

REGULAR MEETING
OF THE COUNCIL
CITY OF SOUTHFIELD

January 12, 2009

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**Approved
February 17, 2009**

REGULAR MEETING
OF THE COUNCIL
CITY OF SOUTHFIELD
MINUTES
January 12, 2009

The meeting of the Council convened at 7:00 p.m. in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan, with Council President Donald Fracassi in the Chair. PRESENT: Council Members: Donald Fracassi, Myron Frasier, Sylvia Jordan, Sidney Lantz, Bill Lattimore, Joan Seymour and Kenson Siver. ALSO PRESENT: City Clerk Nancy Banks, City Administrator James Scharret and Assistant City Attorney Susan Ward-Witkowski. There being a quorum, Council was in session. The meeting began with the Pledge of Allegiance.

The first item on the agenda was recognition of extraordinarily outstanding police work.

Council President Fracassi stated that the City provides outstanding emergency services by the Police, Fire and Public Works Departments on a daily basis. However, some efforts require special merit and recognition. The Police Department recently prevented a robbery at Darakjian Jewelers and harm to the owner and his family. No members of the community were endangered. He asked Police Chief Joseph Thomas to come forward.

Chief Thomas stated under the direction of the two commanders the team was able to have all suspects in custody within 24 hours. He noted that there are some cities that are not prepared to handle these situations due to lack of equipment and training. He credited Administration, Mayor and Council for being partly responsible for the success of the operation because they authorized the Police Department to purchase the proper equipment.

Councilwoman Jordan stated that many times people hear about their tax dollars at work. This incident is an example of how the City provides the very best service.

Mayor Lawrence stated that she is very proud of the dedication of the law enforcement officers. The officers respect the Chief's leadership. She treasures and values those who protect the City.

Next on the agenda was the appointment of Susan Ewing to the Parks & Recreation Board.

Mayor Lawrence asked Council to confirm the appointment of Susan Ewing as Youth Representative to the Parks & Recreation Board. Her term would expire January 15, 2010.

2009.01 Motion by Siver; seconded by Lattimore.

RESOLVED: that Council does hereby confirm the appointment of Susan Ewing as Youth Representative to the Parks & Recreation Board with term of office expiring January 15, 2010.

Motion passed unanimously.

Mayor Lawrence introduced Janet Jackson, the newly elected County Commissioner for the 21st District.

Ms. Jackson stated that it was a remarkable night for her. This was her first official meeting since being sworn in as County Commissioner. She thanked the Mayor, Council and City executives that helped get her to this position in life. She looks forward to working with the City.

Next on the agenda was the approval of the minutes of the Regular Meeting (conducted as a Committee-of-the-Whole) of October 23, 2008, the Regular Meeting of October 27, 2008, the Regular Meeting (conducted as a Committee-of-the-Whole) of November 6, 2008 and the Special Meeting (conducted as a Committee-of-the-Whole) of November 17, 2008.

2009.02 Motion by Frasier; seconded by Jordan.

RESOLVED: that Council does hereby approve the minutes of the Regular Meeting (conducted as a Committee-of-the-Whole) of October 23, 2008, the Regular Meeting of October 27, 2008, the Regular Meeting (conducted as a Committee-of-the-Whole) of November 6, 2008 and the Special Meeting (conducted as a Committee-of-the-Whole) of November 17, 2008.

Motion passed unanimously.

Next on the agenda was the Consent Agenda.

Consent Agenda item #CA-A was pulled from the agenda at the request of the City Administrator so that further research could be done.

Council President Fracassi read the Consent Agenda for the benefit of the listening audience.

CA-B Authorize the Purchasing and Public Works Departments to solicit proposals for a Water and Sewer System infrastructure analysis.

CA-C Award the purchase of three (3) replacement loader/backhoes with appropriate accessories from Southeastern Equipment of Novi, Michigan for \$239,906.00 less trade-in allowance of \$59,000 for a net total amount of \$180,906.00.

CA-D Authorize the purchase of a Gradall model XL 3100 wheeled excavator from AIS Construction Equipment of Lenox, Michigan in the amount of \$291,355.00 less a trade-in allowance of \$17,000 for a net total amount of \$202,355.00.

2009.03 Motion by Lattimore; seconded by Jordan.

RESOLVED: that Council does hereby authorize the Purchasing and Public Works Departments to solicit proposals for a Water and Sewer infrastructure analysis; funding to be provided from within the existing Water and Sewer budget and the award of any contract for said services to be subject to the future approval of City Council.

Motion passed unanimously.

2009.04 Motion by Lattimore; seconded by Jordan.

BE IT RESOLVED: that Council does hereby award the purchase of three (3) replacement loader/backhoes with appropriate accessories from Southeastern Equipment of Novi, Michigan for \$239,906.00 less trade-in allowances in the amount of \$59,000.00 for a net total amount of \$180,906.00. Funds are provided in the 2008-09 Motor Pool Budget, Equipment Replacement Account (number 666-1630, \$123,580.00) and in the Parks & Recreation Budget, Equipment replacement and Equipment Purchases Accounts (numbers 666-1731, \$41,917 and 208-554-5403-49770, \$15,489.00); and

BE IT FURTHER RESOLVED: that Council authorizes the Purchasing Department to dispose of the vehicles being replaced via trade-in and hereby directs the Mayor and City Clerk to execute any motor vehicle titles in connection herewith.

Motion passed unanimously.

2009.05 Motion by Lattimore; seconded by Jordan.

BE IT RESOLVED: that Council does hereby authorize the purchase of a Gradall model XL 3100 wheeled excavator from AIS Construction Equipment of Lenox, Michigan in the amount of \$291,355.00 less a trade-in allowance of \$17,000.00 for a net total amount of \$202,355.00, without competitive bidding in accordance with Chapter 8, Section 1.279(1), "...where no advantage would result from requiring competitive bidding..." Funds are provided in the 2008-2009 Motor Pool Equipment Replacement Account (number 666-1731).

BE IT FURTHER RESOLVED: that Council authorizes the Purchasing Department to dispose of the vehicles being replaced via trade-in and hereby directs the Mayor and City Clerk to execute any motor vehicle titles in connection herewith.

Motion passed unanimously.

Next on the agenda was SP:1265, the Site Plan Review Request of TMP Associates, Inc. on behalf of Oakland Community College.

Mr. Banda stated that he was very pleased to bring this project forward. A bigger presence for OCC was part of the CDA's Master Plan for the area. He is working with the owner of the vacant Ramada Inn to provide room for OCC to grow. A brief video was shown.

SP:1265 is the Site Plan Review request of TMP Associates, Inc. on behalf of Oakland Community College to construct a 69,530 gross square foot addition for new classrooms and offices to the existing 100,600 gross square foot Oakland Community College for a total 170,130 gross square feet with associated parking. The property is located at 22322 Rutland on the east side of Rutland between Nine Mile Road and Northwestern Highway, Sidwell Parcel #2436-126-007, Section 36, City of Southfield, County of Oakland, State of Michigan.

The site, as well as the properties to the north and west are zoned RC, Regional Center. The properties to the south and east are zoned RMU, Multiple Family (High Rise).

With regard to the existing land use, the site is developed with the Oakland Community College campus. The property to the north is undeveloped land. The properties to the west across Rutland are developed with the vacant Ramada Inn, a parking lot for an existing office building and the Comerica Bank building. The properties to the south and east are developed with the North Park Tower Apartments, the North Park Place Apartments and the Legacy Place Condominiums.

The site contains a total of 10.445 acres of land. There is 941 feet of frontage on Rutland with a depth of approximately 270 feet.

The parking required for the project is 514 spaces with 581 provided on site. The landscaping provided exceeds the amount required. The elevations show a mix of metal panels, masonry and glass to match the existing building.

Issues considered by the Planning Department during the review of the site plan were:

1. Landscaping square footage, parking, building height and building setbacks which meet the requirements.

2. 5 foot waiver of landscape width along Rutland (25' minimum required; 20' provided).
3. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

Mr. Banda stated that the project started as an air handler replacement project and evolved into a large expansion. The Site Plan Committee reviewed the plan extensively.

Dr. David Adams, OCC, 29911 Mayfair, Farmington Hills, stated that many science classes are held at the Southfield Campus. Medical field classes are the fastest growing area of interest. There has been a 15% increase in student enrollment. The new classrooms will primarily be science labs such as biology, chemistry and anatomy. The growth of the campus has been spurred by the demand in medical related fields such as nurses and medical technicians.

John Miller, TMP Associates, 544 Brookside, Birmingham, stated that the project began modestly as an air handler replacement project. The current building is all concrete and cannot easily be expanded to add air handlers. The expansion will be built on an under utilized staff parking lot. The existing building has been partially renovated and the remainder of it will be renovated.

Mr. Banda added that there will be very little disruption of campus operations during the construction. A brand new parking lot and stormwater detention will be added.

Councilwoman Jordan asked about an accelerated nursing program. Dr. Adams replied that they offer a number of programs that lead toward a regular nursing program and from an Associates Degree to a Masters Degree at Oakland University. All the medical programs have a 100% pass rate on national exams. There is a three year wait for nursing. A 3.6 grade point is required in classes leading to the nursing program.

Councilman Siver stated that when Council met with Providence Hospital recently, Council encouraged them to work with OCC. He hopes that it would be reciprocal.

Dr. Adams replied that Providence Hospital is a great partnership for OCC. They have been working together for a long time. He met with the Chairman of the Board, the Chief Financial Officers and others on Friday regarding the possible construction of a wellness center. The two organizations would share the facility. OCC could use it for physical education classes and Providence Hospital could use it for practical training for students.

2009.06 Motion by Seymour; seconded by Frasier.

RESOLVED: that SP:1265, Site Plan Review Request of property owner Oakland Community College to construct a 69,530 gross square foot addition for new classrooms and offices to the existing Oakland Community College facility located 22322 Rutland, on the east side of Rutland between Nine Mile Road and Northwestern Highway, Sidwell Parcel 2436-126-007, site plan

dated November 3, 2008, and received by the Planning Department on November 3, 2008, be approved subject to the following conditions:

1. The petitioner shall obtain from the Zoning Board of Appeals a waiver of five feet of required landscape width along Rutland (25 feet minimum required; 20 feet proposed).
2. This site plan approval, including any attached landscape plan, does not constitute landscape plan approval. A final detailed landscape plan must be submitted to the Planning Department and be approved prior to issuance of any building permits.
3. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
4. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
5. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
6. The building is to be constructed in accordance with the submitted elevations shown on Sheet A3.1.
7. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.

This resolution is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department, Council Site Plan Committee, and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The proposed development would provide a reasonable arrangement of the use of the property and provides for adequate vehicular traffic circulation, as reviewed and recommended by the City Traffic Engineer.
3. The site plan does show that a proper relationship exists between a major thoroughfare and any proposed service roads, driveways, and parking areas, thus encouraging pedestrian and vehicular safety.

4. All the development features, including the principal building, open spaces, service roads, driveways and parking areas, are so located and related so as to minimize the possibility of any adverse effects upon the adjacent properties.

Motion passed unanimously.

Councilman Siver reminded residents of many events coming up. The Viola Liuzzo exhibit opens on Thursday, January 15, 2009 at the Southfield Public Library. On Friday, January 16, 2009 a Viola Liuzzo exhibit will open at the old Town Hall on Berg Road. Saturday, January 17th, Rosie Chapman, Storyteller, will perform. On Monday, January 18, 2009 is the Annual Peace Walk and Celebration in honor of Martin Luther King, Jr. The walk begins at 10 a.m. and will be followed by a program in the Southfield Pavilion at 11 a.m.

Councilwoman Jordan asked that a deer crossing sign be installed on Ten Mile between Beech and Inkster Roads due to the increased deer population.

Councilwoman Jordan reminded residents that there would be a special brush collection, January 12 – 16, 2009 due to the recent windstorm that took down many trees and limbs.

Councilman Lattimore acknowledged the new County Commissioner, Janet Jackson. He stated that he had spoken to the Oakland County Sheriff and the Sheriff was full of high praise for the Police Department's handling of the attempted robbery and murder of the Darakjian Jewelry's owner and the owner's family.

Councilman Lattimore stated that he was very excited about the upcoming inauguration and the new beginning it represents.

Councilwoman Jordan commended the Department of Public Works on their hard work in dealing with all the snow over the past couple weeks.

Councilman Siver congratulated the City Treasurer Irv Lowenberg. The Fire & Police Retirement System has been nominated for the Small Public Plan of the Year. Mr. Lowenberg saved the fund from a large financial hit.

Mayor Lawrence wished everyone a Happy New Year. She stated that the City did some great things in 2008 but will have to do more with less in 2009. She encouraged everyone to be an active participant in the budget process.

Mayor Lawrence thanked everyone who attended the Day of Peace. There was a wonderful turnout. She appreciated all the families who came out to celebrate the City's diversity.

Mayor Lawrence stated that it has been a trying time for many people who were without power for a week. DTE has asked the City to provide a list of concerns. DTE would like to be invited to a meeting to provide information and update the City. She was not satisfied with DTE's efforts after the storm. She asked that a letter be sent to DTE and a meeting scheduled with them to provide an opportunity for them to respond.

Mayor Lawrence gave kudos to the Fire and Police and Public Works Departments for their efforts after the ice storm.

Council President Fracassi stated that wires were down in his yard from Sunday to Thursday. He is not happy with DTE. He saw many outside contractors in the City but never saw a DTE truck. Other communities have said that DTE is letting local communities protect areas around downed wires. He asked the City Administrator to set up a meeting with DTE.

Mr. Scharret replied that he would provide a draft agenda and schedule a meeting. Emergency Management was deployed to guard downed wires.

Council President Fracassi replied that the City's team was out working hard. Residents were able to speak to a City employee.

Councilman Lattimore stated that he received many calls regarding gas bills from Consumers Energy. In some cases gas bills have tripled.

The next item on the agenda was the Proposed 2009 Council Meeting Schedule.

City Clerk Nancy Banks stated that one change was made to the schedule after the last Council Meeting. The Joint Meeting with the School Board has been changed to March 24, 2009.

2009.07 Motion by Frasier; seconded by Siver.

RESOLVED: that the Southfield City Council does hereby adopt the 2009 City Council Meeting schedule as presented.

Motion passed unanimously.

There being no further business, the Regular Meeting of January 12, 2009, adjourned at 7:55 p.m., until the next Regular Meeting (conducted as a Committee-of-the-Whole) on January 20, 2009, in the Council Conference Room of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Donald Fracassi, Council President

Nancy L. M. Banks, City Clerk