

DATE: February 7, 2023

TO: City Council

FROM: Melissa R. Marsh, City Manager

SUBJECT: Agenda Comments for the Regular Council Meeting of Monday, February 13, 2023

The following are my comments on items appearing on the agenda of the Regular Council Meeting on Monday, February 13, 2023.

PRESENTATIONS:

2023 RANDOM ACTS OF KINDNESS PROCLAMATION

Council is requested to approve the week of February 14 – 20, 2023, as “Random Acts of Kindness Week,” urging all citizens to join in observing the week with appropriate activities and to remind everyone that KINDNESS IS NOT AN ACT – KINDNESS IS A WAY OF LIFE.

PUBLIC HEARINGS:

SPECIAL APPROVAL REQUEST PSP 22-11 ‘EL CAR WASH’ – 1275 and 1301 W. 14 MILE ROAD

Special Approval has been requested by Samantha Burgner, c/o Alrig USA, on behalf of El Car Wash for an auto wash facility at 1275 and 1301 W. 14 Mile Road under Section 10.326(8) of the Zoning Ordinance. This location is currently zoned B-3, General Business which permits auto wash facilities through the special approval process outlined in Section 10.201 of the Zoning Ordinance.

The applicant has submitted a conceptual site plan, color renderings, traffic study, and project narrative. The proposed auto wash facility features a single-tunnel wash, a small retail component, three pay stations, queuing lines, and 19 outdoor vacuum stations. In addition, El Car Wash partners with Mojo’s Donuts, and an outdoor patio space is depicted on the site plans.

While staff has concerns regarding the proliferation of auto-oriented uses in Madison Heights, we acknowledge that the site’s proximity to the I-75/14 Mile Road interchange and location along a principal arterial road makes it conducive for such uses. In addition, the proposed project would allow for the redevelopment of a vacant commercial site and eliminate an under-utilized parking area. Further, the project would introduce a modern shopfront-style façade with a retail component along the 14 Mile Road frontage, which staff believes could activate and add unique character to the streetscape.

If approved, the applicant will need to obtain a variance from the Zoning Board of Appeals to accommodate the outdoor vacuuming stations, with additional potential variances for hours of operation and roof signage.

Staff recommends that City Council approve PSP 22-11 with conditions based on the findings listed within the staff report after the required public hearing.

CONSENT AGENDA:

It is the recommendation that the City Council approve the following items as part of the Consent Agenda:

CED FEE SCHEDULE AMENDMENT – LANDLORD LICENSING TERM

Initially, staff established the Landlord Licensing with expiration terms every three years, the minimum amount of time allowed by law. However, throughout the years, with scheduling and response from landlords, some of these inspections are off cycle by a few months, often falling shy of the three-year minimum requirements. Therefore, the staff is requested to change this process to a four-year expiration cycle allowing us more flexibility with scheduling inspections. This change is also expected to reduce inspection costs.

REPORTS:

INTERLOCAL AGREEMENT OAKLAND TOGETHER SENIOR CENTER GRANT

The Oakland County Board of Commissioners approved amended Miscellaneous Resolution #22-280 and assigned \$5,000,000 in ARPA LFRF funds to support Oakland Together Senior Initiatives, a grant program to provide Oakland County local governments and nonprofit senior organizations with financial assistance for senior center enhancements, such as capital, technology, infrastructure, equipment improvements, and/or professional development. The City of Madison Heights applied for maximum funding through this grant and was awarded \$250,000. Matching funds are available in the Civic Center Plaza Construction Fund designated for the new Active Adult Center.

It is the recommendation that the City Council approve the Interlocal Agreement between Oakland County and the City for the Oakland Together Senior Center Matching Grant and authorize the City Manager to execute this agreement on behalf of the City.

AMENDMENT OF PARKS/FACILITY NAMING CRITERIA AND DESIGNATING NAMES

The Madison Heights Historical Commission made a recommendation at their January 11, 2023 meeting that Council removes the criteria that a person be deceased more than two (2) years before City Council considers naming a park or facility in their honor/memory and move forward with naming the Library Teen Room for Robert Corbett, new pickleball courts at Ambassador Park for Robert Gettings, and renaming Ambassador Park itself for Gary McGillivray.

At the January Library Advisory Board meeting, they recommended naming the Library Children's Room for Robert Corbett instead, as there is no Teen Room, only a Teen-designated space.

If City Council accepts the recommendation of the Historical Commission, two motions should be made:

1. Amend the Parks/Facility Naming Policy criteria to remove the two (2) provisions "A person, decreased more than two (2) years, who provided exceptional service in the interest of the park system as a whole or for the community as a whole.
2. Motion to name the Library Teen Space (or Children's Room) for Robert J. Corbett, new pickleball courts at Ambassador Park for Robert B. Gettings, and rename Ambassador for Gary R. McGillivray.

CHARTER AMENDMENT STUDY GROUP APPOINTMENTS

At the Regular City Council meeting on November 28, 2022, City Council adopted a resolution forming the Charter Amendment Study Group ("Study Group"). The resolution stated that the Study Group should carefully consider, accurately draft, and propose options for Charter amendments referred to by Council. The Study Group shall also submit its recommendations to Council for consideration and appropriate action.

Following this meeting, staff created, published, and promoted the application to be a member of the Study Group, which has seven applicants.

On February 27, City Council is scheduled to have a Council workshop before the Regular City Council to discuss Charter issues to be referred to the Study Group. Ahead of this meeting, the staff recommends City Council appoint the five (5) Charter Amendment Study Group members.

BID AWARDS/PURCHASES:

2023 WATER MAIN PIPE AND PARTS BID AWARD

In anticipation of the upcoming 2023 proposed water main replacement projects, DPS Staff and Purchasing prepared and posted Invitation to Bid (ITB) #MH-1064 "2023 Water Main Replacement Pipe and Parts" on the MITN online cooperative bidding system. As a result, we received three sealed bids before the deadline. Core & Main submitted the lowest complete qualifying bid for a total estimated project amount of \$266,272.54.

Core & Main is our current supplier of water main repair parts and has also been the low bid for many of our water main replacement projects over the years. DPS continues to have a positive, long-standing business relationship with Core & Main, who consistently provide responsive service, and offer a vast portfolio of high-quality parts and materials. As with past bids, it remains in the City's best interest to award a project bid to a sole bidder instead of splitting the bid to streamline the ordering and inventory management process and ensure timely project completion.

Therefore, staff and I recommend that Council award the bid for the 2023 water main replacement pipe and parts to the lowest responsible bidder who bid on all items listed, Core & Main, of Shelby Township, Michigan, for the unit prices specified. This represents a total project cost of \$266,272.54, and funds are budgeted and available for this purchase. Staff also requests that the Council motion include extending this bid to the upcoming proposed stand-alone water main projects at the unit prices identified, subject to FY 2023-24 Budget approval.

ORDINANCES:

ORDINANCE NO. 2192, STORMWATER ILLICIT DISCHARGE ELIMINATION PLAN ORDINANCE, SECOND READING

As a condition of our Municipal Separate Storm Sewer System (MS-4) permit, which allows the City of Madison Heights to discharge stormwater to the waters of the state, we are required to adopt an Illicit Discharge Elimination Plan (IDEP) ordinance.

As stated, the ordinance's purpose is to provide for the health, safety, and general welfare of the City of Madison Heights citizens through regulating non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This Ordinance establishes methods for controlling the introduction of pollutants into the municipal storm sewer system to comply with the National Pollutant Discharge Elimination System (NPDES) permit process requirements.

Presented for Council consideration is the proposed IDEP ordinance, to be added to the City of Madison Heights Code of Ordinances, numbered 2192. This ordinance, as written, has been reviewed by EGLE, DLZ (the City's stormwater consultant), and Legal Counsel. Staff recommends that Council approve Ordinance 2192 on the second reading.