attorney, presented this item to the Council. Mr. Fisher indicated because the Clerk's Office conducted a thorough review of processes and forms, it was discovered the current City Ordinance states a pet must have a valid rabies certificate that expires "no less than 30 days before the license". The Law Department reviewed the Ordinance further and the Law Department met with members of the Clerk's Office, Animal Control, and DPW. During this meeting, all departments involved agreed the language was too restrictive and should be updated quickly.

Mr. Fisher indicated the proposal also involves clean up language as far as six (6) pets total being permissible, a combination of up to (3) dogs and (3) cats, which is what the Animal Control Section already believed was the case. Mr. Fisher concluded the final item involved the removal of "duplicate tags" and instead use the phrase "replacement" tags, as the City does not issue duplicate tags.

DIRECTION: FIRST READ - PROPOSED ORDINANCE REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

5.

Law
March 14, 2025

MEETING DATE

S033125/r041425

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Sections 110, 120 and 220 of Title 6 (Animals), Chapter 01, pet licensing policies.

BACKGROUND DETAILS

The Law Department, prompted by a review of current pet licensing policies being conducted by the Clerk, has consulted with the Clerk's Office, the Department of Public Works and the City's Animal Control officer on needed updates to our dog and cat licensing ordinance. The ordinance as currently written contains a number of provisions that caused confusion amongst staff and the public related to the number of animals that could reside in one home and the required vaccination status of those animals. Based on those concerns, feedback from the departments responsible for licensing and handling licensed animals, and local ordinances of other neighboring cities, we are submitting a more streamlined proposed ordinance that should be clearer for residents and better match our vaccination requirements with real world practices by pet owners and vets.

The proposed ordinance amendment changes the following items from our old ordinance:

The previous ordinance said that residents could license up to 3 dogs and/or 3 cats, which meant that residents were allowed to license up to 3 total animals; many residents read this language as allowing up to 6 animals per household. The proposed ordinance clarifies that residents may license and keep up to 3 cats and 3 dogs for a total of no more than 6 animals.

The previous ordinance also prohibited the Clerk's office from issuing a license to a pet owner whose dog's rabies vaccine would expire more than a month before the expiry of the license itself. Given that the ordinance currently allows for only one or three year licenses that expire on the last day of February annually, and that residents must apply for new licenses on or before June 1st to avoid paying an additional penalty, this would leave many pet owners without the ability to get a new license within the deadlines established by the City. This rule appears to have been a misapplication of the state statute governing pet licensure; many neighboring communities only require that the pet being licensed have a current vaccination for licensure and the proposed ordinance contains this same requirement. We believe that this change will simplify the pet licensing application process for residents, encouraging more residents to get licensed. Additionally, medical research suggests that rabies vaccinations in dogs are effective years after their stated date of expiration, as a result, we are confident that only requiring current vaccination status for dogs on the date of licensing will not pose an increased health risk to the City's residents or pets. To give effect to this change, and to allow for permits to be issued to any dog with current

vaccination status, we have also recommended the elimination of the three year license as part of this ordinance amendment.

Lastly, the current ordinance allows residents to get a "duplicate" license tag for their dogs. The purpose of this section was always to allow residents to get a replacement tag when they'd lost the original, not to get multiple tags for the same dog. We propose that the word "duplicate" be deleted and replaced with "replacement" to clarify the purpose of this section.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

First Reading

ATTACHMENTS

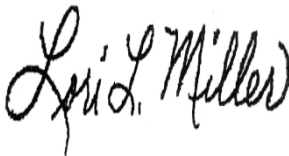
1. S033125 LTC Prop Amend - Animal license
2. 6.01.110,120,220

APPROVED BY



Carter Fisher, City Attorney

Date: March 14, 2025



Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: March 14, 2025



Maureen Miller Brosnan, Mayor

Date: March 18, 2025

**AN ORDINANCE AMENDING SECTIONS 110, 120, 220
OF TITLE 6 (ANIMALS), CHAPTER 01, OF THE LIVONIA
CODE OF ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 110 of Title 6, Chapter 01 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

6.01.110 - License—Required—Number of dogs permitted.

- A.** It is unlawful for any person to own, possess, shelter, keep, harbor, or maintain any dog and/or cat that is 4 months or older, for a period of 30 days or more, without first obtaining a license for said dog and/or cat. Any person in violation of this section shall be deemed to have committed a civil infraction and shall be ordered to pay a civil fine of one hundred dollars (\$100.00), plus costs. Any person found responsible for a second time shall be responsible for a civil infraction and shall be ordered to pay a civil fine of five hundred dollars (\$500.00), plus costs. Any person who has previously been found responsible for a violation of this section two (2) times for a shall be guilty of a misdemeanor.
- B.** It is unlawful for any person to own, possess, shelter, keep, harbor, or maintain more than 3 dogs and ~~or~~ 3 cats that are 4 months of age or older on the premises at any given time: however, this provision does not apply to duly licensed pet shops, kennels, veterinarians, or veterinarian hospitals. Any person in violation of this section shall be deemed to have committed a civil infraction and shall be ordered to pay a civil fine of one hundred dollars (\$100.00), plus costs. Any person found in violation of this section for a second or subsequent time shall be guilty of a misdemeanor.
- C.** That in any action, civil or criminal, it is an affirmative defense that the dog and/or cat is under 4 months of age or has been in the owner's possession for less than 30 days. The burden of establishing either defense is upon the owner of the dog and/or cat.

Section 2. Section 120 of Title 6, Chapter 01 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

6.01.120 - License—Application—Rabies vaccination certificate—Expiration date.

All applications for dog and/or cat licenses shall be filed with the City Clerk on such forms as may be provided. Except as otherwise set forth herein, it shall be the duty of any person owning or harboring a dog and/ or cat, on or before the first day of March of each year, or within thirty (30) days after the dog and/or cat becomes four (4) months of age, or within thirty (30) days after such person becomes a resident of the city, or within thirty (30) days after they become the owner of a dog and/or cat four (4) months of age or more, to apply for a license or to apply for a kennel license as set forth below; provided, however, that the effective period of an outstanding license issued on the basis of a December 1—November 30 effective period shall be extended to the last day of February in the year following the November 30 expiration date of said license. ~~In the event that an applicant presents a valid certificate for a three-year vaccination for rabies, the department may issue a license for up to three (3) years in accordance with this section.~~ The application shall state the breed, sex, age, color and markings of the dog and/or cat, the name and address of the animal's current owner, and the name and address of the last previous owner. If the applicant has become a resident of the city, or the owner of a dog and/or cat within thirty (30) days, the applicant shall give the date of becoming a resident or acquiring the animal, as the case may be. The applicant shall furnish a valid certificate of a current vaccination for rabies, with a vaccine licensed by the United States Department of Agriculture, signed by an accredited veterinarian. The certificate of vaccination for rabies shall state the month and year of expiration for the rabies vaccination, in the veterinarian's opinion. Upon receipt of a valid unexpired certificate of vaccination, the Clerk shall issue a license that expires in accordance with the provisions of this Chapter. ~~A license shall not be issued if the animal's current rabies vaccination will expire more than one (1) month before the date on which that license would expire.~~ The owner of a dog and/or cat that is required to be licensed under this chapter shall keep the animal currently vaccinated against rabies by an accredited veterinarian with a vaccine licensed by the United States Department of Agriculture. All licenses hereafter issued shall expire on the last day of February.

Section 3. Section 220 of Title 6, Chapter 01 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

Proposed Amendment to Sections
6.01.110, 120, 220 of the Livonia Code of
Ordinances, as amended - p 3

6.01.220 - License tags—~~Duplicates~~Replacements.

In case of the loss of a tag, the owner may secure a ~~duplicate~~ replacement tag from the department upon payment of one dollar (\$1.00).

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

7.

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovan, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

6. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 3, Chapter 4 (Financial Ordinance), in order to establish a Chief Financial Officer position and designate the reporting responsibilities under said CFO.

Mayor Brosnan presented the item to Council. The Mayor indicated this is part of a comprehensive reorganization of the Finance Department. The first phase is to establish a Chief Financial Officer position as the head of the Finance Department. This is a broader, higher view of the Finance Department, not simply doing Accounting functions but functioning to guide the City in more in-depth budgeting, multi-year budgeting, and investments to move forward.

Debbie Lichtenberg, Finance Director, provided a detailed perspective on the reorganization and restructuring of the Finance Department. Ms. Lichtenberg stated the newly created position will oversee the multi-facets of the Finance Department, removing them from the daily Accounting functions. She reiterated this is only phase one, and the remaining components are under separate Agenda items. The purpose is to give a broader view to leading the City forward with advanced budgeting needs and multi-year budgeting, but to focus on how the City can run more efficiently and save money to invest in the future.

Councilmember Donovan requested the Administration provide the graphic previously provided to them, which showed clearly the various positions in Finance and what was being moved around, prior to the next Regular meeting.

DIRECTION: FIRST READ - PROPOSED ORDINANCE REGULAR



Executive Recruitment

Finance & Accounting

Position Highlights

1. Chief Financial Officer (CFO)

The CFO is the City of Livonia's top financial executive, responsible for overseeing the city's financial strategy, budgeting, and risk management. Reporting to the Mayor, this role ensures the long-term financial sustainability of the city while maintaining transparency and compliance with government regulations. The CFO supervises both the Finance Department and Information Systems Department, optimizing financial operations and investment strategies. This role also involves public financial reporting, policy-making, and inter-departmental collaboration, ensuring that financial decisions align with the city's overall economic development and operational goals.

2. Finance Director

The Finance Director is responsible for managing financial operations, compliance, and reporting for the City of Livonia. Reporting to the CFO, this role ensures accuracy in budgeting, financial reporting, and grant administration, while maintaining compliance with GAAP and municipal regulations. Leading a finance team of 17 professionals, the Finance Director plays a crucial role in cash flow management, investment strategies, and financial system improvements. This position acts as the key operational financial manager, ensuring efficient financial operations and supporting long-term financial planning.

3. Capital Planning Manager

The Capital Planning Manager focuses on developing and managing capital improvement projects for the City of Livonia. Reporting to the Finance Director, this role ensures city infrastructure projects align with long-term financial goals and are properly funded through grants, bonds, and budget allocations. The Capital Planning Manager collaborates with the Finance Director, CFO, and Building Maintenance Manager to track, oversee, and prioritize infrastructure investments. This role is essential for asset management, financial forecasting, and ensuring compliance with state infrastructure regulations.

Distinguishing Factors Across the Three Roles

Feature	Chief Financial Officer (CFO)	Finance Director	Capital Planning Manager
Reporting To	Mayor	CFO	Finance Director
Primary Focus	Citywide financial strategy, budgeting, risk management	Execution of financial policies, compliance, financial reporting	Capital improvement planning, infrastructure investments
Scope of Leadership	Oversees Finance and Information Systems Departments	Manages day-to-day finance operations and teams	Focuses on long-term capital project planning
Budget Responsibility	Develops and oversees entire city budget	Manages budget execution, audits, and compliance	Manages capital project budgets and external funding sources
Regulatory Compliance	Ensures compliance with state and federal financial laws	Ensures financial reporting, audits, and grant compliance	Ensures zoning and infrastructure project compliance
Public Engagement	Represents the city in financial discussions, council meetings, and public forums	Presents financial reports and audits to staff and City Council	Primarily works internally with department heads
Technology & Systems Oversight	Manages financial systems and IT strategy	Manages financial reporting and process improvements	Uses financial tracking systems for capital projects

Optimizing Role Restructuring for Improved Collaboration

Financial Goal	CFO (Strategy & Oversight)	Finance Director (Execution & Compliance)	Capital Planning Manager (Infrastructure & Investments)
Citywide Financial Strategy	Leads budgeting, fiscal policies, and economic sustainability	Implements financial controls, reporting, and audits	Develop long-term capital improvement plans
Risk Management & Compliance	Ensures compliance with municipal, state, and federal financial laws	Oversees audit preparation, grant management, and financial transparency	Ensures capital project compliance with zoning and funding regulations
Budget Execution & Oversight	Develops and monitors the city budget and financial priorities	Ensures budget compliance and financial accuracy	Oversees capital project budgets and external funding sources
Public & Stakeholder Engagement	Represents the city in council meetings, labor negotiations, and financial policy discussions	Presents financial reports and audit findings to City Council and staff	Works with departments to ensure capital planning aligns with city goals
Investment & Financial Technology	Oversees investment strategies and financial system improvements	Implements financial technology and reporting improvements	Uses financial tracking systems for infrastructure projects

Evolving Roles: Financial Impact of the Transition

Type of Position	Currently Budgeted Position	Currently Budgeted Salary	Proposed New Position	Anticipated Max. Salary	Comments
Appointed	Director of Capital Improvement	\$139,922	Chief Financial Officer	\$139,922	Shifts the appointment focus
Appointed	Director of Information Services	\$123,302	No Change	\$123,302	Administrative oversight moves from directly reporting to the Mayor to the CFO
Appointed (Charter)	Director of Finance	\$139,922	Director of Finance	\$139,922	Maintains the salary structure needed to attract a CPA candidate, as required by charter
Civil Service	Assistant Chief Accountant	\$92,912	Capital Planning Manager	\$103,688	Salary equivalent to Budget Director classification
	Total Currently budgeted for these positions	\$497,058	Total proposed budget for these positions	\$506,834	Difference \$9,776

Final Takeaway: The Strategic Importance of These Roles

- CFO: Drives citywide financial strategy, risk management, and public financial policy.
- Finance Director: Ensures financial compliance, accuracy, and operational efficiency.
- Capital Planning Manager: Manages long-term capital investments and infrastructure financial planning.

Together, these roles ensure that Livonia's financial future is secure, resources are optimized, and public services are well-funded and efficiently managed.

NEW DATA RECEIVED FOR THE
REGULAR MEETING OF APRIL 14, 2025

From: [Fisher, Carter](#)
To: [Kasprowicz, Sara](#)
Cc: [Smyser, Brenda](#)
Subject: Updated ordinance amendment Title 3, Chapter 04
Date: Tuesday, April 1, 2025 4:37:34 PM
Attachments: [Ordinance amending 3.04 clean.doc](#)

Hi Sara,

At last night's study Councilman Donovic requested a clean copy of the proposed updates to the finance ordinance with the redlines removed. I've attached a copy with the redlines removed, there are no other changes other than fixes to the formatting, please circulate this copy to Council as new data.

Thanks,

Carter

Carter Fisher

City Attorney

City of Livonia | Law Department

(734) 466-2518

cfisher@livonia.gov

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 04
(FINANCIAL PROCEDURES) OF THE LIVONIA CODE OF
ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 75 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby created and shall read as follows:

3.04.075 – Chief financial officer- Powers and duties

The Chief Financial Officer shall serve as the City of Livonia's senior financial executive and shall be responsible directly to the Mayor. The chief financial officer shall be responsible for and shall be required to:

- A. Oversee the department of finance and the department of information systems;
- B. Serve as the primary financial advisor to the Mayor and City Council;
- C. Develop and implement financial strategies that align with the City's goals and economic development initiatives;
- D. Identify and assess financial risks and opportunities;
- E. Monitor the impact of state and federal financial legislation on municipal operations and ensure compliance with applicable regulations;
- F. Ensure effective internal controls, risk management, and financial stewardship to safeguard City assets;
- G. Oversee multi-year budget forecasting, capital planning, and expenditure monitoring to ensure financial sustainability;
- H. Manage debt issuance, investment strategies, and financial reporting, ensuring compliance with all regulations;
- I. Direct the City's financial audits and coordinate with external auditors to ensure transparency and accuracy;
- J. Develop financial policies and internal controls and provide forecasting guidance to support informed decision-making;
- K. Coordinate with federal, state, and local agencies on financial reporting to ensure compliance with tax laws, grants, and regulations;
- L. Act as the City's financial representative in contract negotiations, labor discussions, and external partnerships;
- M. Perform such other duties as may be prescribed by state law, the ordinances of the city, the mayor, or by the council.

Section 2. Section 80 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby amended and shall read as follows:

3.04.080 - Department of finance—Organization—Powers and duties.

A. The department of finance shall be under the general management and control of a director of finance. The director of finance shall be responsible to the Chief Financial Officer. The department shall consist of the division of accounting and the division of budget. The director of finance shall be a certified public accountant, and the appointing authority for his department. Each division head shall be under the direction of and directly responsible to the director of finance. The functions of the department of finance shall include:

1. Supervision over the administration of the financial affairs of the city;
2. The keeping of accounts and financial records of the city and all departments and agencies of the city government;
3. Supervision and responsibility for the purchase, custody and distribution of all the supplies, materials, equipment and other articles used by any office, department or agency of the city government;
4. The preparation of the annual budget(s) for the mayor.

B. The director of finance shall have the authority to do all things that are necessary and incidental to carrying out the functions of the department of finance. (Ord. 1111 § 1 (part), 1973: prior code § 2-208(a))

Section 3. Section 90 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby amended and shall read as follows:

The director of finance shall be responsible for and shall be required to:

- A. Submit to the mayor and the council a monthly statement of all receipts and disbursements in sufficient detail to show the exact financial condition of the city;
- B. Prepare for the mayor and the council within sixty (60) days after the close of each fiscal year a complete financial statement and report;
- C. Provide for the examination and approval of all contracts, orders and other documents by which the city government incurs financial obligation, having previously ascertained that moneys have been appropriated and allotted and will be available when the obligation shall become due and payable;
- D. Keep a system of accounts which shall conform to such uniform system as may be required by law;
- E. Perform such other duties as may be prescribed by state law, city charter, the ordinances of the city, the mayor, the chief financial officer, or by the council.

Section 4. Section 115 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby created and shall read as follows:

3.04.115 - Division of capital planning—Capital planning manager duties

The division of capital planning shall be under the supervision of capital planning manager. The capital planning manager shall be responsible for and shall be required to:

- A. Create a multi-year capital improvement plan that identifies and prioritizes the needs and funding sources for city assets;
- B. Ensure compliance under the state's zoning laws for executing and maintaining a capital improvement plan;
- C. Direct the orderly planning of infrastructure improvements;
- D. Monitor, control, and issue reports as needed on active projects to ensure that fiscal and schedule requirements are met;
- E. Project Management of construction activities for key development projects;
- F. Manage professional service agreements to facilitate quality studies, project planning and design;
- G. Develop and execute centralized asset management and facility maintenance plans for all city-owned facilities, including public buildings, parks, transportation infrastructure, and utilities;
- H. Oversee routine and preventive maintenance programs for city assets;
- I. Develop and manage budgets for asset maintenance and improvement projects;
- J. Perform such other duties as may be required by ordinance or the director of finance
- K. Maintenance of accurate records of asset conditions, performance, and lifecycle costs.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.



LETTER TO THE LIVONIA CITY COUNCIL

6.

Law
March 21, 2025

MEETING DATE

S033125/R41425/R042825

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 3, Chapter 4 (Financial Ordinance), in order to establish a Chief Financial Officer position and designate the reporting responsibilities under said CFO.

BACKGROUND DETAILS

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

FIRST READING

ATTACHMENTS

1. S033125 LTC Prop Amend - CFO Position
2. Ordinance amending 3.04

APPROVED BY

Carter Fisher, City Attorney

Date: March 25, 2025

Maureen Miller Brosnan, Mayor

Date: March 25, 2025

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 04
(FINANCIAL PROCEDURES) OF THE LIVONIA CODE OF
ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 75 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby created and shall read as follows:

3.04.075 – Chief financial officer- Powers and duties

The Chief Financial Officer shall serve as the City of Livonia's senior financial executive and shall be responsible directly to the Mayor. The chief financial officer shall be responsible for and shall be required to:

- A. Oversee the department of finance and the department of information systems;
- B. Serve as the primary financial advisor to the Mayor and City Council;
- C. Develop and implement financial strategies that align with the City's goals and economic development initiatives;
- D. Identify and assess financial risks and opportunities;
- E. Monitor the impact of state and federal financial legislation on municipal operations and ensure compliance with applicable regulations;
- F. Ensure effective internal controls, risk management, and financial stewardship to safeguard City assets;
- G. Oversee multi-year budget forecasting, capital planning, and expenditure monitoring to ensure financial sustainability;
- H. Manage debt issuance, investment strategies, and financial reporting, ensuring compliance with all regulations;
- I. Direct the City's financial audits and coordinate with external auditors to ensure transparency and accuracy;
- J. Develop financial policies and internal controls and provide forecasting guidance to support informed decision-making;
- K. Coordinate with federal, state, and local agencies on financial reporting to ensure compliance with tax laws, grants, and regulations;
- L. Act as the City's financial representative in contract negotiations, labor discussions, and external partnerships;
- M. Perform such other duties as may be prescribed by state law, the ordinances of the city, the mayor, or by the council.

Section 2. Section 80 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby amended and shall read as follows:

3.04.080 - Department of finance—Organization—Powers and duties.

A. The department of finance shall be under the general management and control of a director of finance. The director of finance shall be responsible to the Chief Financial Officer. The department shall consist of the division of accounting and the division of budget. The director of finance shall be a certified public accountant, and the appointing authority for his department. Each division head shall be under the direction of and directly responsible to the director of finance. The functions of the department of finance shall include:

1. Supervision over the administration of the financial affairs of the city;
2. The keeping of accounts and financial records of the city and all departments and agencies of the city government;
3. Supervision and responsibility for the purchase, custody and distribution of all the supplies, materials, equipment and other articles used by any office, department or agency of the city government;
4. The preparation of the annual budget(s) for the mayor.

B. The director of finance shall have the authority to do all things that are necessary and incidental to carrying out the functions of the department of finance. (Ord. 1111 § 1 (part), 1973: prior code § 2-208(a))

Section 3. Section 90 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby amended and shall read as follows:

The director of finance shall be responsible for and shall be required to:

- A. Submit to the mayor and the council a monthly statement of all receipts and disbursements in sufficient detail to show the exact financial condition of the city;
- B. Prepare for the mayor and the council within sixty (60) days after the close of each fiscal year a complete financial statement and report;
- C. Provide for the examination and approval of all contracts, orders and other documents by which the city government incurs financial obligation, having previously ascertained that moneys have been appropriated and allotted and will be available when the obligation shall become due and payable;
- D. Keep a system of accounts which shall conform to such uniform system as may be required by law;
- E. Perform such other duties as may be prescribed ~~by him~~ by state law, city charter, the ordinances of the city, the mayor, the chief financial officer, or by the council.

Section 4. Section 115 of Title 3, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby created and shall read as follows:

3.04.115 - Division of capital planning—Capital planning manager duties

The division of capital planning shall be under the supervision of capital planning manager. The capital planning manager shall be responsible for and shall be required to:

- A. Create a multi-year capital improvement plan that identifies and prioritizes the needs and funding sources for city assets;
- B. Ensure compliance under the state's zoning laws for executing and maintaining a capital improvement plan;
- C. Direct the orderly planning of infrastructure improvements;
- D. Monitor, control, and issue reports as needed on active projects to ensure that fiscal and schedule requirements are met;
- E. Project Management of construction activities for key development projects;
- F. Manage professional service agreements to facilitate quality studies, project planning and design;
- G. Develop and execute centralized asset management and facility maintenance plans for all city-owned facilities, including public buildings, parks, transportation infrastructure, and utilities;
- H. Oversee routine and preventive maintenance programs for city assets;
- I. Develop and manage budgets for asset maintenance and improvement projects;
- J. Perform such other duties as may be required by ordinance or the director of finance

J. Maintenance of accurate records of asset conditions, performance, and lifecycle costs.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

8.

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

7. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, Chapter 23 (Department of Information Systems), in order to designate the City's Chief Financial Officer as the direct manager of the Director of Information Systems.

Mayor Brosnan presented the item to Council. The Mayor indicated this is the second part of the Finance Department restructuring. Previously, an Ordinance was brought to the Council to shift the position of the Department of Information Systems from the Finance Department and put it under the Mayor's direction. However, upon review of the need to drive efficiency, a great majority of which is done through technology and computer systems, it makes sense to have the IS Department fall under the direction and guidance of the Finance Department. This move will also create a structure of support the IS Department will need moving forward, and it aligns with the new reorganization to have IS fall under the Finance Department. The Mayor stated the Director of IS will report directly to the new position of Chief Financial Officer.

Steve King, 33950 Coventry, stated he was confused as to whether this was creating a new position or not. Mr. King stated it sounded like there was a position budgeted for, that was not filled, and now the Administration is looking to appoint a position and use those same budgeted funds.

Mayor Brosnan clarified the position was an appointed position and the new position is also appointed.

DIRECTION: FIRST READ - PROPOSED ORDINANCE REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

7.

Law
March 21, 2025

MEETING DATE

S033125/R41425/R042825

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, Chapter 23 (Department of Information Systems), in order to designate the City's Chief Financial Officer as the direct manager of the Director of Information Systems.

BACKGROUND DETAILS

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

FIRST READING

ATTACHMENTS

1. S033125 LTC Prop Amend - ISD report to CFO
2. Ordinance Amending 2.23 - 2025

APPROVED BY

Carter Fisher, City Attorney

Date: March 25, 2025

Maureen Miller Brosnan, Mayor

Date: March 25, 2025

**AN ORDINANCE AMENDING CHAPTER 23
(DEPARTMENT OF MANAGEMENT INFORMATION
SYSTEMS) OF TITLE 2 OF THE LIVONIA CODE OF
ORDINANCES, AS AMENDED**

THE CITY OF LIVONIA ORDAINS:

Section 1. Chapter 23 of Title 2 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

CHAPTER 2.23

DEPARTMENT OF INFORMATION SYSTEMS

Sections:

- 2.23.010 Title for Citation.**
2.23.020 Creation -- Organization -- Director.
2.23.030 Purpose -- Information systems duties.

2.23.010 Title for citation. The ordinance codified in this chapter may be known and cited as the “Information Systems Ordinance.”

2.23.020 Creation -- Organization -- Director.

There is created and established in the city a department known as the department of information systems. A director shall be appointed by the Mayor in accordance with the Charter provisions pertaining to directors of departments. The information systems director shall be responsible to the Chief Financial Officer. The city council shall make the necessary appropriations annually to provide suitable quarters, facilities, equipment and personnel to carry on the work of the department. The director shall receive such compensation as from time to time may be fixed by the council. All other personnel of such department shall be subject to civil service and be part of the classified service.

2.23.030 Purpose -- Information systems duties.

Under the direction of the Mayor, the purpose of the department of information systems is to perform necessary tasks associated with the overall development and direction of the city's computing systems and computer operational activities. The department shall be responsible for providing direction and

leadership in the development and implementation of both short and long-range management information service planning, shall provide advice to all city departments regarding computer techniques and purchases, and shall apply information processing technology to improve city services and operations. The department of information systems shall have the following powers and duties:

- A. To be responsible for total system analysis, study, design and implementation of user applications and all related information systems functions.
- B. To provide guidance and counsel to department heads in the examination and definition of objectives for existing or proposed systems and in the design of improved systems, utilizing computing equipment.
- C. To review purchase requests from departments and their divisions for any computer equipment or related product and to make recommendations regarding desirability of the proposed purchase.
- D. To maintain professional contacts with other organizations, equipment manufacturers, etc. regarding computer applications and equipment.
- E. To keep abreast of technological changes and innovations in the information systems field.
- F. To oversee networking and the transfer of data or files between computer systems as appropriate.
- G. To be responsible for the oversight and administration of the City's WAN and LAN.
- H. To apply information processing technology to improve services in City functions and operations.
- I. To develop long-range and short-range plans for the purchase and installation of computer equipment.
- J. To provide budget estimates for future personnel/equipment necessary for the data processing division.
- K. To recommend the type, size, location and equipment for computer installation(s), including applicable software.
- L. To plan and schedule all training required for personnel involved in or affected by information systems and equipment.

M. To make presentations on data processing and information management issues to upper management and city council.

N. To perform such other duties and functions as are required by the director of finance or the mayor.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 31, 2025**

9.

Meeting was called to order at 8:15 p.m. by Council President McCullough. Present: Carrie Budzinski, Lynda Scheel, Scott Morgan, Rob Donovic, Vice President Martha Ptashnik, and President Brandon McCullough. Absent: Laura Toy.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mayor Maureen Miller Brosnan; and Lori L. Miller, City Clerk.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

8. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, by repealing Chapter 25 (Capital Improvement Ordinance) in its entirety.

Councilmember Donovic stated this is the final phase of the restructuring of the Finance Department and the request is to repeal what had previously been approved by Council, known as the Capital Improvement Ordinance. The Administration came to the Council a while ago to create a position of Capital Improvement Director. It was the belief that this Director position would closely monitor all City resources and plan for future needs. However, given the proposed changes and movement in the Finance Department, the Administration feels this position should not be filled at this level but rather be a Capital Improvement Manager within the Finance Department. The newly created position within Finance would not be a new department head or director and would report directly to the newly created Chief Financial Officer position.

Mayor Brosnan thanked the Council for sitting down with the Administration to understand and learn what this means for the City. This is a forward-facing future, to be able to do multi-year budgets, to embrace the priority-based budgeting talked about last year, and to be well on the way to addressing the capital needs that have been missed over the years for the City. It is complex and complicated, but indicated she felt the City will come out far ahead this time.

DIRECTION: FIRST READ - PROPOSED ORDINANCE REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

8.

Law
March 21, 2025

MEETING DATE

S033125/R41425/R042825

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 2, by repealing Chapter 25 (Capital Improvement Ordinance) in its entirety.

BACKGROUND DETAILS

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

FIRST READING

ATTACHMENTS

1. S033125 LTC Prop Amend - Cap Improvement Ord
2. Repealing Ch 25 Title 2 - Capital Improvement

APPROVED BY

Carter Fisher, City Attorney

Date: March 25, 2025

Maureen Miller Brosnan, Mayor

Date: March 25, 2025

**AN ORDINANCE REPEALING CHAPTER 25
(CAPITAL IMPROVEMENT) TO TITLE 2 OF THE
LIVONIA CODE OF ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Chapter 25 of Title 2 of the Livonia Code of Ordinances, as amended, is hereby repealed as of the date this ordinance becomes effective, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 2. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 10, 2025**

Meeting was called to order at 8:16 p.m. by Council President McCullough. Present: Vice President Martha Ptashnik, Carrie Budzinski, Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, and President Brandon McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Mark Taormina, City Planner and Economic Development Director; Dave Lear, Assistant City Engineer; and Lori L. Miller, City Clerk.

Vice President Ptashnik led the meeting with the Pledge of Allegiance.

10. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Sections 007 and 010 of Title 5, Chapter 3, in order to simplify the language.

Eric Goldstein, Assistant City Attorney, presented the item to Council. Mr. Goldstein indicated the subject matter came up because of the Law Department assisting the Building/Inspection Department in prosecuting Ordinance offenders. Mr. Goldstein stated the recent dispute has been settled, but the language in the Ordinance is vague and should be cleaned up. For that reason, the Law Department is recommending the proposed Ordinance Amendment to better support the Inspection Department and to make sure the language is simplified.

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

10.

Law
February 20, 2025

MEETING DATE

S031025/R033125

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Sections 007 and 010 of Title 5, Chapter 42, in order to simplify the language.

BACKGROUND DETAILS

In the course of prosecuting local ordinance violations brought to us by Inspection, we discovered a need to modernize language regarding non-owner occupied residential regulation. The current ordinance defines non-owner occupied residences with too much particularity. An owner of a non-owner occupied residence sought to escape consequences through describing the circumstance as not meeting one of the listed examples of regulated properties. They presented a colorable claim of an unconstitutional prosecution. After consultation with Jerome Hanna, it was agreed to propose simplified language. The proposed language will meet the goal of the ordinance, which is to provide regulatory protections to those who live as tenants, in premises they do not own, without regard to the form or nature of the tenancy arrangement.

In the course of this review, it was observed that the definition of Hotel was anachronistic and would arguably not apply to hotels as they exist in these times. We propose to modernize the definition and eliminate the separate definitions of 'Lodginghouse' and "Motor court". To the extent they might still exist today, they fall under the definition of 'Hotel'.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

First Read

ATTACHMENTS

1. S031025 LTC PropAmend Simplify language
2. Proposed changes re 5.42.007 010

APPROVED BY



Jerome Hanna, Director of Inspection

Date: February 20, 2025



Carter Fisher, City Attorney

Date: February 20, 2025



Maureen Miller Brosnan, Mayor

Date: February 26, 2025

**AN ORDINANCE AMENDING SECTIONS 007 AND 010 OF
TITLE 5, CHAPTER 42 (HOTELS, MOTOR COURTS,
LODGINGHOUSES, ROOMING-HOUSES, ONE-FAMILY
RENTAL DWELLINGS, TWO-FAMILY RENTAL DWELLINGS
AND MULTIPLE-FAMILY RENTAL DWELLINGS) OF THE
LIVONIA CODE OF ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 007 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

5.42.007 - Scope.

- (a) This chapter shall apply to any dwelling, ~~in whole or in part, which is let for occupancy by persons pursuant to any oral or written rental or lease agreement or other valuable compensation, or to any occupant therein, which is not owner occupied.~~
- (b) This chapter shall be governed by the applicable codes currently adopted by the city, including definitions and applicable terms, and other city ordinances.
- (c) This chapter does not apply to jails, hospitals, skilled care facilities, schools, assisted living facilities, retirement homes or foster care homes.
- (d) This chapter shall apply to the inspection of hotels and motels as permitted under applicable codes.
- (e) Compliance with the requirements imposed by this chapter shall not excuse compliance with other applicable laws, ordinances, rules or regulations and compliance with other applicable laws, ordinances, rules and regulations shall not excuse compliance with this chapter.

Section 2. Section 010 of Title 5, Chapter 42, of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

5.42.010 - Definitions. The following words and phrases, when used in this chapter shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, as follows:

- A. *"Agent"* means any person authorized by the owner who has charge, care or control of a rental dwelling or rental unit which is let or offered for occupancy. The owner must officially notify the city of any agent authorized to act on his behalf. The owner may authorize a tenant to act as agent for a rental dwelling or rental unit.
- B. *"Applicable codes"* mean the current fire prevention, building and property maintenance codes adopted by the city, including definitions and applicable terms, and other city ordinances.
- C. *"Dwelling unit"* means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This shall include any area within the building that contains mechanical equipment for the rental unit, hallways or other spaces that serve the rental unit, and the premises of the rental dwelling.
- D. *"Family"* means any number of persons living together in a single dwelling unit comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof, or a group of not more than five (5) unrelated individuals living together as a single housekeeping unit.
- E. *"Hotel"*: A room or rooms in any building or structure kept, used, maintained, advertised, or held out to the public to be an inn, motel, hotel, lodginghouse, motor court, or a place where sleeping, rooming, office, conference, or exhibition accommodations are furnished for lease or rent, whether with or without meals means a building or part thereof occupied as the more or less temporary abiding place of individuals, in which the rooms are rented or leased singly for hire, and in which rooms no provision for cooking is made, and in which building there is a general kitchen and dining room for the accommodation of the occupants.
- F. ~~*"Lodginghouse"* means a building or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently without provisions for meals.~~
- G. ~~*"Motor court"* means any establishment in which individual cabins, courts or similar structures or units are let or rented to transients for periods of less than one (1) month. The term "motor court" includes tourist cabins and motels.~~

~~H.F.~~ *"Multiple-family rental dwelling"* means a building containing three (3) or more dwelling units arranged either side by side and/or one (1) above the other, each unit occupied as a single housekeeping unit by a single-family or functional family.

~~I.G.~~ *"One-family rental dwelling"* means a building containing one (1) dwelling unit promised and/or leased to a single family not occupied by the owner.

~~J.H.~~ *"Rental unit"* means a single housekeeping unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

~~K.I.~~ *"Roominghouse"* means any building occupied as a home or family unit where a certain room or rooms, in excess of those used by members of the immediate family, are leased or rented to one (1) or more persons and occupied by four (4) or more persons not members of the family. The term "roominghouse" also includes tourist homes, bed and breakfast establishments, and tourist accommodations other than motor courts.

~~L.J.~~ *"Two-family rental dwelling"* means a building containing two (2) dwelling units promised and/or leased to two (2) separate families, respectively, with at least one (1) unit not occupied by the owner.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

PUBLIC HEARING DIRECTION

Monday, March 31, 2025

A Proposed Special Assessment Street Lighting Project for the Baci's Estates Condominium, located on the south side of Parkdale Avenue, east of Levan Road, in the Northeast 1/4 of Section 32. (To Determine Necessity)

DIRECTION: 1) DENYING REGULAR

A Proposed Special Assessment Street Lighting Project for the Sunset View Site Condominium and Sunset Subdivision, located on Sunset Avenue, north of Kenwood Court, in the Northwest 1/4 of Section 2. (To Determine Necessity)

DIRECTION: 1) DENYING REGULAR

**THESE ITEMS ARE TO BE PLACED ON THE
AGENDA FOR THE REGULAR MEETING OF APRIL 14, 2025.**

CC: Council, Mayor, Law

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, March 31, 2025

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on March 31, 2025.

MEMBERS PRESENT: Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Scott Morgan
Lynda L. Scheel

MEMBERS ABSENT: Brandon McCullough, President
Laura M. Toy

OTHERS PRESENT: Carter Fisher, City Attorney
Todd Zilincik, City Engineer
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 6:01 p.m. with Council Vice President Martha Ptashnik presiding. This item is regarding a Proposed Special Assessment Street Lighting Project for the Baci's Estates Condominium, located on the south side of Parkdale Avenue, east of Levan Road, in the Northeast 1/4 of Section 32. (To Determine Necessity)

This item will be moved to the Regular Meeting of **April 14, 2024**.

The Public Hearing is now open. There were approximately 13 persons in the audience.

Ptashnik Mr. Zilincik?

Zilincik Good evening, this is for the Baci Estates SAD, item number one on the public hearing, there is approximately five homes that will be constructed on South side of Parkdale, just east of Levan Road. In doing so, the developers are placing three streetlights, two on wood poles on the south side and one at the intersection of Levan and Parkdale. So, a total of three lights will be placed. As you know, in the past, they would be LED lights. The properties to the North will benefit. There are four properties, 36176, 36164, 36152 and 36140. The installation of the pole streetlights, the developer paid \$500 for the installation of the streetlights, and the anticipated cost for the eight homes, sorry, nine homes, I believe in the packet there, was going to be \$85.44 on a yearly basis, once installed. So, any further questions, we have to answer those, but they're basically three streetlights, LED lights, attached to wood poles for the development.

Ptashnik Council?

Donovic Madam Vice President?

Ptashnik Mr. Donovic.

Donovic Thanks, Madam Vice President. Mr. Zilincik, what is that amount? So, all nine homes will be paying that yearly amount now, not just the five homes, but all nine homes within that area?

Zilincik Yeah, with the proposed improvements, you have each individual home, the five homes I talked about, the new five homes that will be constructed, and the four homes, the North that will benefit, everyone will anticipate the cost of electricity would be \$85.44.

Donovic And that cost is in perpetuity forever?

Zilincik That's correct.

Donovic Thank you, sir.

Ptashnik Mr. Morgan.

Morgan Mr. Zilincik, I have a question for you. Do you know how many streetlights we have in that subdivision? Just generally, I don't need an exact number, because I lived there for 20 some years.

Zilincik I think the street to the north doesn't have any but to the north at Elmira has three. So, I don't know. I know the exact count. I'd have to look at the DTE map. Each case is different throughout the city. Some people like my subdivision, go back in 1967 or 63 to 67 has no street lights. So, the ideas have the information brought to the City Council for an SAD to be approved or not approved. And each case is different. There's many SADs throughout the year for each individual subdivision as it being built or constructed.

Morgan Okay, well, I have a question. I'm not quite clear on this. You know, I mean, these builders who are putting this in, I'm kind of wondering why we're having them pay for city infrastructure on our bills. Because this has one that's not even on the property whatsoever. It's on the west side of Levan, on the north side of Parkdale, which is not even that builder's property, why would we?

Zilincik Because of the intersection For safety, as you know, if you are a police officer, you want to make sure it's safe for people to come to that location, the intersection, and then five homes that are built on the south side. So, we're trying to make it safe for the neighborhood. And then you have the additional streetlights that are attached to the pole itself. So, most of the

requests we get in Councilman Morgan, is for intersections or locations where people come off the cross streets. If you look out throughout the city, most of the streetlights are along major roads and along intersections, so people can find their way to get to the fire or a police issue.

Morgan I guess what I'm saying is, if that's the case, why wasn't streetlights put up prior to this?

Zilincik Again, this is because it's part of the ordinance of a development. You're required to bring this in front of City Council for their approval. It's part of development. It's part of the ordinance.

Morgan Yeah, but what I'm saying is that this is not even on his property, this is not even close to his property. This is on the west side of Levan, on the south, north side, or south side of Parkdale. That is not the developer's property. That is someone else's property, if it's not the city's property.

Zilincik Again, go back to, we give the information to DTE, they provide the locations exactly where the streetlights are at. And again, for \$500, normally it should cost \$2,000 per...

Morgan I don't care about the cost, Mr. Zilincik. I'm talking about, why are we making a builder do this when it's not even close to his property, it's across the neighborhood?

Zilincik Its for safety.

Morgan We're imposing a cost on a builder that really has nothing to do with that, but we're saying it's safety.

Zilincik We collected \$500, the developer is getting back almost \$104, Councilmember Morgan.

Morgan I don't care about the cost, that's not my point. Why are we making this this person, whoever's this, in this particular situation, do this. That's what I'm trying to say.

Zilincik So again, we send information to DTE. They provide the locations they believe in an effort to make it safe, which is, again, the intersection. When people come home there, there's an intersection that has to be illuminated. You want to have the intersection illuminated, correct, for plowing, for police. They have to get to an emergency. They need to be able to find that. So, again, we are given information from DTE. They provide us with an agreement. We then take it to City Council for your final designation, as far as what needs to take place here. Again, the developer paid \$500, you'll get \$104 back. If you guys want to make it two lights, you want to make it one light, that's up to you guys. We're just providing what

our information that we get from DTE to provide this to this residence there make it safe for that area.

Morgan This is for the council. You know, I wouldn't be opposed to having one light put up there, but it shouldn't be on the developer's property. Streetlights or coach lights or something like that will probably be put on these houses. But three is a lot, and it seems to me that we are trying to impose a situation onto the builder that is not really his responsibility. Then it's an ongoing cost forever, which I'm assuming that the cost that you want to pose on this secondary subject is the same cost that would be on this subject. Is that correct?

Zilincik Can you repeat that question as far as what you're asking?

Morgan The second subject that we're going on to, that we're talking about cost wise, that would be the same cost and ongoing, which is 80 some dollars.

Zilincik If they're reducing the homes, if they're reducing the addresses, there's 5 on the south side and four on the north side.

Morgan Right, so, would there be any costs on the homeowner, I guess.

Zilincik On the west side of the street, at Levan?

Morgan Yes.

Zilincik There's no cost at that at this particular time, for that particular location.

Morgan So there's no, there will be no ongoing cost to the homeowner?

Zilincik On the west side of Levan?

Morgan That's correct

Zilincik There's no cost. If you look at the picture, I was just out there, if you look at, if you go out there and actually take a look at it.

Morgan What about the

Zilincik It's basically wooded, it's a wooded tree line behind the DTE pole at that location itself. Then the houses are off to the west.

Morgan What about the east side, any cost for them?

Zilincik Yes, the four houses, which I mentioned, 36176 through 36140, because there'll be two streetlights would be placed on the south side and then provide illumination for the four houses that will be benefiting from that. SAD. Again, I'm not making this. It's what DTE provides me. We provide

the SAD information for the City Council for the decision itself. I talked to Mr. Soave at the counter, actually, Wednesday, he was more than welcome to attend the meeting about what was going on with these streetlights, and he was getting a refund of \$104 back. So, he was well aware of what's happening here.

Morgan Okay, I'm not necessarily concerned with that as much as I am with the streetlights being put in place, and then there's nothing in any other areas, then we're imposing more costs on homeowners in the future.

Zilincik Again, forefathers, again, my subdivision doesn't have any streets, or lot of subdivisions may not have lights, but again, I think the point is trying to make it the goal was walkability, bike ability. Safe city, for having streetlights plowing snow, police, fire, to be able to see streetlights at intersections in which way they need to go to a safe call, or wherever we need to be.

Ptashnik I'm going to go to Mr. Donovic, but I just want to remind you, this is a Public Hearing, so if anyone from the public would like to speak, you can make your ways to the podiums, and we'll call on you after Mr. Donovic speaks. Mr. Donovic.

Donovic Thank you, Madam Vice President. So earlier, we talked about if the proposed three streetlights would happen, it'd be roughly \$85 a year forever. But naturally, as energy rates go up, that number or higher, impossible to predict that in three years might be 700 years from now, might be \$100 a year. And then from the Council's perspective, I understand Engineer's role here. It's your job to this is what it says. We have to have streetlights well, the council can impose streetlights, but at the same time, Council doesn't have to impose streetlights. So, I think we'll hear from the residents here tonight. We'll have two items, and for the residents to know, the Engineer is just doing their job. So, when the residents ask, where did this come from? This comes from the ordinance that says if we're building new residential, that there will be streetlights installed, but the Council has the purview to approve the presented plan, approve a variation of that plan, or deny them altogether. So, Council, we're going to have our perspectives tonight. We're not going to actually take a vote. We'll offer a few motions, and then the following meetings when we take a vote, and that would say if we're going to approve or deny them. But the Public Hearing is a legal method, and legal for you guys to come out and talk to us and tell us why you do want street lights, why you don't want streetlights. Maybe you only want one, maybe you want all three. But that's kind of Council's role here, the engineer is doing their job, and as you can see, Council is delivering a lot in doing our job. So, thanks.

Ptashnik Thank you. Mr. Morgan, then we'll go to the audience.

- Morgan Yes, I have one other question. Where would I find that in the ordinance, Mr. Zilincik?
- Zilincik Section 310, of chapter 24 Title 16. And when we get to the next one, you actually see what it was back in the day on Sunset, of when the ordinance was approved too, back in that that street for 10 homes. So, look at Section 310, Chapter 24, Title 16.
- Carter So, to provide a little clarity on the ordinance. The City Engineer is correct, that is the correct site, and what Councilman Donovan sort of laid out is the general rule here. So, when there is a new development or a new subdivision that's put in place, the developer is required to provide some form of streetlighting, and it then does come to the Council for approval of exactly where the streetlights go and the layout of the streetlights. So, you're not required to have three in this instance, and they're not required to extend beyond the new subdivision, the new construction. But as Mr. Zilincik said, DTE makes recommendations on these items of where they think streetlights would be appropriate in terms of both power and safety. So that's what is being brought before Council for their consideration, per the ordinance. And then
- Donovic If I may again, Council, we don't have to approve any lights. We don't want to. There are already coach lights out there, but really just, I mean, we will continue delivering here from residents but just to add that commentary. Thanks, Madam Vice President.
- Ptashnik Thank you. Sir, if you like to approach the podium, just name and address for the record, please.
- Hall My name is Mike Hall, 36140 Parkdale. I've talked to a bunch of neighbors. We do not want any kind of light there. First of all, the newer section you're talking about, that's Elmira. I think that was in the 70s when they put the houses there. But it's out of place, even there, people I talk to I know down there, they don't really care for that. What does it really do? Make your taxes go up and pay \$85, was that a year? Yeah, I'm on fixed income. I need this. If I need a light, I have a flagpole that gives me enough light in front of my house. If we need more light than that, our houses have lights on the outside, porch lights. I think that's what they should do. If they're going to pay that much money, they should be able to throw a light or two on the garage, and that would be plenty of light for that location. Another thing, I like to sit on my front porch at night. Look at the skies, and it's kind of cool. It's not as dark as the dark skies up north. But still, I still enjoy that. It's taking every kind of pleasure you have away from that area. It used to be all trees right there. That's one of the main reasons we bought the house, and along with everybody on that street right there, we used to have block parties over there. We had a lot of fun there. But was it five condominiums. But no, we are, people I know, we do not want the lights, especially if we're going to have to pay for it, and if it's going to go up, I

hope there's only one at the most, and we shouldn't have to pay for anything. I've been there for 20 years, so we like what we got. Thank you.

Ptashnik Thank you. Welcome. Name and address.

Sicks My name is Nancy Sicks. I live at 35559 Leon and there are lights on Levan. My home was built in, I believe, 1970, and I have the last ugly streetlight in front of my home. I hate it. I prefer the rest of the neighborhood that is very dark. Everyone uses their porch lights. It's a look that I think is very out of place in the neighborhood. I have one question I hope somebody can answer. Will these condos face Parkland? If they do, they should have porch lights. If there needs to be, there is no intersection that has a light in the neighborhood. This is not a safety concern. Nobody cared about our safety. You know, since, until these condos are going to be built, I would like to keep the neighborhood as it is, and I don't think the four people that are impacted should have to pay a dime, that's not fair. If someone needs to put in a light, put it in the backyards of those condos and see if they like it. Thank you.

Donovic I will note to the residents, when I look at the site plan for these original houses, there are coach lights the driveway lights, the porch lights, so there won't be those on these houses, Madam Vice President.

Ptashnik Welcome

Gagin Hi. My name is Pam Gagan. I'm at 36176 Parkdale, the corner. I'm on the northeast corner, so I'll be across from these said five condominiums. I've been there 25 years. Never had any safety concern, fire, police, ambulance, they can all come through and find our houses without a problem. Every one of us, pretty much always has a porch light on. Some even have little lantern lights on their yard. Some have them facing the house. My neighbor, he's got the flagpole with the light above his flag. It's lit up enough. We don't need any more lights, I'm against it. It shouldn't be. If the poles are going to be on the south side of Parkdale, not the north side, on the north side, then those people should be paying for it. Those people those new five builds, not us. Three, four lights is way too many. One is too much. It's always been a nice and quaint country feel, and it's going to be changing. I know there's nothing we can do about these condos going up, but we sure can try to fight this light situation. Thank you.

Ptashnik Thank you. Mr. Morgan.

Morgan Yes, I would like to offer a denying motion for Parkdale and Levan. Any lights going up.

Ptashnik We have a motion. This item will be moved to the regular meeting of April 14, 2025, which is at which time we will vote on the motion.

Zilincik Just for clarification to the City Attorney, technically in order to be denied a motion, but doesn't the developer have to come back to ask for an exemption from getting any streetlight? We can deny this. But technically, I don't know how that would confirm in the resolution as far as making sure that we may deny it, but that's right? As far as the petitioner has come before the City Council to ask for streetlights to be removed from the proposed development. We've got other developments that have private lights. The developer chose private lights instead, such as Livonia Manor I and Livonia Manor III, but again, just making sure clarification, we may deny it, but it's up to the developer come back and resolve that outstanding issue.

Carter I'm going to have to get back to you on that, the streetlighting ordinance does not make that clear from my reading. But I'll have to come back to some research on that.

Ptashnik Mr. Morgan.

Morgan Yeah, I'd like to just rebut it regarding the builder. The builder's intent was to comply with whatever Mr. Zilincik said. We denied it, so I'm not quite sure why that would be necessary.

Ptashnik Thank you. Okay. This item is closed.

As there were no further questions or comments, the Public Hearing was declared closed at 6:21 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Engineering
March 17, 2025

MEETING DATE

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

Proposed Special Assessment Street Lighting Project for the Baci's Estates Site Condominium, located on the south side of Parkdale Avenue, east of Levan Road, in the Northeast 1/4 of Section 32. (To Determine Necessity.)

BACKGROUND DETAILS

Section 310 of Chapter 24, Title 16 of the Livonia Code of Ordinances requires that ornamental streetlights with underground wiring be installed in all new subdivisions as a special assessment project. Attached please find the Engineering Division's report concerning the above-referenced subdivision. Please note that the information contained in the report is for three (3) 58w Leotek LED lights on the existing wood poles.

In accordance with the provisions of Title 3 of Chapter 8 (Sections 60 and 140) of the Livonia Code of Ordinances as amended, we have included the following items:

1. Description of the Property in the Assessment District
2. Estimated Cost of the Project
3. Recommended Distribution of Cost
4. Proposed Special Assessment Listing
5. Assessment District Map

The ownership has been compiled in accordance with the latest information available at this time. The special assessment listing has been prepared on a per-unit basis.

It is recommended that a date be established for the first public hearing relative to the necessity of installing street lighting within the subject subdivision.

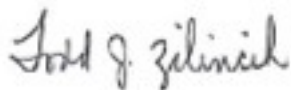
PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is recommended that a date be established for the first public hearing relative to the necessity of installing street lighting within the subject subdivision.

ATTACHMENTS

1. Baci's Estates (Parkdale) Assessment District Map
2. Estimated Costs for LED Leotek Fixtures on Existing Wood Poles - 9 Lots
3. Proposed Assessment Roll - Baci's Estates (Parkdale) Site Condominium 3-20-25
4. DTE Purchase Agreement for Baci's Estates (Parkdale) Condominium

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 18, 2025



Don Rohraff, Director of Public Works

Date: March 20, 2025



Maureen Miller Brosnan, Mayor

Date: March 25, 2025

BACI ESTATES CONDOMINIUMS
N.E. 1/4 SECTION 32

LEVAN ROAD

#36176	#36164	#36152	#36140	
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PARKDALE AVENUE

#1 #36175	#2 #36165	#3 #36155	#4 #36145	#5 #36135	
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Baci's Estates Site Condominium (Parkdale)

Street Lighting

March 20, 2025

Livonia Code 16.24.310

**Leotek LED Fixtures
on Existing Wood Poles**

Assessable Lots: **9**

I. Estimated Costs

Energy

Monthly Cost for 3 lights @ \$59.60	\$178.80
Yearly Cost: \$59.60 x 12 months	*\$715.00
Total cost for each succeeding year: \$715.00 + \$9.00 (no. of lots @ \$1.00)	\$724.00

Overhead

Treasurer	9 lots @ \$1.00	\$9.00
City Clerk	9 lots @ \$2.00	\$18.00
City Assessor	9 lots @ \$0.50	\$4.50
Engineering	9 lots @ \$2.50	<u>\$22.50</u>
Total Overhead		\$54.00

Construction Costs

Detroit Edison Portion	\$2,145.58
Contribution-in-Aid Due DTE	<u>\$365.01</u>
Total Construction Cost	\$2,510.59

Contribution-in-Aid

Developer Paid Contribution-in-Aid	\$500.00
Contribution-in-Aid Due DTE	<u>(\$365.01)</u>
Portion to be returned to Developer	\$134.99

Total Assessable cost for first year

Energy	\$715.00
Overhead	<u>\$54.00</u>
Total Cost	\$769.00

Cost per lot for the first year **\$85.44**

<u>Energy costs per lot for succeeding years</u>	<u>\$724.00</u>	\$80.44
	9	

II. Recommended Distribution of Cost

Special Assessment (first year) \$80.44 x 9	*\$724.00
Special Assessment (succeeding years) \$85.44 x 9	*\$769.00
City of Livonia	\$0.00
3 – Leotek LED Fixtures on Existing Wood Poles	

*Rounded to the nearest dollar

Baci's Estates Site Condominium (Parkdale)

Street Lighting

March 20, 2025

Livonia Code 16.24.310

III. Description of Properties Contained Within the Assessment District

Lots 1 to 5, both inclusive of the Baci's Estates Condominium, as recorded in the Wayne County Condo Plan No. 1250, Liber 59323, Pages 1110-1181, Wayne County Records, said development being part of the N.E. ¼ of Section 32, T.1 S., R. 9 E., City of Livonia, Wayne County, Michigan and also Parcel Numbers 125-02-0506-000, 125-02-0507-000, 125-02-0508-000 and 125-02-0509-000

**Baci's Estates (Parkdale) Site Condominium Street Lighting
Proposed Assessment Roll**

Parcel #	Address	Property Owner	Amount
125-08-0001-000	36175 Parkdale	Soave Homes, Inc.	\$85.44
125-08-0002-000	36165 Parkdale	Soave Homes, Inc.	\$85.44
125-08-0003-000	36155 Parkdale	Soave Homes, Inc.	\$85.44
125-08-0004-000	36145 Parkdale	Soave Homes, Inc.	\$85.44
125-08-0005-000	36135 Parkdale	Soave Homes, Inc.	\$85.44
125-02-0509-000	36176 Parkdale	Wayne & Pamela Gagin	\$85.44
125-02-0508-000	36164 Parkdale	Thaddeus Michalski	\$85.44
125-02-0507-000	36152 Parkdale	Robert Anthonney & Jane Lisner	\$85.44
125-02-0506-000	36140 Parkdale	Michael & Sandra Hall	\$85.44
TOTAL			* <u><u>\$769.00</u></u>

*Rounded to the nearest dollar

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of March 12, 2025 between DTE Electric Company ("Company") and City of Livonia ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated September 7, 2021 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	75084454 If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: NA	
2. Location where Equipment will be installed:	Parkdale Avenue , as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	3	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	3 Leotek 58w LED fixtures attached to DTE wood posts fed via overhead conductors	
5. Estimated Total Annual Lamp Charges	\$715.23	
6. Estimated Total Annual Post Charges if selected	N/A	
7. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$2,510.59
	Revenue credit:	\$2,145.58
	CIAC Amount (cost minus revenue)	\$365.01
	Credit for Post Charge, if selected	N/A
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement \$365.01	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" ☐ is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	

10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Sign here _____
11. Customer Address for Notices:	12973 Farmington Road Livonia, MI 48150 Todd Zilincik

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐ YES ☒ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least ____ posts and ____ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at N/A. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number: _____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: _____

Name: _____

Title: _____

Customer:

City of Livonia

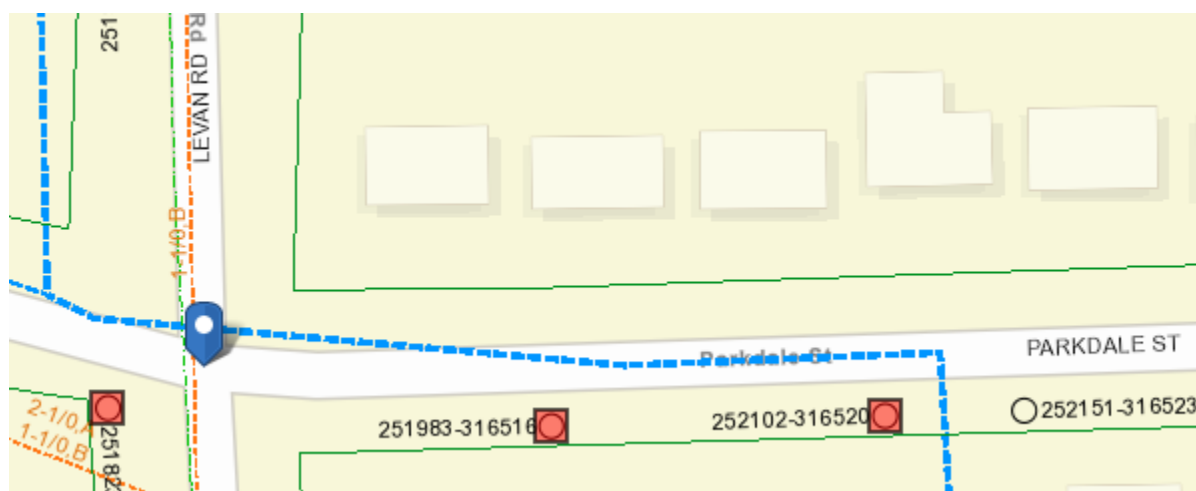
By: _____

Name: _____

Title: _____

Map of Location

Installation of three overhead-fed 58w LED streetlights on existing DTE utility poles
Parkdale Avenue east of Levan (2) & Intersection Levan & Parkdale (1)



**PUBLIC HEARING
DIRECTION**

Monday, March 31, 2025

A Proposed Special Assessment Street Lighting Project for the Baci's Estates Condominium, located on the south side of Parkdale Avenue, east of Levan Road, in the Northeast 1/4 of Section 32. (To Determine Necessity)

DIRECTION: 1) DENYING REGULAR

A Proposed Special Assessment Street Lighting Project for the Sunset View Site Condominium and Sunset Subdivision, located on Sunset Avenue, north of Kenwood Court, in the Northwest 1/4 of Section 2. (To Determine Necessity)

DIRECTION: 1) DENYING REGULAR

**THESE ITEMS ARE TO BE PLACED ON THE
AGENDA FOR THE REGULAR MEETING OF APRIL 14, 2025.**

CC: Council, Mayor, Law

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, March 31, 2025

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on March 31, 2025.

MEMBERS PRESENT: Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Scott Morgan
Lynda L. Scheel

MEMBERS ABSENT: Brandon McCullough, President
Laura M. Toy

OTHERS PRESENT: Carter Fisher, City Attorney
Todd Zilincik, City Engineer
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 6:22 p.m. with Council Vice President Martha Ptashnik presiding. This item is regarding a Proposed Special Assessment Street Lighting Project for the Sunset View Site Condominium and Sunset Subdivision, located on Sunset Avenue, north of Kenwood Court, in the Northwest 1/4 of Section 2. (To Determine Necessity)

This item will be moved to the Regular Meeting of **April 14, 2024**.

The Public Hearing is now open. There were approximately 13 persons in the audience.

Ptashnik Mr. Zilincik

Zilincik I have maps here. I hope everybody here has a map of Sunset that's here from Sunset. I'd like to provide it to you. All right, this one has a little history to it, so I'll go into that regarding a proposed development back in 1997 there's a special assessment that was taken by the City Council, in which, the developer provided \$4,000 for potentially placing five street lights on that development when the 10 homes were built. Then it was put back in abeyance, back in 2005 per Council Resolution 245-05. So, originally, this location on Sunset, 10 homes were built, five lights that were on 18-foot post with 100-watt high pressure sodium was going to be constructed. I think what happened was, there's some read to the history that DTE was under a reorganization, and they never got done, and that with there's talks of meeting, having the west side developed at some certain time frame. Fast forward to 2024 the developer comes on board. Again. We collect anticipated funds for putting streetlights as part of the requirements. We sent the information over to DTE and they requested

three streetlights. They asked the developer, if you grant an easement on lots eight and nine, to have a cable come through that location to help save cost. So, then streetlights would be placed on the on the west side of new development side between lots eight and nine, five and six, two and three. That total cost would be \$9,054.03 and that would encompass 10 homes from the existing development and 10 homes that are being proposed for development. Based on information and looking at the energy cost per the agreement by DTE, I believe the overall cost per resident would be in the amount of \$48.35 per lot for the 20 lots. So again, three lights, \$48.35 spread out among the 20 residents along that corridor. Any further questions, I'd be happy to answer those. Thank you.

Ptashnik Thank you. Councilmember Budzinski.

Budzinski So a resident ask, perhaps related to the 1997 assessment, are they currently paying a street light assessment of those 10 homes.

Zilincik No, the bill, actually, I think the Treasurer sends out the bill in December. You know it shows on your winter tax bill I believe when they're sent out on December 1st.

Donovic Thank you, Madam VP. So, Mr. Zilincik, again, thanks. Thanks for presenting this item. It's my understanding that when this was originally developed, the intention was always to develop both sides of the street. So, the developer, the first developer, way back when, put money into this fund. The residents on Sunset have not been paying the street light assessment because there's currently no streetlights there.

Zilincik Correct, because the Council Resolution said to put it in abeyance until an appropriate time.

Donovic Right, so now that there's a new developer that finished the development, did the 10 homes on their side, now that second developer put more money to the fund to pay for the street lights, and then residents, all 20 residents, will pay for the street lights, and that payment will be spread out amongst 20 residents for a grand total of \$48.35 a year. We'll pay for electricity, the developer always pays for the streetlights, and it gets contribution made from DTE to then help to put towards it. And sometimes we make the developer fall short on the funding, or they may have an excess. It's like we talked about the previous one. When the developer paid \$500 based on the cost agreement, he would get \$104 and some change back where this one, \$4000 was put back in 1997 put in abeyance and the developer provided \$8000 they'll get a refund of just over \$3500, but that's because he granted easement. Actually, if he didn't grant the easement, it would cost even additional money to the developer to provide the streetlighting.

- Donovic He saved some money by granting those easements. I feel for the City Engineer and the residents, I'm assuming, the residents, as some letters we've have gotten, do not want streetlights. And this is unique, because a lot of times this is what happens. We have infill lots a lot of times our new subdivisions, it's a completely new subdivision. There're streetlights in the subdivision, whereas in these scenarios you have infill opportunities, and these residents may or may not want streetlights, and I'm sympathetic to that as well. I understand that. And as we heard from the first item they want, and it happened assuming the second item might go the same way, we will see that Vice President So, but yeah, thank you. I appreciate it.
- Ptashnik Mr. Morgan, yes.
- Morgan Mr. Zilincik, I have a question for you regarding these homes. Do these homes have coach lights, or any lighting on the front yard, anything like that that are proposed?
- Zilincik that would be in the bylaws, back to the developer would have to write information. He was more welcome to come tonight there. I don't believe, I don't believe so, but again, that's up to each condo developer. But I emailed the developer and made sure that they were aware of it. But I'm not, I'm not sure.
- Morgan No, I'm pretty sure that I did speak with the builders over the last couple weeks. But I did not ask that question, because I wanted to know exactly what was going on and they were, they were actually fairly okay with whatever you had determined. But I have a problem myself.
- Zilincik I don't determine this is just to clarify. We try to try to make sure we provide the coverage in the area for, again, snow plowing, things that nature, I go by their advice, and we present to you guys for your final blessing.
- Morgan All right, I mean, are there any streetlights on that street at this point?
- Zilincik Again, there were five proposed back in 1997, there's none at this time. Just, you know, the cost at that time was going to be \$148 per resident. Over \$148 for high pressure sodium. So, they've been paid for the last 20 years of that that they were installed, they were put in abeyance per the Council Resolution.
- Morgan Okay, does anyone have remember if there was in that plan?
- Donovic Madam Vice President, there are coach lights, garage door lights, porch lights and whatnot. I looked at the plans.
- Ptashnik Ok, I'm going to go to the residents. Just name and address for the record.

Abbott Hi. Juliet Abbott, 20226 Sunset Street, so we live directly across from the proposed light between five and six. So, I'd like to address a couple of things. First off, I know the Council had no choice but to approve the buildings that we don't want across the street from our houses, but you do have a choice in this. So, I speak on behalf of the majority of the homeowners on Sunset Street who currently live there. Nine of the ten houses are who I speak for. Now in terms of safety, I've said this in front of this Council before, our street doesn't get plowed. Our neighbor does that. So, in terms of safety, in terms of plowing, that is a non-issue, because Ed is very good at that. In terms of the lighting that we already have, originally, before last year, across the street, there were trees, so there was absolutely no lighting. Now we have a lot of ambient lighting. There are five lights on the apartment complex, which is on the other side of the new build, the trees were completely clear cut. There is nothing there. We have full view of the apartments and their parking lot with those five giant lights. In addition to that, the Greek bakery that's on an eight mile backs up to our subdivision. The trees are no longer there, so we have their light as well. So, there is more lighting on our street now than there is on Fargo, than there is on Millburn, than there is on any of the streets in the area already because of that ambient light. I question DTE motives and want to add so many lights just because obviously they're going to make money off of this. The homeowners don't want this. We didn't want the builds to begin with. We know you didn't have a choice in that, but having us pay \$50 a year on lighting that we didn't want would be salt in the wound of an already damaged community. Because we miss our trees. Thank you.

Ptashnik Thank you. Mrs. Budzinski.

Buzinski We've heard from other residents directly as well, and email on this issue, and I want to you know I respect their position and what they wanted their neighborhood. So, I'll offer a denying motion for this as well.

Ptashnik All right, we have a motion to be moved to the Regular meeting of April 14 agenda with a denying motion. With that, the Public Hearing is now closed.

As there were no further questions or comments, the Public Hearing was declared closed at 6:32 p.m.

From: [Zilincik, Todd](#)
To: [Kasprowicz, Sara](#)
Cc: [Budzinski, Carrie](#); [Donovic, Rob](#); [McCullough, Brandon](#); [Morgan, Scott](#); [Ptashnik, Martha](#); [Scheel, Lynda L.](#); [Toy, Laura](#); [law-all](#); [Worley, Karen](#); [Drzewicki, Robb](#); [Varga, Dave](#); [Miller, Lori](#); [DeMarco, Doris](#)
Subject: FW: PH033125 Sunset View New Data
Date: Monday, March 31, 2025 3:29:14 PM
Attachments: [SAD Costs for Sunset Subdivision, 3.20.25.pdf](#)
[March 22, 2005 SAD Sunset Subdivision for 10 addresses, \\$148.98.pdf](#)
[CR245-05 Adopted 5.11.05 to postpone Street Lighting Project for Sunset.pdf](#)
[PH033125 Sunset View New Data recd 3-31-25.pdf](#)

Sara,

In addition to the new data for the Sunset Subdivision SAD Public Hearing tonight at 6 pm, please see the attachments for background information on yearly electric costs in the amount of \$48.35 each for the 20 residents. The current developer Leo Soave has provided \$8,000 towards the street lights and anticipates a refund of \$3,445.97 since he agreed to dedicate an easement along lots 8 and 9 for DTE to run electrical line to reduce the costs for installation. Thus, the overall costs to DTE is anticipated to be \$9,054.03 (\$4,500 from previous development and \$4,554.03 from Leo Soave).

The information for the Sunset Subdivision in Civic Clerk attached items may have inadvertently had the Baci Estates (Parkdale) Site Condo costs of \$85.44 for the 8 residents in the Sunset Subdivision and apologize in advance for any confusion. This information has been corrected.

Thus, please see the proper information that is for Item 2 on the agenda relating to Sunset Subdivision and the estimate costs for the three (3) lights to be placed on the WEST side of the Sunset (new area being developed).

For history purposes, the previous developer provided \$4,500 per CR#761-97 adopted on 9.10.97 to provide five (5) street lights on 18 feet tall poles with 100 watt high pressure sodium lights. Per letter dated May 25, 2005 for CR#245-05 adopted on 5.11.25 that the street lighting was postponed by City Council and placed the matter in abeyance (anticipating the WEST side would be developed in the near future). See attachments.

I look forward to going over the information at the Hearing for Necessity this evening with any questions.

Regards,

Todd Zilincik
City Engineer
(734) 466-2561

Todd Zilincik, P.E.
City Engineer
City of Livonia | Engineering

(734) 466-2561
tzilincik@livonia.gov

From: Kasprowicz, Sara <skasprowicz@livonia.gov>
Sent: Monday, March 31, 2025 11:47 AM
To: Budzinski, Carrie <cbudzinski@livonia.gov>; Donovic, Rob <rdonovic@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>; Ptashnik, Martha <mptashnik@livonia.gov>; Scheel, Lynda L. <lscheel@livonia.gov>; Toy, Laura <lttoy@livonia.gov>
Cc: law-all <law-all@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>
Subject: PH033125 Sunset View New Data

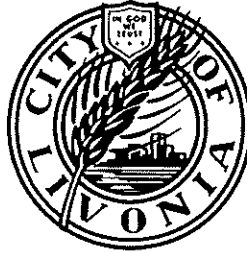
Council,
Please see the new data received from a resident regarding Sunset View Streetlighting Assessment at the Public Hearing tonight, also viewable online.
Sara

Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

ROBERT J. SCHRON, P.E.
City Engineer

JOHN P. HILL
Asst. City Engineer



JACK ENGBRETSON
MAYOR

ROBERT J. BECKLEY, P.E.
Director of Public Works

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

May 25, 2005

Mr. Randy G. McCormick
Outdoor Lighting Group
8001 Haggerty Road
Belleville, MI 48111

**Re: Sunset Subdivision
RFW #615814**

Dear Mr. McCormick:

Pursuant to Council Resolution No. 245-05, adopted May 11, 2005, the City of Livonia has chosen to postpone the street lighting project for the Sunset Subdivision.

If you have any questions regarding this change, please feel free to contact my office.

Very truly yours,

Robert J. Schron, P.E.
City Engineer

RJS:kjw

Attachment

cc: File

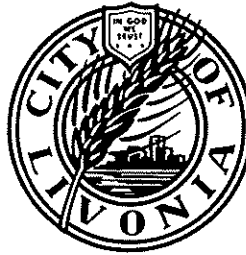
On a motion by Kokenakes, seconded by Knapp, and unanimously adopted, it was:

CR 245-05 RESOLVED, that having considered the report and recommendation of the City Engineer, dated March 22, 2005, approved for submission by the Mayor, in connection with the Amended Assessment Roll for the proposed street lighting project in the Sunset Subdivision, located south of Eight Mile Road between Merriman Road and Milburn Avenue in the Northwest ¼ of Section 2, and a public hearing thereafter having been held by the City Council on April 25, 2005, the Council does hereby determine to hold this matter in abeyance until the approval process has concluded for the proposed Sunset View Site Condominiums and to subsequently schedule another public hearing on the amended assessment roll for street lights.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

ROBERT J. SCHRON, P.E.
City Engineer

JOHN P. HILL
Asst. City Engineer



JACK ENGBRETSON
MAYOR

ROBERT J. BECKLEY, P.E.
Director of Public Works

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

March 22, 2005

Honorable Members of the City Council
City of Livonia

**Re: Sunset Subdivision
N.W. ¼ of Section 2
Amended Proposed Street Lighting Project**

Dear Council Members:

Section 310 of Chapter 24, Title 16 of the Livonia Code of Ordinances requires that ornamental street lights with underground wiring be installed in all new subdivisions as a special assessment project. Attached please find the Engineering Division's report concerning the above referenced subdivision. Please note that the information contained in the report offers only the 100-watt high pressure sodium light with Hallbrook Luminaires which was previously approved. The original roll for this installation was approved by Council for the Sunset Subdivision in Council Resolution 761-97 adopted on September 10, 1997; but the project did not proceed, we believe, because of reorganizations at Detroit Edison. The cost of the installation has changed significantly and an amended roll should be approved.

In accordance with the provisions of Title 3 of Chapter 8 (Sections 60 and 140) of the Livonia Code of Ordinances as amended, we have included the following items:

1. Description of the Property in the Assessment District
2. Revised Estimated Cost of the Project
3. Revised Recommended Distribution of Cost
4. Proposed Special Assessment Listing
5. Assessment District Map

The ownership and the assessed value of the assessed properties have been compiled in accordance with the newest information available at this time. The special assessment listing has been prepared on a per unit basis.

To: Honorable Members of the City Council
Re: **Sunset Subdivision**
N.W. ¼ of Section 2
Proposed Street Lighting Project

March 22, 2005

Please note that proceeding with this assessment district will require an additional contribution from the developer.

It is recommended that a revised assessment roll be prepared and a second public hearing relative to the cost of installing street lighting within the subject subdivision be held .

Very truly yours,



Robert J. Schron, P.E.
City Engineer

APPROVED FOR SUBMISSION:



Jack Engbretson, Mayor
CITY OF LIVONIA

RJS:kjw

Attachments

cc: Mayor
Council
Clerk
Law
Assessor
Treasurer
CC Building Company
File

On a motion by Taylor, seconded by Brosnan, it was:

#761-97 WHEREAS, pursuant to due and proper notice published and mailed to all property owners in Special Assessment District No. 397, more particularly described in Council Resolution 611-97 adopted on July 21, 1997, as required by the provisions of the City Charter and Title 3, Chapter 8 of the Livonia Code of Ordinances, as amended, the City Council has duly met and reviewed the special assessments levied in the special assessment roll prepared by the City Assessor to cover the district in which street lighting is to be installed, such roll having been prepared on the basis of street lighting being installed in the Sunset Subdivision in the Northwest 1/4 of Section 2 in said Special Assessment District No. 397;

NOW, THEREFORE, BE IT RESOLVED, that the said Council does hereby determine to install street lighting consisting of the installation of 100-watt high pressure sodium lights on 18' high Hallbrook poles with underground wiring in the Sunset Subdivision in the Northwest 1/4 of Section 2 and that the assessments set forth in said Special Assessment District No. 397 Roll are fair and equitable and based upon benefits derived in said district, in accordance with the plans of the City Engineer and resolutions of the City Council; said Special Assessment Roll No. 397 based on the installation of 100-watt high pressure sodium lights on 18' high Hallbrook poles with underground wiring in the Sunset Subdivision in the Northwest 1/4 of Section 2 is hereby approved and confirmed in all respects; pursuant to the provisions of Section 3.08.130 of the Livonia Code of Ordinances, as amended, the City Clerk shall endorse the date of confirmation on the Assessment Roll, and the assessment roll shall then be immediately transmitted to the City Treasurer who shall take such further action as set forth in Title 3, Chapter 8 of the Livonia Code of Ordinances, as amended, and the City Clerk is hereby authorized to execute a Municipal Street Lighting Agreement for this purpose; and FURTHER, a sum not to exceed \$4,500.00 is hereby authorized from the cash payments posted by the developer of the Sunset Subdivision in order to defray the Detroit Edison contribution-in-aid costs connected with this street light installation project.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Vandersloot, McGee, Taylor, Feenstra, Brosnan, and Laura.

NAYS: None.

The President declared the resolution adopted.

Sunset Subdivision

Street Lighting

Livonia Code 16.24.310

Hallbrook 18'

Assessable Lots 10

I. Estimated Costs

Energy

Monthly Cost for 5 lights @ \$23.83	\$119.15
Yearly Cost: \$119.15 x 12	\$1,429.84
Total cost for each succeeding year: \$1,429.84 + \$10.00 (no. of lots @ \$1.00)	\$1,439.84

Overhead

Treasurer	10 lots @ \$1.00	\$10.00
City Clerk	10 lots @ \$2.00	\$20.00
City Assessor	10 lots @ \$0.50	\$5.00
Engineering	10 lots @ \$2.50	<u>\$25.00</u>
Total Overhead		\$60.00

Construction Costs

Detroit Edison Portion	\$4,289.51
Developer Contribution-in-Aid	\$4,500.00
Portion to be invoiced to Developer	<u>\$12,644.55</u>
Total Construction Cost	\$21,434.06

Total Assessable cost for first year

Energy	\$1,429.84
Overhead	<u>\$60.00</u>
Total Cost	\$1,489.84

Cost per lot for the first year

\$148.98

<u>Energy costs per lot for succeeding years</u>	<u>\$1,439.84</u> 10	\$143.98
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II. Recommended Distribution of Cost

Special Assessment (first year) \$148.88 x 10	\$1,488.84
Special Assessment (succeeding years) \$143.98 x 10	\$1,439.84
City of Livonia	\$0.00
5 – 100 Watt High Pressure Sodium – 18' Hallbrook	

III. Description of Properties Contained Within the Assessment District

Lots 1 to 10, both inclusive, of the Sunset Subdivision, as recorded in Liber 109, Pages 86 and 87, Wayne County Records, said subdivision being part of the N.W. ¼ of Section 2, T.1 S., R. 9 E., City of Livonia, Wayne County, Michigan.

Sunset Subdivison Street Lighting

Hallbrook

20210	Sunset	\$148.98
20214	Sunset	\$148.98
20218	Sunset	\$148.98
20222	Sunset	\$148.98
20226	Sunset	\$148.98
20230	Sunset	\$148.98
20234	Sunset	\$148.98
20238	Sunset	\$148.98
20242	Sunset	\$148.98
20246	Sunset	\$148.98

Total Assessment		\$1,489.84
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MATERIAL & LABOR

5 POSTS & LUMINAIRES

950' TRENCH

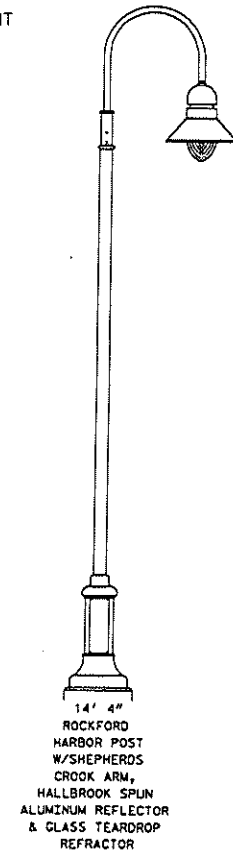
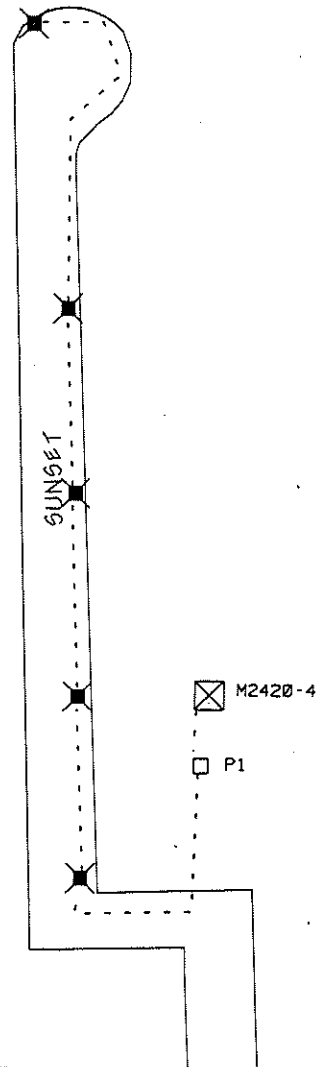
150' BORE

1200' CABLE

150' 2" PVC

1 PEDESTAL TAP

CABLE AMOUNT INCLUDES EXTRA 10' PER LIGHT



RFW Description SUNSET SUB - LIVONIA				PD	SRW	PH	PLC	Cont. POUD	RFW Number	
Circuit #1 9330BLCRK	Circuit #2	Service Center#1	Service Center#2	COH	COS	CUG	CUL	CUT	CUS	
Worksite City LIVONIA				Worksite Twp. WAYNE				Worksite County		
Town	Range	Sect	Qtr	Planner Name Lakatos, Bobby				Commit Date 2/18/2005	Scale 1" = 100'	Plot Date 2/18/2005

Mayor
Dept. of Law
DPW
Director
Finance
Comm.
Resources
Planning
Inspection
R. Schron
K. Tesner
City Council

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

PROPOSED AMENDED SPECIAL ASSESSMENT STREET LIGHTING FOR SUNSET SUBDIVISION, LOCATED SOUTH OF 8 MILE BETWEEN MERRIMAN AND MILBURN IN THE N.W. ¼ OF SECTION 2

TO ALL PROPERTY OWNERS IN THE PROPOSED SPECIAL ASSESSMENT DISTRICT:

PLEASE TAKE NOTICE THAT the proposed **AMENDED ASSESSMENT ROLL** for the installation of 100 watt high pressure sodium **STREET LIGHTS ON 18' HIGH HALLBROOK POLES** with underground wiring in **SUNSET SUBDIVISION, LOCATED SOUTH OF 8 MILE BETWEEN MERRIMAN AND MILBURN IN THE N.W. ¼ OF SECTION 2**, City of Livonia, Michigan, has been duly filed in the Office of the City Clerk and is now open for public examination and inspection.

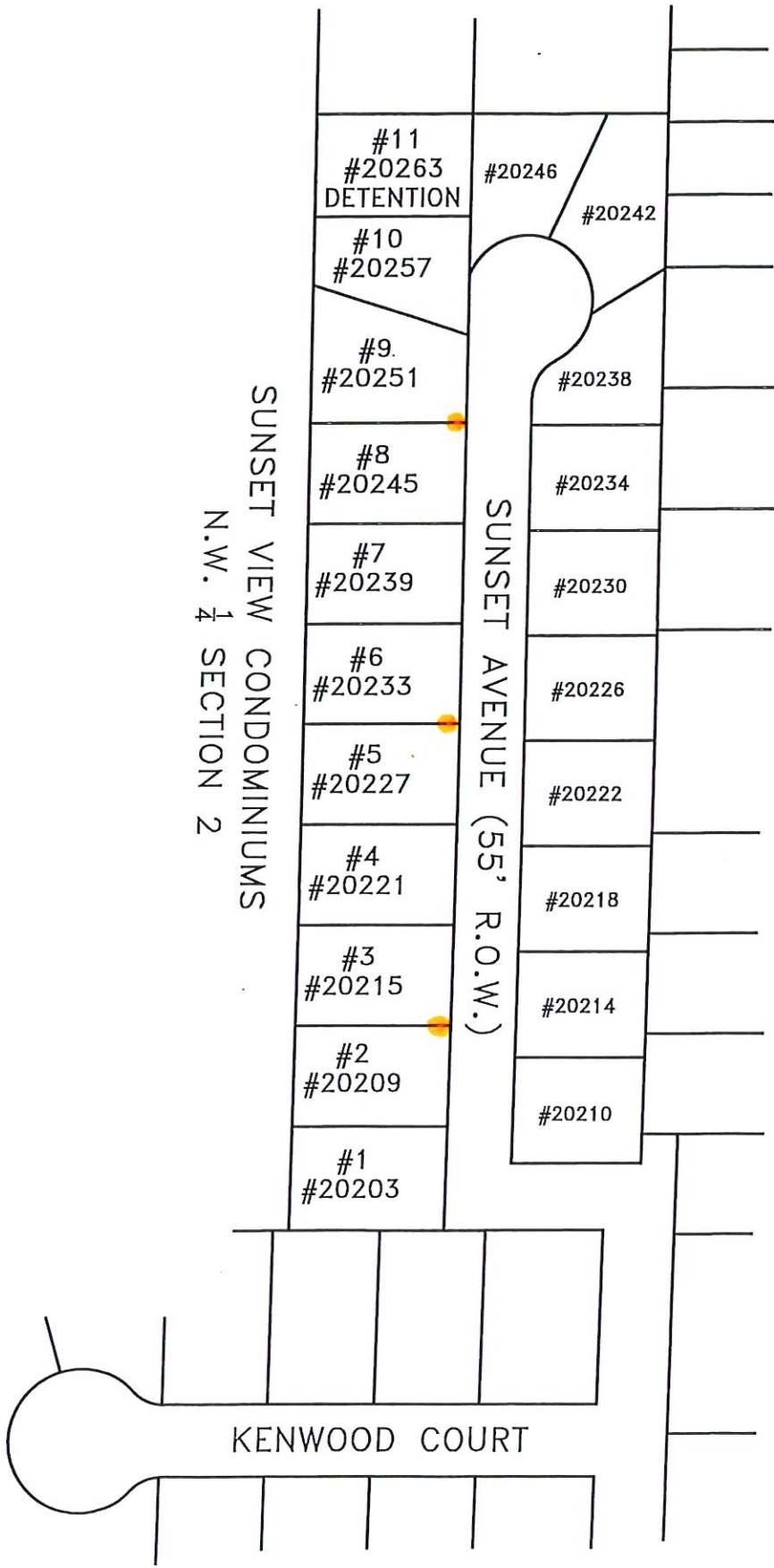
The City Council has adopted a resolution setting the evening of **MONDAY, APRIL 25, 2005, AT 7:00 P.M.** in the auditorium at Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan as the time and place for reviewing the said Roll and hearing all objections or suggestions relative thereto.

At this meeting any persons deeming themselves aggrieved by the Special Assessment Roll, may file their objections thereto in writing with the City Clerk prior to the close of such hearing, which written objections shall specify in what respect they deem themselves aggrieved.

The amount of the assessment of any individual property owner may be determined prior to the hearing by inquiry at the Office of the City Clerk, where such Roll may be personally examined.

VAL VANDERSLOOT, CITY CLERK

PUBLISH: SUNDAY, APRIL 10, 2005



SUNSET VIEW CONDOMINIUMS
N.W. 1/4 SECTION 2

SUNSET AVENUE (55' R.O.W.)

KENWOOD COURT

**Sunset View Site Condominium and Sunset Subdivision Street Lighting
Proposed Assessment Roll**

Parcel #	Address	Property Owner	Amount
006-06-0001-000	20203 Sunset	Leo Soave Building, Inc.	\$48.35
006-06-0002-000	20209 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0001-000	20210 Sunset	Michael & Nikki Doyle	\$48.35
006-04-0002-000	20214 Sunset	Edward & Mary Kwilos	\$48.35
006-06-0003-000	20215 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0003-000	20218 Sunset	Ryan & Mary Molnar	\$48.35
006-06-0004-000	20221 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0004-000	20222 Sunset	Clara Lawrence	\$48.35
006-04-0005-000	20226 Sunset	Paul & Juliette Abbott	\$48.35
006-06-0005-000	20227 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0006-000	20230 Sunset	Nathan & Melissa Knaebel	\$48.35
006-06-0006-000	20233 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0007-000	20234 Sunset	Donald Brockway	\$48.35
006-04-0008-000	20238 Sunset	Leonor Piedra	\$48.35
006-06-0007-000	20239 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0009-000	20242 Sunset	Robert & Diane Hill	\$48.35
006-06-0008-000	20245 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0010-000	20246 Sunset	Cosmin Tunduc	\$48.35
006-06-0009-000	20251 Sunset	Leo Soave Building, Inc.	\$48.35
006-06-0010-000	20257 Sunset	Leo Soave Building, Inc.	\$48.35
Total			<u>\$967.00</u>

Sunset View Site Condominium and Sunset Subdivision

Street Lighting

March 20, 2025

Livonia Code 16.24.310

LED Colonial Fixtures

Assessable Lots: 20

Estimated Costs

Energy

Monthly Cost for 3 lights @ \$70.58	\$211.74
Yearly Cost: \$70.58 x 12 months	*\$847.00
Total cost for each succeeding year: \$847.00 + \$20.00 (no. of lots @ \$1.00)	*\$867.00

Overhead

Treasurer	20 lots @ \$1.00	\$20.00
City Clerk	20 lots @ \$2.00	\$40.00
City Assessor	20 lots @ \$0.50	\$10.00
Engineering	20 lots @ \$2.50	<u>\$50.00</u>
Total Overhead		\$120.00

Construction Costs

Detroit Edison Portion	\$2,540.97
Contribution-in-Aid Due DTE	<u>\$9,054.03</u>
Total Construction Cost	\$11,595.00

Contribution-in-Aid

Developer Paid Contribution-in-Aid (Sunset Subdivision)	\$4,500.00
Developer Contribution-in-Aid (Sunset View Condominium)	\$8,000.00
Contribution-in-Aid Due DTE	<u>(\$9,054.03)</u>
Portion to be returned to Developer	(\$3,445.97)

Total Assessable cost for first year

Energy	\$847.00
Overhead	<u>\$120.00</u>
Total Cost	\$967.00

Cost per lot for the first year

\$48.35

<u>Energy costs per lot for succeeding years</u>	<u>\$867.00</u>	\$43.35
	20	

II. Recommended Distribution of Cost

Special Assessment (first year) \$48.35 x 20	\$967.00
Special Assessment (succeeding years) \$43.35 x 20	\$867.00
City of Livonia	\$0.00
3 – LED Colonial Fixtures on 14' Poles	

Sunset View Site Condominium and Sunset Subdivision

Street Lighting

March 20, 2025

Livonia Code 16.24.310

III. Description of Properties Contained Within the Assessment District

Lots 1 to 10, both inclusive of the Sunset View Condominium, as recorded in the Wayne County Condo Plan No. 1234, Liber 58919, Pages 447-496, Wayne County Records, said development being part of the N.W. ¼ of Section 22, T.1 S., R. 9 E., City of Livonia, Wayne County, Michigan and Lots 1 to 10, both inclusive of the Sunset Subdivision, T.1 S., R. 9 E., Liber 109, Pages 86-87, Wayne County Records.

From: [Michael Doyle](#)
To: [Kasprowicz, Sara](#)
Subject: Sunset Lighting discussion for Tonight 3/31 Citizen feedback
Date: Monday, March 31, 2025 11:40:49 AM

Hello - Please forward onto all citycouncil members regarding a meeting tonight - and included on the record

To Whom it may concern the Livonia City Council.

Michael Doyle
20210 Sunset St,
Livonia MI 48152

Regarding :Special Assessment Street Lighting Project for the Sunset View Site Condominium and Subdivision - to Determine Necessity.

Hi Council members. Many of you have spoken with my neighbors and myself over the years regarding new home construction on our Sunset St block at 8/Merriman, and while I understand there is nothing you can do about it legally, i will say many of our concerns have come true over the past year. I have spoken with several of you at council meetings and through email about this over the past year, and i appreciate your help and feedback. I appreciate what the council has dont to keep our city vibrant and growing!

We received a notice last week today 3/31 at 6pm to discuss street lighting on our block and surrounding area. I am unable to attend as one of my kids has gymnastics at this time.

While I do not want to sound like a broken record with the homes, i would like to just express that - not knowing why this is being discussed or brought up - I am not for this change to our block. Speaking with several neighbors on our block and adjacent we all are fine with the current state of the block and its lighting - or lack thereof (we prefer).

I have lived on several roads with lights, one of which was outside of my house and I personally didnt care until I moved to this home with my wife. I enjoy the block being darker. **Also i would like to point out no other roads in our area have lights i can think of, and why would ours need or require it.**

I UNDERSTAND if this is because of the number of homes in an area and lighting is required, but this was not discussed when we discussed the homes and would have been another concern.

Another concern I and others have is that over the past year many of us have dealt with this construction and (myself especially) have had easements or property dug up or damaged. On top of this construction has affected most of us. Personally I have kept Sod alive on our curve with alot of watering over a dry summer, rehabbed my backyard lawn dug up, and currently have alot of easement needing rehabbing with no date in sight. **Right now it would be appreciated if we did not have another concern of lights and the effects they would cause on our homes to consider.**

In closing, i am not for this and many of the neighbors ive spoken to are not either. One

adjescent said " Well if its your block good luck but if they added em on the approach to it i would be very mad". I do not want light pollution outside of both of my kid's rooms incase a pole went up near me. I do not want anymore change to our block which we are going through and subsequently having to hold people accountable for correcting issues, unless there is a requirement for the lights based on code and i will respect that. Our block has been through enough (i have a long list of issues from the past year, including not getting mail because just our entrance curve was fully iced over and not getting mail and not being able to get a salt truck) the past year and would like to just see how the new homes mix in before considering more changes. We dont need any more changes to further disrupt our lives.

thank you for your consideration,

Michael Doyle
20210 Sunset St, Livonia MI 48152
248-259-0579



LETTER TO THE LIVONIA CITY COUNCIL

2.

Engineering
March 17, 2025

MEETING DATE

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

Proposed Special Assessment Street Lighting Project for the Sunset View Site Condominium and Sunset Subdivision, located on Sunset Avenue, north of Kenwood Court, in the Northwest 1/4 of Section 2. (To Determine Necessity.)

BACKGROUND DETAILS

Section 310 of Chapter 24, Title 16 of the Livonia Code of Ordinances requires that ornamental streetlights with underground wiring be installed in all new subdivisions as a special assessment project. Attached please find the Engineering Division's report concerning the above-referenced subdivision. Please note that the information contained in the report is for three (3) 56w LED Colonial fixtures on 14' black poles.

In accordance with the provisions of Title 3 of Chapter 8 (Sections 60 and 140) of the Livonia Code of Ordinances as amended, we have included the following items:

1. Description of the Property in the Assessment District
2. Estimated Cost of the Project
3. Recommended Distribution of Cost
4. Proposed Special Assessment Listing
5. Assessment District Map

The ownership has been compiled in accordance with the latest information available at this time. The special assessment listing has been prepared on a per-unit basis.

It is recommended that a date be established for the first public hearing relative to the necessity of installing street lighting within the subject subdivision.

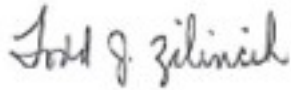
PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is recommended that a date be established for the first public hearing relative to the necessity of installing street lighting within the subject subdivision.

ATTACHMENTS

1. Sunset View Site Condo - Sunset Subdivision Assessment District Map
2. Estimated Costs for LED Leotek Fixtures on Existing Wood Poles - 9 Lots
3. Proposed Assessment Roll - Baci's Estates (Parkdale) Site Condominium 3-20-25
4. DTE Purchase Agreement - Sunset View Condo and Sunset Sub.

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 20, 2025



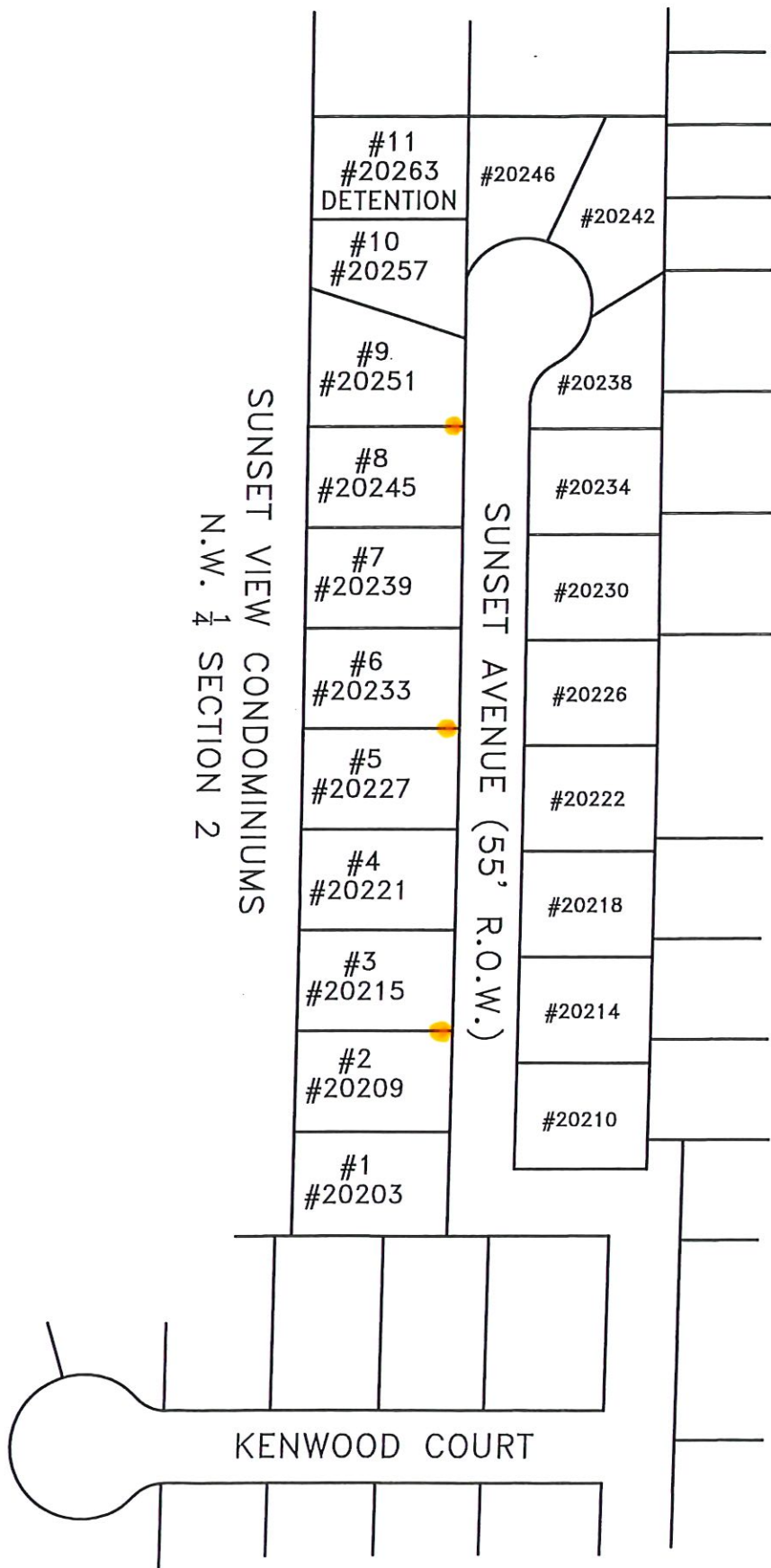
Don Rohraff, Director of Public Works

Date: March 20, 2025



Maureen Miller Brosnan, Mayor

Date: March 25, 2025



Sunset View Site Condominium and Sunset Subdivision

Street Lighting

March 20, 2025

Livonia Code 16.24.310

LED Colonial Fixtures

Assessable Lots: 20

Estimated Costs

Energy

Monthly Cost for 3 lights @ \$70.58	\$211.74
Yearly Cost: \$70.58 x 12 months	*\$847.00
Total cost for each succeeding year: \$847.00 + \$20.00 (no. of lots @ \$1.00)	*\$867.00

Overhead

Treasurer	20 lots @ \$1.00	\$20.00
City Clerk	20 lots @ \$2.00	\$40.00
City Assessor	20 lots @ \$0.50	\$10.00
Engineering	20 lots @ \$2.50	\$50.00
Total Overhead		\$120.00

Construction Costs

Detroit Edison Portion	\$2,540.97
Contribution-in-Aid Due DTE	<u>\$9,054.03</u>
Total Construction Cost	\$11,595.00

Contribution-in-Aid

Developer Paid Contribution-in-Aid (Sunset Subdivision)	\$4,500.00
Developer Contribution-in-Aid (Sunset View Condominium)	\$8,000.00
Contribution-in-Aid Due DTE	<u>(\$9,054.03)</u>
Portion to be returned to Developer	(\$3,445.97)

Total Assessable cost for first year

Energy	\$847.00
Overhead	<u>\$120.00</u>
Total Cost	\$967.00

Cost per lot for the first year

\$48.35

<u>Energy costs per lot for succeeding years</u>	<u>\$867.00</u> 20	\$43.35
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II. Recommended Distribution of Cost

Special Assessment (first year) \$48.35 x 20	\$967.00
Special Assessment (succeeding years) \$43.35 x 20	\$867.00
City of Livonia	\$0.00
3 – LED Colonial Fixtures on 14' Poles	

Sunset View Site Condominium and Sunset Subdivision

Street Lighting

March 20, 2025

Livonia Code 16.24.310

III. Description of Properties Contained Within the Assessment District

Lots 1 to 10, both inclusive of the Sunset View Condominium, as recorded in the Wayne County Condo Plan No. 1234, Liber 58919, Pages 447-496, Wayne County Records, said development being part of the N.W. $\frac{1}{4}$ of Section 22, T.1 S., R. 9 E., City of Livonia, Wayne County, Michigan and Lots 1 to 10, both inclusive of the Sunset Subdivision, T.1 S., R. 9 E., Liber 109, Pages 86-87, Wayne County Records.

**Sunset View Site Condominium and Sunset Subdivision Street Lighting
Proposed Assessment Roll**

Parcel #	Address	Property Owner	Amount
006-06-0001-000	20203 Sunset	Leo Soave Building, Inc.	\$48.35
006-06-0002-000	20209 Sunset	Leo Soave Building, Inc.	\$48.35
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006-04-0002-000	20214 Sunset	Edward & Mary Kwilos	\$48.35
006-06-0003-000	20215 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0003-000	20218 Sunset	Ryan & Mary Molnar	\$48.35
006-06-0004-000	20221 Sunset	Leo Soave Building, Inc.	\$48.35
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006-04-0007-000	20234 Sunset	Donald Brockway	\$48.35
006-04-0008-000	20238 Sunset	Leonor Piedra	\$48.35
006-06-0007-000	20239 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0009-000	20242 Sunset	Robert & Diane Hill	\$48.35
006-06-0008-000	20245 Sunset	Leo Soave Building, Inc.	\$48.35
006-04-0010-000	20246 Sunset	Cosmin Tunduc	\$48.35
006-06-0009-000	20251 Sunset	Leo Soave Building, Inc.	\$48.35
006-06-0010-000	20257 Sunset	Leo Soave Building, Inc.	\$48.35
Total			<u>\$967.00</u>

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of March 12, 2025 between DTE Electric Company ("Company") and City of Livonia ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated September 7, 2021 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	74700958 If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: NA	
2. Location where Equipment will be installed:	Sunset Avenue, as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	3	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	3 Colonial 56w LED fixtures on 14' black direct-bury code 95 post fed via underground conductors	
5. Estimated Total Annual Lamp Charges	\$846.99	
6. Estimated Total Annual Post Charges if selected	N/A	
7. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$11,595.00
	Revenue credit:	\$2,540.97
	CIAC Amount (cost minus revenue)	\$9,054.03
	Credit for Post Charge, if selected	N/A
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement \$9,054.03	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" ☐ is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	

10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Sign here _____
11. Customer Address for Notices:	12973 Farmington Road Livonia, MI 48150 Todd Zilincik

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐ YES ☒ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least ____ posts and ____ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at N/A. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number: _____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: _____

Name: _____

Title: _____

Customer:

City of Livonia

By: _____

Name: _____

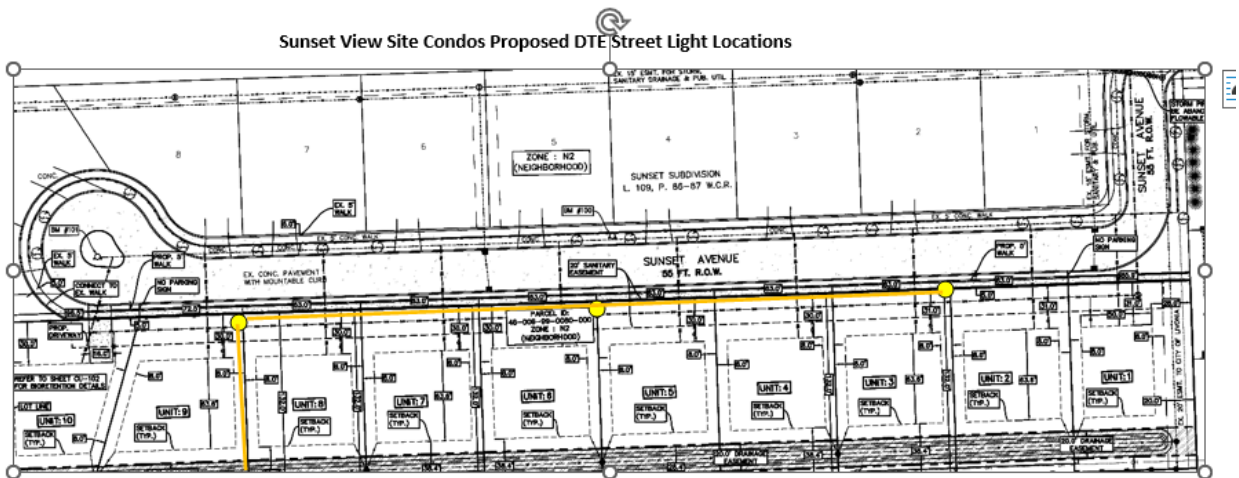
Title: _____

Attachment 1 to Purchase Agreement

Map of Location

[To be attached]

DTE





LETTER TO THE LIVONIA CITY COUNCIL

13.

Planning
April 8, 2025

MEETING DATE

R041425

PRESENTED BY

Mark Taormina, Planning and Economic Development Director
Carter Fisher, City Attorney

AGENDA ITEM

REQUEST TO APPROVE AN AMENDMENT TO THE SHOPPES AT COLLEGE PARK PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND HAGGERTY SIX PARTNERS, LLC: Doraid Markus on behalf of Haggerty Six Partners, LLC, re: Petition 2024-02-02-03, to amend the timing of construction of the project's residential and retail components. (CR 135-24)

BACKGROUND DETAILS

Doraid Markus, developer of The Shoppes at College Park (Petition 2024-02-02-03), requests to amend the previously approved Development Agreement. The change only affects Paragraph 1.6 of the Agreement, which addresses the timing of construction of the project's residential and retail components. For Special Waiver Use petitions involving Planned General Developments, Section 5.02(5)(G) of the Zoning Ordinance stipulates: "No structure designed or intended to be used in part or in whole, for commercial purposes shall be constructed prior to the construction of not less than thirty (30) percent of the dwelling units, if any, proposed for the development."

On December 18, 2024, the Council approved the Agreement with Paragraph 1.6 reading as follows:

CURRENT 1.6 *The parties recognize that a development of this size typically includes project phases. Under Section 5.02(5)(G) of the City's Zoning Ordinance, no commercial structure shall be constructed before the construction of not less than thirty (30) percent of the dwelling units approved as part of the development. To expedite the opening of the grocery tenant, the developer shall be permitted to open the grocery store so long as the foundations of the apartment building have been installed.*

The language below would give the Developer the flexibility to open any portion of the retail phase of the project ahead of constructing the foundations of the apartment building, subject to the posting of a bond to the City for \$1M.

PROPOSED 1.6 *The parties recognize that a development of this size typically includes project phases. Under Section 5.02(5)(G) of the City's Zoning Ordinance, no commercial structure shall be constructed before the construction of not less than thirty (30) percent of the dwelling units approved as part of the development. To expedite the opening of the ~~grocery tenant~~ **retail buildings**, the developer shall be permitted ~~to open the grocery store so long as the foundations of the apartment building have been installed~~ **to construct and open the commercial structures (including the retail buildings and grocery store) after (i) the installation of the foundation for the apartment building; or (ii) the posting of a bond***

with the City in an amount of One Million Dollars(\$1,000,000).

The Planning and Law Departments have met with the Developer and his legal counsel and are satisfied with the surety proposed under the revised language to Paragraph 1.6 of the Development Agreement.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To approve as submitted.

ATTACHMENTS

None

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 08, 2025



Carter Fisher, City Attorney

Date: April 08, 2025



Maureen Miller Brosnan, Mayor

Date: April 08, 2025



LETTER TO THE LIVONIA CITY COUNCIL

14.

Engineering
March 31, 2025

MEETING DATE

R041425

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED (QBS) SELECTION PROCESS: Engineering Division, re: OHM Advisors Preliminary Engineering (PE) Design Services for the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road. (CR142-24)

BACKGROUND DETAILS

Pursuant to Council Resolution No.142-24, adopted on April 15, 2024, the City Council approved the Preliminary Engineering (PE) Design Services contract with OHM Advisors for the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road. During the design process it was discovered that additional right-of-way was needed to proceed with this project. Based on MDOT's extensive right-of-way acquisition process and their efforts to follow Federal guidelines, OHM Advisors chose to add a right-of-way consultant, Commonwealth, to coordinate the right-of-way acquisition process. Also, due to the estimated value of the proposed right-of-way, an official appraisal will be required. The appraisal will be completed by RS Thomas.

With the additional work needed to complete the design phase of the project, OHM Advisors is requesting an additional \$32,019 be added to their contract, bringing the total contract amount to \$352,019.

In order to complete the design phase of the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road, we respectfully request that the City Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with OHM Advisors, in the not-to-exceed amount of \$32,019 for the additional design engineering for the Newburgh Road Reconstruction Project from Ann Arbor Trail to Plymouth Road, increasing their contract from \$320,000 to \$352,019.
- Approve an expenditure in the amount of \$32,019 from Account No. 204-447-818-102 (Engineering Consultant) to OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48154, for the additional design engineering for the project.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to

be used in lieu of the recommendation)

In order to complete the design phase of the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road, we respectfully request that the City Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with OHM Advisors, in the not-to-exceed amount of \$32,019 for the additional design engineering for the Newburgh Road Reconstruction Project from Ann Arbor Trail to Plymouth Road, increasing their contract from \$320,000 to \$352,019.
- Approve an expenditure in the amount of \$32,019 from Account No. 204-447-818-102 (Engineering Consultant) to OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48154, for the additional design engineering for the project.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

n/a

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$32,019

DETAILED WORK BEING PERFORMED

Additional Preliminary Engineering (PE) Design Services for the Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$32,019 from Account No. 204-447-818-102

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

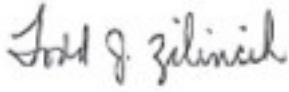
n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Qualification Based Selection (QBS) Consultant

ATTACHMENTS

1. Amendment Letter from OHM for Newburgh, AA Tr to Plymouth 3-25-25
2. CR 142-24

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 31, 2025



Don Rohraff, Director of Public Works

Date: March 31, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: April 04, 2025



Carter Fisher, City Attorney

Date: April 04, 2025



Maureen Miller Brosnan, Mayor

Date: April 08, 2025



ARCHITECTS. ENGINEERS. PLANNERS.

March 25 2025

Mr. Todd Zilincik
City Engineer
City of Livonia
12973 Farmington
Livonia, MI 48150

Subject: Amendment for Newburgh Rd, Ann Arbor Trail to Plymouth Rd
Professional Engineering (Design) Services

Dear Mr. Zilincik:

OHM Advisors (OHM) was previously authorized to begin final design work on the above-mentioned project, as outlined in OHM's proposal approved on April 15, 2024. The proposal authorized OHM to begin work on developing final contract documents for the reconstruction of the Newburgh Road from Ann Arbor Road to Plymouth Road.

During the design process, a request was made by the city to add an additional service that was not in the original project scope of service and was noted as excluded. A breakdown of the additional service can be found below.

ADDITIONAL SERVICES

The additional services are related to issues that arose during the design, and were not included within the original scope of professional services. See below for these services described in detail.

1. Right-of-Way Acquisition services were not part of OHM's original scope, as the assumption was that adequate ROW existed. It was subsequently discovered that the roadway has insufficient right-of-way (ROW) along Newburgh Road as the existing road is outside the existing ROW. This is an existing problem that required resolution to proceed with the project under the funding. Due to MDOT's more extensive ROW acquisition process to follow federal guidelines, OHM choose to add a ROW consultant to our team to assist the city with this process and not delay the project. OHM has added the firm, Commonwealth, to the team who will coordinate the federal ROW acquisition process. The property owner requiring additional property from is Wayne County (Hines Park). Due to the estimated value of the proposed ROW, an official appraisal will be required. This appraisal will be completed by RS Thomas. See Exhibit A for Commonwealth's proposal valued at \$28,846.

The previously approved contract was \$320,000. Including OHM's 10% markup for subconsultants, we are requesting a fee adjustment of \$32,019 to compensate OHM for the work requested to be added to this project. The new project fee maximum should be extended to \$352,019.



We thank you for this continued opportunity to provide these additional professional engineering services for the City of Livonia. Please contact me if there are any questions.

Sincerely,

Mark Loch, P.E.

cc: Rhett Gronevelt, PE, OHM

City of Livonia
Amendment for Newburgh Road Design Services

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____



Commonwealth

Proposal

OHM Advisors

Newburgh Road Project

February 18, 2025

Commonwealth Proposal No. P025.0031



Commonwealth

245 W. Michigan Avenue
Jackson, MI 49201
517.788.3000
www.cai-engr.com

February 18, 2025

Mark Loch, Project Manager
1145 Griswold Street, Suite 200
Detroit, MI 48226
Submitted via email

RE: **Newburgh Road Project**
Commonwealth Proposal No. P025.0053

Commonwealth Associates, Inc. (Commonwealth) presents this proposal to OHM Advisors (OHM) to provide ROW services for Newburgh Road, Ann Arbor Trail to Plymouth Project. Our proposal is based on the request for proposal/email received from Mark Loch dated January 31, 2025.

Our proposed cost to complete the enclosed defined scope of work is **\$28,846**. The current proposal will remain valid for 30 days from today's submittal.

This project is important to you and to us. We know that effective communication between your staff and ours is key to the success of this project. We will work closely with you to make sure we all understand the goals of the project, how the goals will be reached, and any special factors that must be considered.

We look forward to working with OHM. Please contact me at 517.416.7674 or Haleigh.Gonzales@cai-engr.com if you have any questions.

Sincerely,

Haleigh Hammond-Gonzales
Project Manager

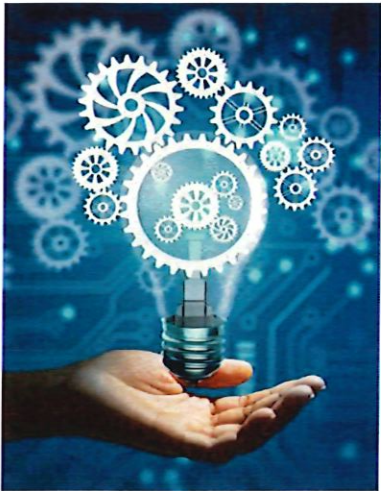


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APPENDICES

- A Key Personnel Resumes

OHM ADVISORS| NEWBURGH ROAD PROPOSAL

OVERVIEW

Wayne County Parks (Sponsor), through their Consultant, OHM Advisors, is seeking a proposal to provide land services for the proposed Newburgh Road Project, funded through public sources. The project consists of road and trail modification work at Newburgh Road, Ann Arbor trail to Plymouth Road. To complete this assignment, Commonwealth has been asked to submit a proposal for completion and management of the acquisition process for this project. The project is required to comply with the Uniform Relocation and Real Property Acquisitions Policy Act of 1970, as amended (URA).

The Commonwealth Difference

We are a leader in power and energy with expertise in transmission & distribution, grid modernization, power generation, renewable integration, and energy storage. Commonwealth delivers comprehensive project services—consulting, design, implementation, analysis, and construction or commissioning support.

AES Indiana

"Working with Commonwealth helps us serve our landowner customers at a higher level."

—Ron Pollard, Manager
Transmission Design & Maintenance

States Registered	50	ENR TOP 500 Design Firms	250	Skilled Professionals	TOP 25 EC&M Magazine Electrical Design Firm
37	Years in Business	50	States with PEs	8	U.S. Offices
		JACKSON, MICHIGAN	Home Base	0.73	EMR Safety Rating
Helping to secure our ENERGY FUTURE with diverse, innovative, sustainable solutions					

Table A: Sample Recent Similar Projects

Customer	Project Name
OHM Advisors	Grand Traverse County Road Commission - Garfield/Potter Roundabout

Commonwealth acquired four temporary driveway grading permits and four permanent highway easements for Grand Traverse County Road Commission Road improvement project on Garfield and Potter Roads. Commonwealth prepared a market study, handled all document preparation, recording and submittal of final document closeout packages to MDOT.

Customer	Project Name
Michigan DOT	MDOT – Freeland River Rd Roundabout

Commonwealth acquired two temporary driveway grading permits and four permanent highway easements for OHM and MDOT for a roundabout construction project. This project affected a place of worship, a lot of subdivision, farmland with multiple owners and residential/agricultural property. Commonwealth coordinated title commitments, performed preliminary interviews, coordinated appraisals and appraisal reviews, prepared offer documents, presented offer documents and negotiated with the property owners, prepared administrative settlements as needed, maintained a database with all records, and handled payment, closings, and submittal final document closeout packages to MDOT.

Customer	Project Name
Hubbel, Roth & Clark (HRC)	City of Lansing – City of East Lansing Snyder Rd. Sidewalk Project

Commonwealth acquired four temporary driveway grading permits for the City of East Lansing, Michigan for sidewalk improvements on Snyder Road. Commonwealth prepared a market study, handled all document preparation, recording and submittal of final document closeout packages to MDOT.

Customer	Project Name
Hubbel, Roth & Clark (HRC)	Road Commission of Kalamazoo County – Parkview Roundabouts & Oshtemo Township Sanitary Sewer Shared Path

Commonwealth's ROW team collaborated with HRC, the Road Commission of Kalamazoo County (RCKC) and Oshtemo Township on two roundabouts, sanitary sewer, and a shared path project in Michigan. The RCKC constructed two roundabouts at 11th, 12th, and Parkview while Oshtemo Township added sanitary sewer and a shared path to the project. The improvements required 2 permanent road easements, 7 road grading easements, 10 permanent path easements and 10 path grading easements on 14 parcels.



Customer	Project Name
Hubbel, Roth & Clark (HRC)	City of Jackson – Jackson Lansing Ave Intersection Realignment Project

Commonwealth acquired two highway easements for the City of Jackson, Michigan whose improvement project included an intersection realignment at Lansing Avenue and Steward Avenue. Commonwealth conducted a market study, acquired title reports, created all documentation, handled recording and final document filing with the State.

Customer	Project Name
Jackson County Parks, (JCP)	Mike Levine Lakelands Trail Extension



Jackson County Parks (JCP), owned by Jackson County, proposed to extend the Mike Levine Lakelands Trail which is also a part of the Iron Belle Trail. The proposed route started at the intersection of Cooper and Parnall Roads, then heads west along the north side of Parnall Road to Lansing Avenue, then south along the east side of Lansing Avenue to just past the railroad tracks, then continuing southward under I-94 within the Consumers Energy property, on the west side of the Grand River, crossing east and continuing south to the Jackson city limits north of Monroe Street where the existing City of Jackson Arts Walk path ends. Most of the trail corridor is immediately adjacent to the rights-of-way of Parnall Road, Cooper Road, and Lansing Avenue. 21 parcels were affected on this project that included rail roads, electric utilities

companies, schools, churches, prisons, state-owned property, businesses, and many residential property owners.

Commonwealth performed preliminary owner notification, mailing letters, and used county tax records to confirm ownership, researched owner contact information and conducted preliminary interviews. Commonwealths in house certified general appraiser performed a market study analysis to determine fair market value of the easements which is required as part of the Federal Regulations.

Commonwealth created the GFO packages, negotiated with the residential property owners and met with the businesses, state officials and utilities affected to obtain crossing rights, temporary access agreements and/or permanent easements.

Commonwealth maintained a database with all owner information and negotiations throughout the project and maintained hard copy parcel files and submitted to the local agency at the project's close and MDOT.

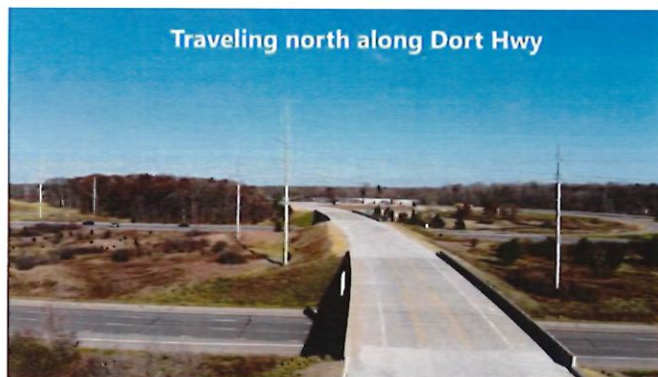
Customer	Project Name
ROWE Professional Services Company (ROWE)	Genesee County Road Commission – Dort Highway

Commonwealth assisted the Genesee County Road Commission with the construction of Dort Highway through a residential neighborhood. This project required two permanent highway easements, and three fee takes that required relocation. Commonwealth coordinated title commitments, performed preliminary interviews, coordinated appraisals and appraisal reviews, prepared offer documents, presented offer documents and negotiated with the property owners, and prepared administrative settlements as needed.

We also performed work to relocate property owners—performing comparable analyses, working with owners to find replacement housing, coordinating moving costs, maintaining a database, and handling payments, closings, and submittal of final document closeout packages to MDOT.

Customer	Project Name
ROWE Professional Services Company (ROWE)	Road Commission of Kalamazoo County – MN/44th & Mercury

Commonwealth assisted with all right of way duties for the rehabilitation project on E MN Avenue/S 44th Street and Mercury Drive. The improvements will require two permanent and two temporary easements.



Customer	Project Name
Prein & Newhof	Muskegon County – Resource Recovery Center

Commonwealth acquired one permanent easement for Muskegon County's development of a resource recovery center. Commonwealth prepared a market study, handled all document preparation, recording and submittal of final document closeout packages to Prein & Newhof.

PROJECT APPROACH

Our project approach for ROW is summarized below:

Title Search/ County Tax Records

- Conduct comprehensive title searches or County Tax Records for each parcel requiring right-of-way acquisition to identify current ownership and any encumbrances.

Valuation

- Complete two appraisals for identified parcels, utilizing R S Thomas & Associates and collaborating with the Client to determine the appropriate appraisal methodology for each property.
- Complete appraisal reviews and a Market Study, with our in-house certified general appraiser. Two review appraisals are included in this scope and a market study, provided by Commonwealth's in-house certified general appraiser.

Good Faith Offer Preparation

- Prepare all necessary documentation for presenting offers to purchase the identified properties, following Client approval.
- All documentation will follow the LPA/FHWA guidelines.

Property Owner Negotiations

- Conduct negotiations with property owners following LPA/FHWA/MDOT procedure.
- Address inquiries from property owners about the project.
- Follow up with property owners regarding the status of purchase offers.
- Seek guidance and input from the Client as necessary during negotiations.
- Conduct easement negotiations on three permanent easements, communicate with the owners and prepare a Memorandum of Negotiations. Maintain a complete, legible diary of each contact.
- Negotiate with property owners in a timely manner until an agreement is reached or a request written that condemnation procedures be instituted. This scope includes three in-person meetings, per owner and ten (10) phone calls and/or emails.

Closing Documentation/Recordings

- Prepare and organize all closing documents required for closing and MDOT submittal.
- Ensure that all documents are recorded with applicable County in compliance with local regulations.
- Transmit all documentation needed for project closure and cost reimbursement to the Sponsor for review and approval.

Record Maintenance

- Maintain all project records in accordance with the requirements of LPA/FHWA/MDOT.
- Provide complete parcel files at the time of closeout.
- Keeping detailed contact information and notes in our online database, CityVerse that client can have real time access to.

Progress Reports

- Provide monthly or bi-weekly progress reports to the Client summarizing activities, challenges, and updates on the status of property acquisitions.

Meeting Plan

Commonwealth's Project Manager, Haleigh Hammond-Gonzales, will manage the overall project development activities and our team's performance in adhering to the proposed scope, schedule, budget, and quality of deliverables. Haleigh will serve as the primary point-of-contact with OHM in support of project execution, management, and administrative services for invoicing and proper project closeout.

Table C: Meeting Plan

Meeting	Duration	Frequency	Quantity
Kickoff	1 hr.	Once	1
Property Owner Meetings	TBD	TBD	16
Progress Review Meetings	1 hr.	Monthly	5

DELIVERABLES

Commonwealth will provide the following deliverables in support of this project:

- Complete owner contact information, and tax searches for all required parcels
- Complete valuations with recommendations for each parcel
- Documentation for purchase offers presented to property owners as required by FHWA/MDOT
- Summaries of negotiations and follow-up documentation
- Closing documents for all acquired properties
- Monthly progress reports

PRELIMINARY SCHEDULE

Commonwealth proposes the following schedule for the project. Upon project award, Commonwealth will work with OHM to reach a mutually agreeable project schedule.

This proposed schedule includes OHM and County review activities. This schedule is based on Commonwealth's experience on similar projects over the years. Please note that this schedule is based on receiving all required information from OHM at the project kickoff meeting. Commonwealth can adjust the schedule, as necessary.

Milestone	Date
Notice to Proceed	Week of 2/24/25
Kickoff Meeting	Week of 2/24/25
Owner Research	2/24/25-2/29/25
Title/Tax Records	2/24/25-3/10/25
Valuation	3/10/25-4/28/25
Document Prep/Database	4/28/25-5/2/25
Negotiations	5/2/25-6/30/25
Final Easement Packages Submitted	7/13/25

OUR PROPOSED TEAM

Our professionals are technical experts in their fields--many help set standards and protocols within discipline-specific professional associations. Commonwealth will consider OHM as a critical partner on our project team. Clear communication lines will be established at project start to streamline progress, tracking, and performance.

Key personnel resumes can be found in Appendix A.

Table A: Key Personnel Qualifications

Nominee Role Experience	Education	Resume Highlights
Haleigh Gonzales, RWP <i>Land Services Manager / Agent</i> 8 yrs.	Business Studies, Jackson College; Legal Studies, Baker College. RWP, International Right of Way Association	Experienced in land services, including project management and the acquisition of many types of easements, right-of-way in fee, relocations, and temporary permits and licenses for local municipalities, county and state governmental agencies and other organizations. Projects have included airports, roadway improvements, utility projects, wind energy projects, and projects involving relocation.

Nominee Role Experience	Education	Resume Highlights
Jeannine Myers, SRWA <i>Land Specialist</i> 26 yrs.	IRWA Courses, SRWA, International Right of Way Association, Real Estate Broker	Experience in acquisitions, negotiations, public outreach, right-of-way in fee, relocations, temporary permits and licenses for local municipalities, county and state governmental agencies and other organizations, customer relations, permit acquisition, title work, document research, and document preparation. Projects have included airports, roadway improvements, utility projects, wind energy projects, and projects involving relocation.
Paul Sander, PMP <i>Appraiser</i> 45 yrs.	AAS, Surveying and Forest Technology, Alpena Community College Certified General Appraiser, Real Estate Broker	40+ years in land identification, appraisal, and acquisition scopes for engineering and construction projects for the Michigan DOT, airports, and local public agencies. After an extensive career with the Michigan DOT, Paul joined Commonwealth in 2012. He has managed major projects, including the Detroit River International Crossing. Paul led the Detroit Metropolitan Region Appraisal Unit. He was recognized with the AASHTO National Award I94 Value Engineering Team. Paul is an active member and past chapter president of the International Right of Way Association. He has served as an adjunct professor at Lawrence Technological University.
Tiffany Jordan <i>Land Agent</i> 13 yrs.	BA, Business Administration, Northwood University, Midland, MI. Real Estate Broker	Residential & Multifamily Apartment Leasing Agent with more than five years of experience specializing in real estate sales, lease consulting, and contract negotiations. Adept at managing tenant relations, generating traffic, qualifying prospects, and converting leads into closed sales.

All named personnel are subject to availability at time of award. In the event a designated staff member is not available, a professional of similar qualifications will be assigned.

Subcontractors

About RS Thomas & Associates

RS Thomas & Associates, Inc. is a highly experienced real estate appraisal firm that has been providing comprehensive valuation and consultation services since 1980, with a wealth of expertise in both residential and commercial real estate appraisals. With a strong presence in Michigan, RS Thomas & Associates is committed to delivering professional and thorough appraisal services, making them a trusted partner to assist Commonwealth with OHM's appraisal needs for this important Newburgh Road Project.

ACQUISITION GUIDELINES

1. Acquisition and supervision of the property in accordance with the terms of the land consultant contract.
2. Be familiar with all procedures required to acquire necessary real property in accordance with city, state and federal procedures and regulations.
3. All proposed administrative settlements are to be reviewed and approved by the Sponsor.
4. Follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646).
5. Comply with such rules and regulations as set forth in the FHWA/LPA guidelines for reimbursement of federal funding.
6. Abide by decisions made by the Sponsor on questions concerning acceptability of any work performed on the project. All decisions made by the Sponsor are final.

OPTIONAL AVAILABLE SERVICES

These services are not part of our current proposal, but if OHM requests them, we can provide the service and will adjust our fee accordingly.

- Demolition, restoration, and environmental investigations are not required under this contract. Should they become needed Commonwealth can provide such services under separate agreement.
- The staking, survey and property descriptions are not part of this scope. If OHM needs this scope to be completed, Commonwealth can obtain a qualified subcontractor and update our proposal for that scope.

ASSUMPTIONS AND CONDITIONS OF ESTIMATE

1. Client will provide required parcel Tax IDs.
2. None of the properties will require relocation assistance.
3. Client will provide Program Application "Attachment A" to MDOT prior to project kickoff.
4. Our experienced team of professionals will use industry-standard and proven practices, but acquisition efforts are not guaranteed, especially in negotiations with property owners where ultimate decisions are not under our control.
5. Not more than six total project meetings with any combination of the Sponsor, Client or MDOT will be required.
6. The Sponsor or its representative is responsible for the cost expenditure of Recording Costs the Owner's Title Policy at closing, if required.
7. The ROW document hard files will contain the Preliminary Interview Form, GFO letter, Easement Agreement Document Package, Relocation Form, W-9 forms, and other necessary documentation such as related parcel information and in accordance with MDOT/FHWA standards.

PROJECT COST

Commonwealth will provide the consulting engineering services outlined in this proposal on a time and material basis for the not-to-exceed amount of \$28,846. Our proposed fee and defined scope are valid for 30 days from date of issuance.

Table B: Fee Breakdown

Service	Fee
Service 1 — Project Management	\$1,796
Service 2 — Documents/Owner Research	\$2,094
Service 3 — Valuation	\$6,700
Service 4 — Negotiations	\$6,436
Service 5 — Submittals/Closings	\$2,044
Service 6 — Project Meetings	\$2,148
Service 7 — Expenses (Travel, mailings, title, recordings, etc. invoiced at cost)	\$1,470
Service 8 – Appraisals (R S Thomas and Associates)	\$6,600
TOTAL	\$28,846

TERMS AND CONDITIONS

Commonwealth proposes to provide the services described in this proposal in accordance with the agreement we currently have in effect with OHM Advisors.

APPROVAL/SIGNATURES

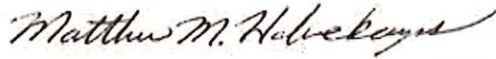
This Statement of Work is executed by a duly authorized representative of the parties as of the date set forth below.

Sincerely,



Haleigh Hammond-Gonzales
Project Manager
Date: 2/18/2025

Approved for submission:



Matthew Halmekangas
Director of Engineering - Transmission
Date: 2/18/2025

Approved by: OHM Advisors

Client Contact Name
Title
Date:

APPENDIX A

KEY STAFF RESUMES



Ms. Gonzales has over 10 years of real estate, right of way, and project management experience in the utility industry related to the design of overhead transmission lines, roadway and municipality work, power generation, gas utilities and airports. She is a project manager for the identification and acquisition of lands suitable for the construction of various utility projects.

Expertise

- ROW Services
- Acquisition
- Relocation Assistance
- Negotiation
- Permit Acquisition
- Title Work
- Coordination of Closings
- Document Research & File Auditing
- Curriculum & Presentation
- Coordinating Schedules
- Cost Negotiations
- Proposals
- Special Event Coordination
- Project Management

Education

Business Studies

Jackson College/Eastern Michigan University

Legal Studies

Baker College

Registration

Real Estate Associate Broker

MI

Notary, Jackson County

MI

Professional Associations

IRWA Member, Relocation Assistance Certification

Experience

Lansing Board of Water & Light (LBWL) – *West Side Reinforcement*

Member of a team obtaining Survey Permits, Easement Options, and Easements for the 138 kV transmission line consisting of 90 parcels in Eaton and Ingham Counties in MI.

AES Indiana – *82nd Street Relocation*

Member of a team obtaining permits, and options easement acquisition of 26 owners on Phase I of the 82nd Street Transmission Line Relocation Project in Indianapolis, IN.

Rowe – *Dort Highway Relocations*

Member of a team obtaining permits, options easement acquisition and relocations of 10 owners on the creation of this new highway in Flint, MI.

Michigan Airports – *Land Acquisition*

Provided land acquisition services, including acquisition of aviation easements and fee simple purchase of vacant property, for several MI-based airports. Reviewed title and appraisals, negotiations, administrative settlements, and aided during closings.

AES Ohio – *Public Outreach*

Performed public outreach by conducting face-to-face meetings with 330 property owners to coordinate access and removal of obstructions within the 9-mile corridor of a 69 kV transmission line rebuild project. Maintained the database and coordinated with construction preparation and line construction contractors. Aided owners during construction restoration.

Marshall Energy Center – *Easement Acquisition*

Provided easement acquisition for over 60 parcels for a 345 kV power line project in Marshall, MI running 12.5 miles in length between an energy plant and substation.

Wabash Valley Power Alliance (WVPA) – *Easements & Permits*

Acquired easements and permitting on a railroad and eight additional parcels for a 100'-wide, single-circuit 69 kV power line in Boone County, IN.

MDOT – *Property Rights Acquisition*

Acquisition Agent and Property Analyst acquiring property rights through negotiations or condemnation. Provided relocation assistance to displaced persons or businesses.

Road Commission of Kalamazoo County – *Easement Acquisition*

Member of a team obtaining permits, options, and easement acquisitions for various road, bridge, sewer and sidewalk projects within Kalamazoo county.

Michigan Gas Utilities – *Easement Acquisition*

Performed public outreach, and provided easement acquisition for various gas related projects in southern Michigan.



Commonwealth

JEANNINE P. MYERS, SR/WA, R/W-RAC
Land Services Specialist

Ms. Myers has 21 years of experience involving land acquisition services.

Expertise

- Acquisition
- Negotiations
- Relocation Assistance
- Public Outreach/Customer Relations
- Permit Acquisition
- Title Work
- Coordination of Closings
- Document Research & Preparation
- File Auditing
- Database

Education

IRWA Courses

Registration

Real Estate Associate Broker
MI

Professional Associations

IRWA, Senior Member, Relocation
Assistance Certification

Experience

AES Ohio – *Public Outreach*

Performed public outreach by conducting face-to-face meetings with 330 property owners to coordinate access and removal of obstructions within the 9-mile corridor of a 69 kV transmission line rebuild project. Maintained the database and coordinated with construction preparation and line construction contractors. Aided owners during construction restoration.

Lansing Board of Water & Light (LBWL) – *Permits & Easements*

Member of a team obtaining Survey Permits, Easement Options, and Easements for the West Side Reinforcement 138 kV Transmission Line consisting of 90 parcels in Eaton and Ingham Counties, MI.

Deloitte – *Parcel Research & Identification*

Worked as a member of the team that identified over 1200 impacted parcels and provided preliminary research on the acquisition and relocation cost estimate of 1200 impacted parcels for the proposed New International Trade Crossing Bridge connecting Detroit and Windsor, Canada. Developed a property ownership database.

Wabash Valley Power Alliance (WVPA) – *Easements & Permits*

Acquired easements and permitting on a quarry and three additional parcels for a 100'-wide, two-mile, single-circuit 138 kV power line in Allen County, IN.

Consumers Energy – *Easement Acquisition*

Performed easement acquisition and existing easement updates in two townships for wind turbines, substations, and 345 kV power lines for Cross Winds Energy Park in Tuscola County, MI.

WVPA and Midwest Energy Cooperative – *Easement Acquisition*

Provided easement acquisition for over 40 parcels for the Calvin-Mason 69 kV Power Line Project in Cassopolis, MI, completing a 5 1/2-mile connection between two substations.

AES Indiana – *Easement Update*

Updated existing easements on 15 parcels for a 345 kV line realignment and reconstruction for the I-69 Extension Project in Greene, Davies, and Pike Counties, in IN.

Jackson County Airport – *Acquisition Negotiations*

Successfully negotiated 8 fee acquisitions and provided relocation services for the airport's runway relocation project in Jackson, MI.

The Louis Berger Group – *Start-up Support*

Assisted with start-up and provided support to 5 field agents for the routing phase of the Allegheny Transmission Company portion of the PATH 765 kV project in WV. Managed a database containing information on approximately 3,500 deeds.



Commonwealth

WVPA– *Easement Acquisition*

Provided easement acquisition for 22 parcels for the Morgan Station 69 kV transmission line upgrade for Kankakee REMC (Phase II) in IN.

Orchard, Hiltz & McCliment/Washtenaw County Road Commission – *ROW*

Performed right-of-way notification and fee-strip acquisition of 76 parcels for the widening of Holmes Road in Ypsilanti Township, MI.

Southwest Michigan Regional Airport – *Acquisition & Relocation*

Provided acquisition and relocation assistance for the Runway Safety Compliance Project in Benton Harbor, MI, involving acquisition and relocation services for more than 250 parcels.

W.K. Kellogg Airport – *Inventory for Relocation Plan*

Conducted an inventory of an airport hangar and office facility for the conceptual relocation plan of this airport in Battle Creek, MI, which would allow for a new parallel runway.

Kent County Road Commission – *Document Research*

Provided document research and preparation for acquisition and relocation, file auditing, and project reporting for the 36th Street Extension project that required acquisition and relocation services for 296 tenants of a self-storage unit in Grand Rapids, MI.



Commonwealth

PAUL E. SANDER, PMP, SR/WA
Project Manager/Land Services Specialist

Mr. Sander has over 40 years of experience in projects involving engineering, construction, appraisal, contract review, and estimating for a variety of land projects for the Michigan Department of Transportation, Local Public Agencies and Airports. He is a project manager for the identification and acquisition of lands suitable for the construction of various utility projects.

Expertise

- Engineering
- Construction
- Appraisals
- Estimating
- Land Acquisition
- Contracts
- Project Manager

Education

AAS Surveying & Forest Technology
Alpena Community College

Registration

PMP Masters Certificate
General Real Estate Appraiser, Broker
MI

MDOT Approved ROW, Appraisal

NPDES Storm Water Management
Construction Site A-Ij

Professional Associations

IRWA Int'l Transportation Committee

IRWA Chapter 7 past President, Land
Economics & Valuation/Transportation
Committee Chair, Engineering Trainer

IRWA Region 5 SR/WA Senior Member

PMI Institute Member

AASHTO National Award I94 Value
Engineering Team

Experience

Detroit River International Crossing (DRIC) – ROW & Pre-Acquisition Planning

Project Manager for the Detroit River International Crossing (DRIC) right of way pre-acquisition planning. Project Manager for Road ROW and Utility ROW projects. Provided valuation and other real estate services as a Certified General Real Estate Appraiser and Associate Real Estate Broker. Approved by MDOT for Local Public Agency ROW activities. Markets to various engineering firms for ROW services.

Michigan Department of Transportation (MDOT) – Appraisal

Manager for the Detroit Metropolitan Region Appraisal and Excess Property units and their activities. Supervised seven professionals while acting as expert and appraisal project manager for all metro region construction contracts. Project Manager/Estimator for acquisition projects and day-to-day contact with the public, fee appraisers, public officials, and other areas within MDOT, FHWA, and NEPA planners. Active team member of the four Metro Detroit Mega Project NEPA studies including the Blue Water Bridge, I-94 Reconstruction, Detroit Intermodal Freight Terminal, and the Detroit River International Crossing.

MDOT – Appraisal

Senior Real Estate Appraiser and Property Analyst 12 preparing appraisal problems, contracts, reports, and reviews for acquisition of property, and for the sale and lease of parcels and buildings for MDOT.

MDOT – Property Management

Excess Property Manager and Senior Property Analyst 12 managing more than 3000 parcels of property including preparation and review of appraisals, demolition, leasing, and preparation of parcels and buildings for sale or lease by the MDOT.

MDOT – Property Rights Acquisition

Acquisition Agent and Property Analyst acquiring property rights through negotiations or condemnation. Provided relocation assistance to displaced persons or businesses.

MDOT – Permits

Managed 4-6 senior level technicians in the Utility and Permits Unit. Approved and granted permits for work in construction, drainage, utility relocation, and transportation. Responsible for the billboard program. Interacted daily with local maintenance units and elected officials on the federal, state, and local levels utilizing vast knowledge of Real Estate Laws, traffic engineering. Specialized in access control/design and maintaining traffic, drainage, and MDOT construction practice for troubleshooting on road collapses and other emergency work in the metro region. Assisted the Regional Engineer and Operations Engineer in many political situations. Supported MDOT policy in court hearings.



Commonwealth

TIFFANY A. JORDAN

Land Agent

Ms. Jordan has over 13 years of experience in the mortgage loan and leasing industry. She is well-versed in property management, loan approvals, contract negotiations, fair housing compliance, sales, and business analysis.

Expertise

- Real Estate Sales
- Lease Consulting
- Contract Negotiations
- Income & Credit Evaluation
- GA & MI Fair Housing Laws
- Project Based Section 8 Housing
- Market Research

Education

BA Business Administration
Northwood University (MI)

Registration/Certifications

Licensed Realtor
GA, MI

Proficiencies

Microsoft Office Suite, Doorloop &
Resman Software

Experience

Detroit Apartment Corporation – *Lease Management*

Leasing Manager performing tasks in various company operations including, Sales & Operation, Fair Housing, Marketing, Advertising, and Property Management. Audited new lease agreements and ongoing lease files to verify compliance and qualified prospects and negotiated leasing requirements for Fair Housing. Created and distributed marketing collateral to advertise new and vacant properties. Collected monies after signing contracts, investigated and resolved tenant issues, and used property management software to enter rental applications, cancellations, and lease renewals.

Rocket Mortgage – *Mortgage Loan Processing*

Mortgage Loan Originator providing FHA, ARM, Conventional, and Refinance products. Assisted underwriters with issue resolution on mortgage applications to obtain approvals. Assisted customers in choosing proper loan programs to suit their financial needs. Scheduled closing appointments and gathered all relevant information for pre-approval and loan process, verifying complete and fully compliant loan disclosure packages.

eXp Realty – *Real Estate Sales*

Realtor achieving over \$1 million in transactions earning agent "capped" status from 2022-2023. Increased referral business through satisfied clients and partnerships with industry professionals. Utilized strong negotiation skills and expert real-estate knowledge to obtain favorable sales prices. Negotiated pricing for leasing contracts and provided ongoing support throughout the move-in process. Consulted with prospects on leasing options, provided recommendations based on financial and personal needs, researched and advised clients on low-investment options with high sales potential to move properties quickly. Verified completed legal formalities prior to closing dates. Implemented processes to adhere guidelines for Fair Housing Laws. Boosted sales by incorporating smart social media marketing and eye-catching photography. Helped clients improve sales chances by recommending value-added improvements and attractive staging.

Rocket Mortgage – *Business Analysis*

Business Analyst defining business requirements during weekly sprint planning. Created and documented user stories and testing scenarios/cases in Microsoft Teams Foundation Server. Sized user stories according to Fibonacci scale and team bandwidth. Translated business needs into technical requirements for IT development. Collaborated with stakeholder groups across the organization to verify business and technology alignment.

Rocket Mortgage – *Testing*

Business Analyst creating and maintaining a template for manual user testing. Audited test results to ensure functional requirements were met. Facilitated manual software testing with well-written and implemented test cases. Wrote and revised quality control operating procedures to comply with internal and regulatory requirements, relating to PII & PIFI. Evaluated programming codes to identify errors and resolve issues. Reviewed and researched new testing strategies to help steer team/BA advancements.



Commonwealth

Rocket Mortgage – Communication

Business Analyst who liaised with product owners to identify and verify requirements and intended features and functionality. Trained new Business Analysts and created requirements gathering and testing templates for consistent team development and onboarding. Developed strong connections with internal business partners, by cultivating trust in service delivery. Led interviews with key business users to collect information on business processes and user requirements. Conducted meetings with external senior level stakeholders and technology teams to plan, build, and produce new loan products.

#142-24 RESOLVED, that having considered a communication from the City Engineer, dated March 22, 2024, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a proposal to amend the Engineering contract between the City of Livonia and OHM Advisors in connection with the Newburgh Road Reconstruction Project and the replacement of five (5) traffic signals, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract amendment between the City of

Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150, for Preliminary Engineering (PE) design services in connection with the Newburgh Road Reconstruction Project from Ann Arbor Trail to Plymouth Road and the replacement of five (5) traffic signals along the Newburgh Road corridor at Churchill High School, Ann Arbor Trail, Hines Drive, Plymouth Road and Seven Mile Road, in an amount not to exceed \$320,000.00; such action is taken without competitive bidding through the Qualification Based Selection Process and in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended; FURTHER, the Council does hereby authorize an additional appropriation and expenditure in an amount not to exceed \$320,000.00 from the unexpended fund balance of the Road, Sidewalk and Tree Fund (204) for this purpose, with the provision that a portion of this cost (\$50,000 to \$90,000) be reimbursed by Wayne County; FURTHER, the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.



LETTER TO THE LIVONIA CITY COUNCIL

15.

Engineering
March 31, 2025

MEETING DATE

R041425

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Livonia Manor III Site Condominium, located on the north side of Seven Mile Road, between Canterbury Avenue and Shrewsbury Drive in the Southeast 1/4 of Section 3. (CR 09-21)

BACKGROUND DETAILS

Council Resolution No. 09-21, dated January 13, 2021, set the bond requirements which would be required to assure the installation of public improvements within the subject subdivision.

The proprietor has now completed the General Improvement, Sidewalk, Monuments & Markers Bond, and As-Built Drawings requirements, and we hereby certify that these improvements have been installed in accordance with the City's standards and specifications.

It is recommended that the following bond requirements totaling \$14,127.00 be released to Belaggio Homes, Inc., 37771 Seven Mile Road, Suite C, Livonia, MI 48152:

General Improvement	\$9,547.00 (all cash)
Sidewalk	\$330.00 (all cash)
Monuments & Markers	\$250.00 (all cash)
As-Built Drawings	\$4,000.00 (all cash)

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

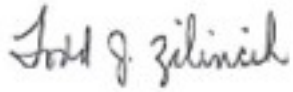
It is recommended that the following bond requirements totaling \$14,127.00 be released to Belaggio Homes, Inc., 37771 Seven Mile Road, Suite C, Livonia, MI 48152:

General Improvement	\$9,547.00 (all cash)
Sidewalk	\$330.00 (all cash)
Monuments & Markers	\$250.00 (all cash)
As-Built Drawings	\$4,000.00 (all cash)

ATTACHMENTS

1. CR 09-21

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: April 01, 2025



Don Rohraff, Director of Public Works

Date: April 01, 2025



Maureen Miller Brosnan, Mayor

Date: April 04, 2025

Mayor and City Clerk are hereby authorized to execute a contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid company and to do all other things necessary or incidental to the full performance of this resolution.

#09-21 RESOLVED, that Belaggio Homes, Inc., as proprietor, having requested the City Council approve the proposed **Livonia Manor III Site Condominium**, located on the north side of Seven Mile Road, between Canterbury Avenue and Shrewsbury Drive in the Southeast 1/4 of Section 3 (31670 Seven Mile Road) (hereafter the "Condominium"), and it further appearing that approval of the site plan for the Condominium was given by the City Planning Commission on August 18, 2020, and by the City Council on September 21, 2020, and it further appearing that such site plan, together with Development Plans and Specifications for Improvements, have been examined and approved by the Department of Public Works as set forth in the report of that Department dated December 18, 2020; and the City Council having approved the Master Deed on September 21, 2020, in Council Resolution 272-20; therefore, the City Council does hereby establish the following requirements:

- (1) All of the improvements, utilities and grading shall be constructed, installed and accomplished in conformity with the provisions of the ordinances of the City of Livonia, and the regulations and specifications of the Department of Public Works and the Development Plans submitted by the proprietor and approved by such Department; all such improvements to be constructed, installed, accomplished and completed within a period of two (2) years from the effective date of this resolution; failing this, the approval contained herein shall be considered null, void and of no effect whatsoever;
- (2) That all inspection fees and other charges due to the City of Livonia shall be fully paid at the time and in the manner provided in the said ordinance provisions;
- (3) That the installation of all such improvements shall be subject at all times to the supervision and inspection and final approval of the Department of Public Works, and such improvements shall not be considered as having been satisfactorily and completely installed until there is filed with the City Council the certificate as provided in such ordinance provisions;
- (4) That the proprietor enter into an agreement with the City of Livonia agreeing to construct, within the prescribed period of time and in the prescribed manner, all improvements required to the extent required by the City of Livonia and as shown on the approved Development Plans;

- (5) That as a condition of obtaining final approval of the Master Deed prior to the completion of all required improvements, the proprietor shall file with the City of Livonia a corporate surety bond, certified check, cash bond, irrevocable letter of credit, or other financial assurance in such form as may be approved by the Department of Law guaranteeing the satisfactory installation of all such improvements, utilities and grading by the proprietor within the prescribed period in the following amounts:
- (a) General Improvement Bond \$ 95,466.00, of which at least
\$ 9,547.00 shall be in cash
 - (b) Sidewalk Bond \$ 3,300.00, of which at least
\$ 330.00 shall be in cash
 - (c) Grade & Soil Erosion Control Bond Not Applicable
 - (d) Entrance Markers/Landscaping Not Applicable
 - (e) Monuments and Markers Bond \$ 250.00 (all cash)
 - (f) As-Built Drawings Bond \$ 4,000.00 (all cash)
- and require cash payments in addition to the above amounts, in the total amount of \$14,127.00;
- (6) That all required cash deposits, certified checks, irrevocable bank letters of credit and/or surety bonds which shall be established by the City Engineer pursuant to Article XVIII of Ordinance No. 543, Section 18.66 of the ordinance, shall be deposited with the City prior to the issuance of engineering permits for this site condominium development; and
- (7) That the distribution lines for telephones and electric service are to be placed underground and ornamental streetlights are to be provided throughout the Condominium in accordance with City ordinances.

#10-21 RESOLVED, that having considered a communication from the City Engineer, dated December 16, 2020, approved by the Director of Public Works and the City Attorney, and approved for submission by the Mayor, to which is attached a communication from Juli Sala, PE, Licensed Civil Engineer, Anderson, Eckstein & Westrick, Inc., dated August 19, 2020, on behalf of the owner, Botsford General Hospital, wherein a request is submitted to vacate the public utility easement within the 18th St. Development located at 39000 Seven Mile Road, the Council does



LETTER TO THE LIVONIA CITY COUNCIL

16.

Law
March 10, 2025

MEETING DATE

R041425

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from Pastor 4G's LLC, for a public utility easement in connection with Scooter's Coffee & Lickity Split Development, in the Northwest ¼ of Section 10. (Tax I.D. No.46-038-99-0027-002)

BACKGROUND DETAILS

We are transmitting for Council acceptance a Grant of Easement, secured without monetary consideration, from Pastor 4G's LLC, for a public utility easement in the Northwest 1/4 of Section 10, in connection with the Scooter's Coffee & Lickity Split Development.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated March 10, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by John R. Pastor, Its President, for Scooter's Coffee & Lickity Split Development at 19100 Farmington Road, for a public utility easement in connection with the subject location in the Northwest 1/4 of Section 10, more particularly described as:

A PUBLIC UTILITY EASEMENT OVER PARCEL 038-99-0027-002, BEING A PART OF THE NW ¼ OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 10; THENCE SOUTH 60.01 FEET ALONG THE WEST LINE OF SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD; THENCE N 89°34'25" E, 208.50 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET = ½ ROW) TO THE WESTERLY LINE OF GARDEN GROVE SUB. AS RECORDED IN LIBER 54 OF PLATS ON PAGE 80, WAYNE COUNTY RECORDS; THENCE DUE SOUTH 107.37 FEET, ALONG THE WESTERLY LINE OF SAID GARDEN GROVE SUB. TO THE POINT OF BEGINNING; THENCE SOUTH 12.00 FEET; THENCE WEST 6.00 FEET; THENCE NORTH 12.00 FEET; THENCE EAST 6.00 FEET TO THE POINT OF BEGINNING.

See Attached Public Utility Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated March 10, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by John R. Pastor, Its President, for Scooter's Coffee & Lickity Split Development at 19100 Farmington Road, for a public utility easement in connection with the subject location in the Northwest 1/4 of Section 10, more particularly described as:

A PUBLIC UTILITY EASEMENT OVER PARCEL 038-99-0027-002, BEING A PART OF THE NW ¼ OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 10; THENCE SOUTH 60.01 FEET ALONG THE WEST LINE OF SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD; THENCE N 89°34'25" E, 208.50 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET = ½ ROW) TO THE WESTERLY LINE OF GARDEN GROVE SUB. AS RECORDED IN LIBER 54 OF PLATS ON PAGE 80, WAYNE COUNTY RECORDS; THENCE DUE SOUTH 107.37 FEET, ALONG THE WESTERLY LINE OF SAID GARDEN GROVE SUB. TO THE POINT OF BEGINNING; THENCE SOUTH 12.00 FEET; THENCE WEST 6.00 FEET; THENCE NORTH 12.00 FEET; THENCE EAST 6.00 FEET TO THE POINT OF BEGINNING.

See Attached Public Utility Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Grant of Easement - Scooters

APPROVED BY



Carter Fisher, City Attorney

Date: March 10, 2025



Date: March 28, 2025

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

March 5, 2025

Department of Law
City of Livonia

**Re: Public Utility Easement
Scooter's Coffee + Lickity Split
N.W. 1/4 of Section 10**

Ladies and Gentlemen:

Transmitted herewith is the signed Grant of Easement received from Pastor 4G's LLC. for a public utility easement in the N.W. 1/4 of Section 10. The above easement was required by this office in connection with Scooter's Coffee + Lickity Split Development.

The legal description contained in the instrument meets with the approval of this office. In addition, we are attaching herewith a map showing the proposed conveyance.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kjw
Attachment
cc: Pastor 4G's LLC
DPW
File

GRANT OF EASEMENT
Tax I.D. No. 46-038-99-0027-002
19100 Farmington Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this 5 day of March, 2025, between Pastor 4G's LLC, a Michigan limited liability company whose street number and post office address is 34018 Beacon, Livonia, Michigan 48150 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

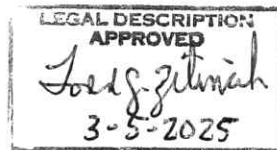
WITNESSETH:

That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns for a public utility easement, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-038-99-0027-002**

PROPERTY ADDRESS: **19100 Farmington Road**

EASEMENT DESCRIPTION:



PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT OVER PARCEL 038-99-0027-002, BEING A PART OF THE NW ¼ OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 10; THENCE SOUTH 60.01 FEET ALONG THE WEST LINE OF SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD; THENCE N 89°34'25" E, 208.50 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET = ½ ROW) TO THE WESTERLY LINE OF GARDEN GROVE SUB. AS RECORDED IN LIBER 54 OF PLATS ON PAGE 80, WAYNE COUNTY RECORDS; THENCE DUE SOUTH 107.37 FEET, ALONG THE WESTERLY LINE OF SAID GARDEN GROVE SUB. TO THE POINT OF BEGINNING; THENCE SOUTH 12.00 FEET; THENCE WEST 6.00 FEET; THENCE NORTH 12.00 FEET; THENCE EAST 6.00 FEET TO THE POINT OF BEGINNING.

See Attached Public Utility Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said public utilities of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by public utility installation, repair and maintenance shall include backfilling the excavation with proper compacted soil, stone and replacing the existing pavement cross-section and matching existing pavement markings and turf establishment.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

IT WITNESS WHEREOF, the said Grantors have executed this Easement and Dedication the day and year above written.

GRANTOR:

PASTOR 4G'S LLC
a Michigan limited liability company

By: 
John R. Pastor

Its: President

STATE OF MICHIGAN
COUNTY OF WAYNE) SS

On this 5 day of MARCH, 2025 before me personally appeared John R. Pastor, the President of Pastor 4G's, LLC which executed the within instrument, and the instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be of the free act and deed of said limited liability company.



Notary Public, WAYNE County, MI
My Commission expires: 6/24/2028

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

Dated: _____



When recorded, return to:

OFFICE OF THE CITY CLERK
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

EXHIBIT "A"

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 10, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 10; THENCE SOUTH 60.01 FEET ALONG THE WEST LINE OF SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD; THENCE N 89°34'25" E PARALLEL TO THE NORTH LINE OF SECTION 10, 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°34'25" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF 7 MILE ROAD (60.00 FT = 1/2 ROW), 148.50 FEET TO THE WESTERLY LINE OF GARDEN GROVE SUB. AS RECORDED IN L. 54 OF PLATS ON PAGE 80 WCR; THENCE DUE SOUTH 140.00 FEET, ALONG THE WESTERLY LINE OF SAID GARDEN GROVE SUB. AND PARALLEL TO THE WEST LINE OF SECTION 10; THENCE S 89°34'25" W PARALLEL TO THE NORTH LINE OF SECTION 10, 148.50 FEET; THENCE DUE NORTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FARMINGTON ROAD (60.00 FT = 1/2 ROW), 140.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING 0.48 ACRES

EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT OVER PARCEL 038-99-027-002, BEING A PART OF THE NW 1/4 OF SECTION 10, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 10; THENCE SOUTH 60.01 FEET ALONG THE WEST LINE OF SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD; THENCE N 89°34'25" E, 208.50 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF 7 MILE ROAD (60.00 FT = 1/2 ROW) TO THE WESTERLY LINE OF GARDEN GROVE SUB. AS RECORDED IN L. 54 OF PLATS ON PAGE 80 WCR; THENCE DUE SOUTH 107.37 FEET, ALONG THE WESTERLY LINE OF SAID GARDEN GROVE SUB. TO THE POINT OF BEGINNING; THENCE SOUTH 12.00 FEET; THENCE WEST 6.00 FEET; THENCE NORTH 12.00 FEET; THENCE EAST 6.00 FEET TO THE POINT OF BEGINNING.

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR
PASTOR 4G'S LLC
34018 BEACON
LIVONIA, MI 48150

DATE: 02/20/25	
FB: 258	DRAWN: WRD
PROJ. NO: 24035	
SHEET 2 OF 2	

City Engineering

EXHIBIT "A"

N.W. CORNER SEC. 10
T. 1 S., R. 9 E.
L. 27004, P. 581

NORTH LINE OF SECTION 10

N 89°34'25" E
2652.32'

SEVEN MILE ROAD

120 FT. R.O.W.

N. 1/4 COR. SEC. 10
T. 1 S., R. 9 E.
L. 43380, P. 127

SOUTH
60.01'

60.00'

N 89°34'25" E

WEST LINE OF SECTION 10

FARMINGTON ROAD

120 FT. R.O.W.

NORTH

W. 1/4 COR. SEC. 10
T. 1 S., R. 9 E.
L. 43380, P. 123

ASPH.

CONC. WALK NORTH

ASPH.

CONC. WALK

038-99-027-002

P.O.B. EASEMENT

PUBLIC UTILITY
EASEMENT
(SEE DETAIL)

S 89°34'25" W

148.50'

038-99-027-003

EX. BLDG

ASPHALT

4.8'

038-99-0028-001

107.37'
EAST 6.00'
NORTH 12.00'
WEST 6.00'
SOUTH 12.00'

PUBLIC UTILITY
EASEMENT

P.O.B. EASEMENT

20 FT. PUBLIC ALLEY

10" SAN.

EASEMENT DETAIL
1 IN. = 20 FT.

EX. BLDG.

165 038-02-0165-000
L. 54, P. 80

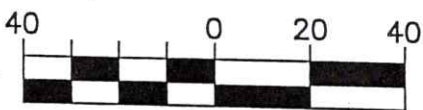
166 038-02-0166-000

20 FT. PUBLIC ALLEY
10" SAN.

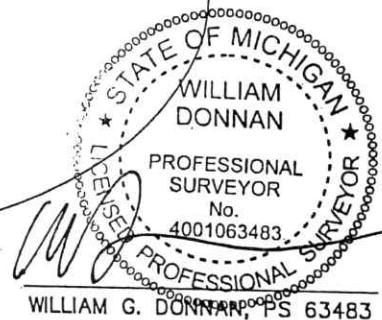
169
GARDEN GROVE SUB.

038-02-0169-000

170
FENCE
1.5' OVER PL



SCALE: 1 IN. = 40 FT.



ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR
PASTOR 4G'S LLC
34018 BEACON
LIVONIA, MI 48150

DATE: 02/20/25
FB: 258 DRAWN: WRD
PROJ. NO: 24035
SHEET 1 OF 2



LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
March 25, 2025

MEETING DATE

R041425

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development, LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19400 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-001).

BACKGROUND DETAILS

We are transmitting for Council acceptance a Grant of Easement, secured without monetary consideration, from TCM Development, LLC, for a public utility easement in the Southwest 1/4 of Section 5, in connection with the sanitary sewer constructed at 19400 Newburgh Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19400 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

Twenty-Foot Wide Sanitary Sewer Easement

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14" WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00 FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH

00°00'14" EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,386 SQ. FT.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19400 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

Twenty-Foot Wide Sanitary Sewer Easement

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14" WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00 FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH 00°00'14" EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,386 SQ. FT.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Grant of Easement for Sanitary Sewer - 19400 Newburgh

APPROVED BY



Carter Fisher, City Attorney

Date: March 25, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

March 24, 2025

Department of Law
City of Livonia

**Re: Public Utility Easements for Sanitary Sewer
19400, 19414 and 19428 Newburgh Road
Livonia, Michigan
S.W. ¼ of Section 5**

Ladies and Gentlemen:

Transmitted herewith are three (3) Grant of Easements, located in the S.W. ¼ of Section 5, received from TCM Development, LLC. The above easements were required by this office in connection with the development of new sanitary sewers constructed at 19400, 19414 and 19428 Newburgh Road.

The legal descriptions contained in the instrument meets with the approval of this office. In addition, we are attaching herewith a map showing the proposed conveyances.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kjw

Attachment

cc: Gaspare Campo, Jr., TCM Development LLC, 18708 Telegraph Rd., Suite C-1, Romulus, MI
48174
DPW
File

GRANT OF EASEMENT
Tax I.D. No. 46-019-99-0003-001
19400 Newburgh Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this 20th day of March, 2025, between TCM Development, LLC, a Michigan limited liability company whose street number and post office address is 18708 Telegraph Road, Suite C-1, Romulus, Michigan 48174 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a sanitary sewer, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-019-99-0003-001**

PROPERTY ADDRESS: **19400 Newburgh Road**

EASEMENT DESCRIPTION:

TWENTY-FOOT WIDE SANITARY SEWER EASEMENT

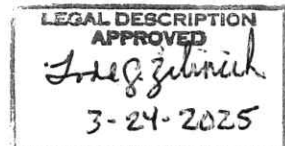
THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

**PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST;
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14"
WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46"
EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00
FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK
MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH
00°00'14" EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH
89°59'46" WEST, 202.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,386 SQ. FT.**

See Attached Sanitary Sewer Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said sanitary sewer of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by sanitary sewer installation, repair and maintenance shall include backfilling the excavation with proper compacted soil, stone and replacing the existing pavement cross-section and matching existing pavement markings and turf establishment.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.



IT WITNESS WHEREOF, the said Grantors have executed this Easement and Dedication the day and year above written.

GRANTOR:

TCM DEVELOPMENT, LLC
a Michigan limited liability company

By: [Signature]
Gaspare Campo Jr.

Its: Managing Member

STATE OF Michigan
COUNTY OF Wayne) SS

On this 20th day of March, 2025, before me personally appeared Gaspare Campo Jr., the Managing Member of TCM Development, LLC which executed the within instrument, and the instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be of the free act and deed of said limited liability company.

Jamie Summers
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Oakland
My Commission Expires July 6, 2027
Acting in the County of Wayne

[Signature]
Notary Public, Wayne County, MI
My Commission expires: 7/6/27

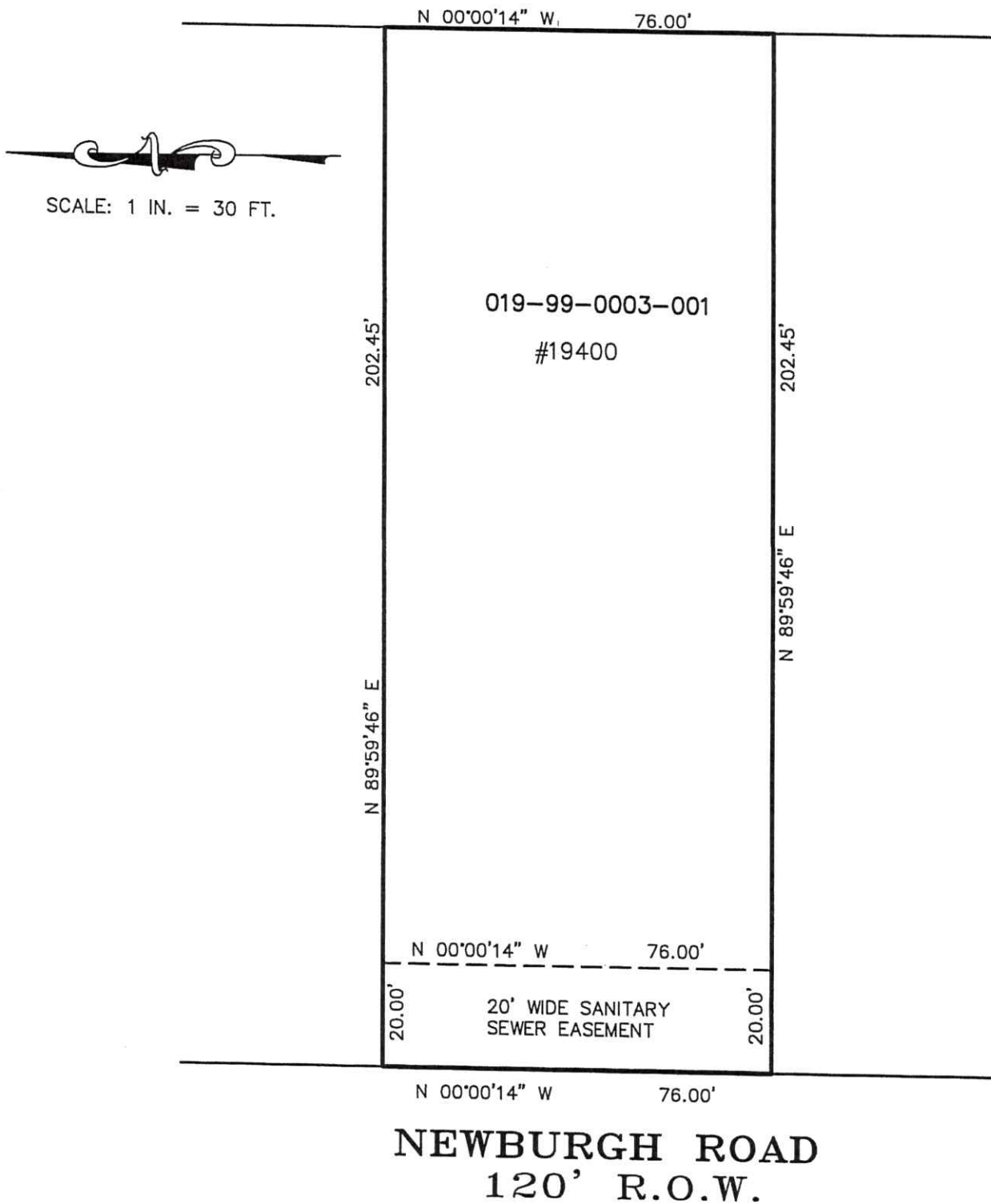
Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive,
Livonia, Michigan 48154

EXHIBIT "A"



EASEMENT DESCRIPTION

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 76.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGE 36 & 37; THENCE SOUTH 00 DEGREES, 00 MINUTES, 14 SECONDS EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89 DEGREES, 59 MINUTES, 46 SECONDS WEST, 202.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,386 SQ. FT.

ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR
TCM DEVELOPMENT
18708 SUITE C-1 TELEGRAPH RD.
ROMULUS, MICHIGAN 48174
248-755-3370

DATE:	02/24/25
FB:	DRAWN: TBS
PROJ. NO:	24008
SHEET	1 OF 1



LETTER TO THE LIVONIA CITY COUNCIL

18.

Law
March 25, 2025

MEETING DATE

R041425

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development, LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19414 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-002).

BACKGROUND DETAILS

We are transmitting for Council acceptance a Grant of Easement, secured without monetary consideration, from TCM Development, LLC, for a public utility easement in the Southwest 1/4 of Section 5, in connection with the sanitary sewer constructed at 19414 Newburgh Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19414 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

Twenty-Foot Wide Sanitary Sewer Easement

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14" WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46" EAST, 60.00 FEET; THENCE NORTH 00°00'14" WEST, 76.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00 FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH 00°00'14" EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO THE POINT OF

BEGINNING. CONTAINING 15,386 SQ. FT.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19414 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

Twenty-Foot Wide Sanitary Sewer Easement

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14" WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46" EAST, 60.00 FEET; THENCE NORTH 00°00'14" WEST, 76.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00 FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH 00°00'14" EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO THE POINT OF BEGINNING. CONTAINING 15,386 SQ. FT.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Grant of Easement for Sanitary Sewer - 19414 Newburgh

APPROVED BY



Carter Fisher, City Attorney

Date: March 25, 2025



Maureen Miller Brosnan, Mayor

Date: March 28, 2025

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



12973 FARMINTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

March 24, 2025

Department of Law
City of Livonia

**Re: Public Utility Easements for Sanitary Sewer
19400, 19414 and 19428 Newburgh Road
Livonia, Michigan
S.W. ¼ of Section 5**

Ladies and Gentlemen:

Transmitted herewith are three (3) Grant of Easements, located in the S.W. ¼ of Section 5, received from TCM Development, LLC. The above easements were required by this office in connection with the development of new sanitary sewers constructed at 19400, 19414 and 19428 Newburgh Road.

The legal descriptions contained in the instrument meets with the approval of this office. In addition, we are attaching herewith a map showing the proposed conveyances.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kjw
Attachment

cc: Gaspare Campo, Jr., TCM Development LLC, 18708 Telegraph Rd., Suite C-1, Romulus, MI 48174
DPW
File

GRANT OF EASEMENT
Tax I.D. No. 46-019-99-0003-002
19414 Newburgh Road
Livonia, Michigan 48152

GRANT OF EASEMENT

THIS INDENTURE, made this 20th day of March, 2025, between TCM Development, LLC, a Michigan limited liability company whose street number and post office address is 18708 Telegraph Road, Suite C-1, Romulus, Michigan 48174 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a sanitary sewer, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-019-99-0003-002**

PROPERTY ADDRESS: **19414 Newburgh Road**

EASEMENT DESCRIPTION:

TWENTY-FOOT WIDE SANITARY SEWER EASEMENT

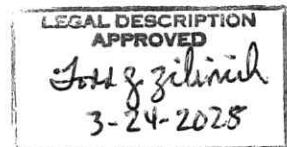
THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

**PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST;
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14"
WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46"
EAST, 60.00 FEET; THENCE NORTH 00°00'14" WEST, 76.00 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 00°00'14" WEST, 76.00 FEET; THENCE NORTH 89°59'46"
EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS
RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH 00°00'14" EAST, 76.00 FEET
ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO
THE POINT OF BEGINNING.
CONTAINING 15,386 SQ. FT.**

See Attached Sanitary Sewer Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said sanitary sewer of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by sanitary sewer installation, repair and maintenance shall include backfilling the excavation with proper compacted soil, stone and replacing the existing pavement cross-section and matching existing pavement markings and turf establishment.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.



IT WITNESS WHEREOF, the said Grantors have executed this Easement and Dedication the day and year above written.

GRANTOR:

TCM DEVELOPMENT, LLC
a Michigan limited liability company

By: [Signature]
Gaspare Campo Jr.

Its: Managing Member

STATE OF Michigan
COUNTY OF Wayne) SS

On this 20th day of March, 2025, before me personally appeared Gaspare Campo, Jr., the Managing Member of TCM Development, LLC which executed the within instrument, and the instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be of the free act and deed of said limited liability company.

Jamie Summers
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Oakland
My Commission Expires July 6, 2027
Acting in the County of Wayne

[Signature]
Notary Public, Wayne County, MI
My Commission expires: 7-6-27

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive,
Livonia, Michigan 48154

EXHIBIT "A"

N 00°00'14" W 76.00'



SCALE: 1 IN. = 30 FT.

019-99-0003-002

#19414

202.45'

N 89°59'46" E

202.45'

N 89°59'46" E

N 00°00'14" W 76.00'

20.00'

20' WIDE SANITARY
SEWER EASEMENT

20.00'

N 00°00'14" W 76.00'

NEWBURGH ROAD
120' R.O.W.

EASEMENT DESCRIPTION

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 60.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 76.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 76.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGE 36 & 37; THENCE SOUTH 00 DEGREES, 00 MINUTES, 14 SECONDS EAST, 76.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89 DEGREES, 59 MINUTES, 46 SECONDS WEST, 202.45 FEET TO THE POINT OF BEGINNING. CONTAINING 15,386 SQ. FT.

ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING

32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335

LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR

TCM DEVELOPMENT

18708 SUITE C-1 TELEGRAPH RD.

ROMULUS, MICHIGAN 48174

248-755-3370

DATE: 02/24/25

FB: DRAWN: TBS

PROJ. NO: 24008

SHEET 1 OF 1



LETTER TO THE LIVONIA CITY COUNCIL

19.

Law
March 25, 2025

MEETING DATE

R041425

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from TCM Development, LLC, for a public utility easement in connection with the development of a new sanitary sewer constructed at 19428 Newburgh Road, in the Southwest 1/4 of Section 5. (Tax I.D. No. 46-019-99-0003-003).

BACKGROUND DETAILS

We are transmitting for Council acceptance a Grant of Easement, secured without monetary consideration, from TCM Development, LLC, for a public utility easement in the Southwest 1/4 of Section 5, in connection with the sanitary sewer constructed at 19428 Newburgh Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19428 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

Twenty-Foot Wide Sanitary Sewer Easement

THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE SOUTHWEST ¼ OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00°00'14" WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89°59'46" EAST, 60.00 FEET; THENCE NORTH 00°00'14" WEST, 152.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'14" WEST, 84.00 FEET; THENCE NORTH 89°59'46" EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGES 36 & 37; THENCE SOUTH 00°00'14" EAST, 84.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89°59'46" WEST, 202.45 FEET TO THE POINT OF BEGINNING. CONTAINING 17,006 SQ. FT.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated March 25, 2025, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Gaspare Campo, Jr., Its Managing Member, for a public utility easement in connection with development of a new sanitary sewer constructed at 19428 Newburgh Road in the Southwest 1/4 of Section 5, more particularly described as:

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ATTACHMENTS

1. Grant of Easement for Sanitary Sewer - 19428 Newburgh

APPROVED BY



Carter Fisher, City Attorney

Date: March 25, 2025

A handwritten signature in black ink, appearing to read "Maureen Miller Brosnan". The script is cursive and fluid.

Date: March 28, 2025

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINICK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

March 24, 2025

Department of Law
City of Livonia

**Re: Public Utility Easements for Sanitary Sewer
19400, 19414 and 19428 Newburgh Road
Livonia, Michigan
S.W. ¼ of Section 5**

Ladies and Gentlemen:

Transmitted herewith are three (3) Grant of Easements, located in the S.W. ¼ of Section 5, received from TCM Development, LLC. The above easements were required by this office in connection with the development of new sanitary sewers constructed at 19400, 19414 and 19428 Newburgh Road.

The legal descriptions contained in the instrument meets with the approval of this office. In addition, we are attaching herewith a map showing the proposed conveyances.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilnick, P.E.
City Engineer

TJZ:kjw
Attachment

cc: Gaspare Campo, Jr., TCM Development LLC, 18708 Telegraph Rd., Suite C-1, Romulus, MI 48174
DPW
File

GRANT OF EASEMENT
Tax I.D. No. 46-019-99-0003-003
19428 Newburgh Road
Livonia, Michigan 48152

GRANT OF EASEMENT

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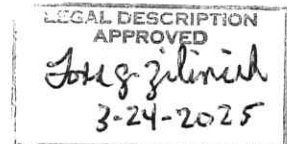
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PARCEL ID: **46-019-99-0003-003**

PROPERTY ADDRESS: **19428 Newburgh Road**

EASEMENT DESCRIPTION:



TWENTY-FOOT WIDE SANITARY SEWER EASEMENT

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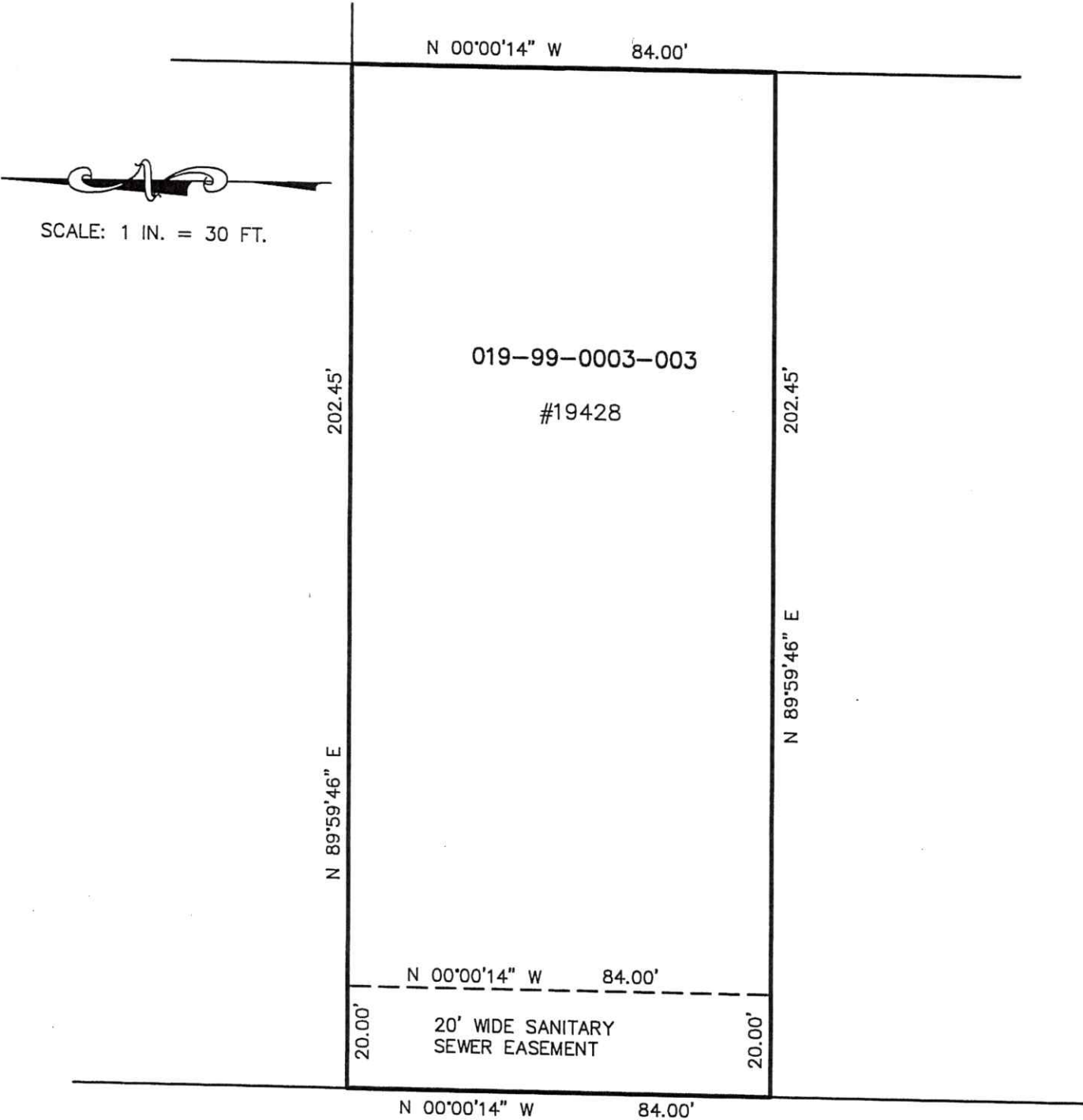
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IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

EXHIBIT "A"



NEWBURGH ROAD
120' R.O.W.

EASEMENT DESCRIPTION

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PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 1 SOUTH, RANGE 9 EAST; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 1092.75 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 60.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 152.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS WEST, 84.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, 202.45 FEET TO THE WEST LINE OF FOX CREEK MEADOWS SUBDIVISION AS RECORDED IN LIBER 103, PAGE 36 & 37; THENCE SOUTH 00 DEGREES, 00 MINUTES, 14 SECONDS EAST, 84.00 FEET ALONG SAID WEST SUBDIVISION LINE; THENCE SOUTH 89 DEGREES, 59 MINUTES, 46 SECONDS WEST, 202.45 FEET TO THE POINT OF BEGINNING.
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