

MINUTES
August 16, 2018 – REGULAR MEETING
CHARTER TOWNSHIP OF NORTHVILLE
BOARD OF TRUSTEES

DATE: Thursday, August 16, 2018
TIME: 7:00 p.m.
PLACE: 44405 Six Mile Road

CALL TO ORDER: Supervisor Nix called the meeting to order at 7:00 p.m.

PRESENT: Robert R. Nix II, Supervisor Richard Allen, Trustee
Sue A. Hillebrand, Clerk Symantha Heath, Trustee
Marjorie F. Banner, Treasurer Fred Shadko, Trustee

ABSENT: Mindy Herrmann, Trustee

PLEDGE OF ALLEGIANCE:

1. Agendas:

A. Regular Amended Agenda and the Consent Agenda items

Motion by Clerk Hillebrand to approve the regular agenda and the items listed under the consent agenda, with the amendment to move item 1.a.4, Property Assessment – Waive penalty for filing, to item 5.H, second by Treasurer Banner.

VOTE: AYES: Nix, Hillebrand, Banner, Allen, Heath, Shadko
NAYS: None
ABSENT: Herrmann

Motion Approved

2. Appointments, Presentations, Resolutions & Announcements:

A. WTUA Presentation – Proposed Budget

Motion by Clerk Hillebrand to approve the departmental budget for the Western Townships Utilities Authority as presented in the proposed Annual budget for the fiscal year ending September 30, 2019, second by Trustee Heath.

VOTE: AYES: Nix, Hillebrand, Banner, Allen, Heath, Shadko
NAYS: None
ABSENT: Herrmann

Motion Approved

B. Michigan Landbank Presentation and Resolution

Motion by Trustee Allen to direct the Northville Township Brownfield Redevelopment Authority to form a new Joint Brownfield Redevelopment Authority with Plymouth Township for the Five Mile Corridor (MITC) development zone at its earliest opportunity, with the agreements to be approved by the Township Supervisor and subject to legal

review and approval by the Township attorney under existing State law as specified, second by Trustee Heath.

VOTE: **AYES:** Nix, Banner, Allen, Heath, Shadko
 NAYS: Hillebrand
 ABSENT: Herrmann

Motion Approved

C. Gary Sixt – Appointment to ZBA

Motion by Trustee Heath to appoint Gary Sixt to the Zoning Board of Appeals with a new term to May 31, 2019, second by Treasurer Banner.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

3. Public Hearing:

A. Industrial Development District 12 – MITC

Motion by Clerk Hillebrand to open and conduct the public hearing for the establishment of Industrial Development District 12 – MITC pursuant to Act 198 of 1974 at 7:45 p.m., second by Treasurer Banner.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

There being no further comments or questions from the audience, a motion by Clerk Hillebrand to close the Public Hearing at 7:46 p.m., second by Treasurer Banner.

B. Industrial Development District 13 – Zhongding

Motion by Clerk Hillebrand to open and conduct the public hearing for the establishment of Industrial Development District 13- Zhongding pursuant to Act 198 of 1974 at 7:46 p.m., second by Trustee Shadko.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

There being no further comments or questions from the audience, a motion by Clerk Hillebrand to close the Public Hearing at 7:48 p.m., second by Trustee Shadko.

C. IFT Application for Zhongding

Motion by Clerk Hillebrand to open and conduct the public hearing for the Industrial Facility Exemption for Zhongding Sealing parts at 7:48 p.m., second by Trustee Heath.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

There being no further comments or questions from the audience, a motion by Clerk Hillebrand to close the Public Hearing at 7:54 p.m., second by Trustee Heath.

4. Brief Public Comments:

- Priya Marwah, 50920 Belmont Park Court, questioned the Board about not getting public safety alerts from the Township App, as opposed to Twitter and/or Facebook. She indicated that not everyone uses these social media platforms.
- Tom Stanek, 17540 E. Northville Trail, addressed the Board with his concerns regarding the Ward Church PUD Amendment and their baseball fields' relocation near his home.
- Terry Williams, Lakes of Northville, expressed his concerns regarding the safety of motorist and cyclist. He stated that cyclist are routinely ignoring the stop signs resulting in an unsafe environment. He would like a Township Ordinance requiring cyclist to walk their bikes across intersections to help increase safety awareness.

5. New Business:

A. Village at Northville – Development Renderings

Motion by Trustee Shadko to approve the architectural elevations and building materials for the loft portion of the Village at Northville project. Based on this approval the Developer is authorized to submit a site plan to the Planning Commission, second by Treasurer Banner.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

B. Ward Church – PUD Amendment

Motion by Trustee Heath to approve the proposed sixth amendment to the Ward Church HPUD agreement as recommended by the Planning Commission to allow the senior housing component subject to the modifications from the current HPUD agreement, as specified in the amendment document and subject to the following:

- A new drawing labeled Exhibit G
- An Easement Agreement
- A Development Agreement
- A Shared Parking Agreement
- The ballfields shall have no stadium lighting or amplified sound
- The delegation of authority to the Planning Commission regarding the Tree Replacement Credit according to our Ordinance

The final HPUD amendment shall be subject to any revisions approved by John Gaber (Township Attorney) and Supervisor Nix and authorize the Township Supervisor and Township Clerk to sign the HPUD amendment, second by Trustee Allen.

VOTE: **AYES:** Nix, Banner, Allen, Heath, Shadko
 NAYS: Hillebrand
 ABSENT: Herrmann

Motion Approved

C. Seven Mile Property Demolition – Change Order #2

Motion by Clerk Hillebrand to approve the increase in the project award to Adamo for the asbestos abatement and demolition of Buildings A & B on the former State of Michigan Psychiatric Hospital from \$8,114,666 to \$8,380,000, a total increase of \$265,334 subject to cost reductions as approved by the Township Supervisor, second by Trustee Heath.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

D. Zhongding IDD & IFT Application

Motion by Clerk Hillebrand to approve the Industrial Development District pursuant to the Plant Rehabilitation and Industrial Development Act, Public Act 198 of 1974 for the property located at 48600 Five Mile Road, second by Trustee Shadko.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

Motion by Clerk Hillebrand to approve and process Zhongding Sealing Parts' Industrial Facility Tax Exemption Certificate application for property it intends to lease located at 48600 Five Mile Road, second by Treasurer Banner.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

E. MITC Industrial Development District

Motion by Clerk Hillebrand to approve the Industrial Development District pursuant to the Plant Rehabilitation and Industrial Development Act, public act 198 of 1974, for the property located in the MITC Corridor, second by Treasurer Banner.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

F. Millennium Park Baseball Field Renovation

Motion by Trustee Allen to approve the purchase of Dura Edge materials for the ballfield renovation project at Millennium Park from advance Turf Solutions in the amount of \$53,849.11, and to approve labor and installation for the project from Homefield Athletic in the amount of \$26,250.00, second by Trustee Heath.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

G. Northville Hills Golf Club Curb and Sidewalk Improvements C.O. #1

Motion by Clerk Hillebrand to approve change order number one for Hartwell Cement Company in the amount of \$27,082 resulting in a total contract award amount of \$367,175, second by Trustee Heath.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

H. Property Assessment – Waive penalty for filing

Motion by Trustee Heath to approve the waiver of penalties for late filing of property tax affidavits, second by Trustee Shadko.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

6. **Unfinished Business:** None

7. **Ordinances:** None

8. **Check Registry:**

A. In the amount of \$1,811,739.64 for the period of July 7 - August 3, 2018

Motion by Treasurer Banner to approve the check registry in the amount of \$1,811,739.64 for the period of July 7, 2018 to August 3, 2018, second by Clerk Hillebrand.

VOTE: **AYES:** Nix, Hillebrand, Banner, Allen, Heath, Shadko
 NAYS: None
 ABSENT: Herrmann

Motion Approved

9. Board Communication & Reports:

A. Robert R. Nix, II – Reported that the grant the Township was hoping for from the DEQ has been allocated to different items throughout the State of Michigan, leaving the Township on its own for the Seven Mile Demolition project. He also expanded on WTUA's report regarding the two areas that need to be swapped in the township and City and the efforts that are being made to completely withdraw from the Wayne County systems.

B. Sue Hillebrand – Reported that the August Primary election is currently being canvassed and should be completed by August 21st. There were 9,117 voters in the Township resulting in a 43.63% turnout, which was above the state average of 29%. She also indicated that Northville Township had more than enough ballots due to Wayne County's understanding of the importance of not running out of ballots and working with the local clerks to ensure there are sufficient ballots on Election Day.

C. Marjorie Banner – Reported that Thayer's will be holding a Labor Day picnic from 12 to 3 for their gardeners. She also reported that the HDC and Friends will be hosting an open house at the Thayer School House on September 23rd; they are hoping to be able to ring the newly installed bell for the first time that day.

D. Richard Allen – Reported that the Planning Commission had two items brought to them at the last meeting and both passed.

E. Symantha Heath – Reported that the ZBA did not meet this month. She also reported that the Main Street League is hosting their Farm to Table dinner on September 15th and tickets are selling fast; it is looking like it will be a sold out event.

F. Mindy Herrmann - Absent

G. Fred Shadko – Reported that he attended the Michigan Police Chief Association's symposium on marijuana and how it has impacted other states that have already legalized it. It was a very informative discussion that indicated a bleak outcome including elevated incarceration and DUI rates. He stated that he would vote against allowing dispensaries to operate in Northville Township.

H. Chip Snider – Reported that the Township may want to start looking at a Zoning Ordinance to define where a distillery and/or dispensary for marijuana could be located within the Township before it could potentially pass in November; this will allow the Township to legally be able to control where these companies could operate if it is legalized. He also reported that the Northville Township Fire Department will be moving out of the joint Plymouth Fire Station at the end of this week.

10. Any other business for the Board of Trustees: None

11. ADJOURN: There being no further business, the meeting adjourned at 10:13 p.m.

Respectfully submitted:



Sue A. Hillebrand, M.M.C.

Approved: September 20, 2018