



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, OCTOBER 8, 2019

The Meeting was called to order at 4:00 p.m.

ROLL CALL: Ackley, Allen, Ambrose, Blair, Fernandes, Lublin, Marshal

ABSENT: Atwell, Easter, Shuman, Wlodarczyk

There being a quorum present, the meeting was declared in session.

OTHERS PRESENT: Deputy Managing Director Pesta, Council Member Robertson

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

DDA 10-01-19 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 10, 2019 MEETING

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the September 10, 2019 meeting.

AUDIENCE PARTICIPATION:

Christie Ambrose 440 East Walled Lake Drive – said she was presenting a Trunk or Treat event on behalf of Eddie’s Barrels of Wine and Jerry Millen from the Greenhouse. Ms. Ambrose said the event is scheduled for Sunday, October 27th from 2 to 4 PM and will take place on the Pepino’s property. Ms. Ambrose said the event is on the *Building a Better Walled Lake* website. Ms. Ambrose said she is looking for support and participation from the DDA. Ms. Ambrose explained that there will be kids’ activities and food. Ms. Ambrose said she reached out to the Fire Department for cider and donuts, but they have not yet committed. Ms. Ambrose said Eddie’s will be doing hot dogs. Ms. Ambrose said she is hopeful that this could be an annual event. Ms. Ambrose stated that Jerry is renting the property for one day and was looking to rent a bounce house. Ms. Ambrose asked if the DDA Board could help spread the word and get businesses involved.

Chairman Ambrose said the DDA will reach out to businesses and ask for donations.

DDA Board Member Fernandes brought up the concern with the bouncy house liability.

Executive Director Whitt responded that a good way to contribute to the event would be by funding the bouncy house and face painting.

**DDA 10-02-2019 DDA SUPPORT THE TRUNK OR TREAT EVENT OCTOBER 27,
2019 BY FUNDING THE ACTIVITIES**

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To support the trunk or treat event October 27, 2019 by funding the activities.

Neal Wolfson – 565 Winwood said the DDA should consider using the Farmers Market property for the trunk or treat event.

Executive Director Whitt said the concept is to bring the people to the downtown and attract people to the old downtown.

Angel Ryan - 218 W Walled Lake Drive, Novi – discussed the beautification of Walled Lake. Ms. Ryan stated that the WLBC can bargain hunt, do fundraisers, utilize volunteers, and use sales of WLBC merchandise. Ms. Ryan said by starting small and working their way up, she believes the WLBC can make our town a true gem. Ms. Ryan said it has been her experience that her fellow Walled Lake residents are eager to jump in and help donate to the cause. Ms. Ryan said she would like to nominate herself as the chairman of the Walled Lake beautification committee.

DDA Board Member Ackley stated that the WLBC has been in existence for over 40 years; not active but there is a committee. Ms. Ackley stated that she has been the chairperson for the past 15 years. Ms. Ackley asked for applications for additional members. Ms. Ackley said she would nominate Ms. Ryan as chairman at the next Council Meeting, if that is the direction that the Council wants to go.

Ms. Ryan said she is looking to concentrate on the downtown area and entrances to the City. Ms. Ryan said has ideas for fundraisers.

DDA Board Member Lublin questioned if the committee would be a branch of the City or DDA?

Executive Director Whitt responded that it would be a City committee. Mr. Whitt commented that from past experiences volunteers come and go. Mr. Whitt said Ms. Ryan will need to complete the application prior to starting along with anyone else who wants to be on the committee.

DDA Board Member Ackley said that previously the committee designated two days in the spring to pick up garbage and debris along the roads. Ms. Ackley stated that because it is a committee and not a commission, other residents from neighboring communities can participate.

**DDA 10-03-19 DDA TO SUPPORT THE REACTIVATION OF THE
BEAUTIFICATION COMMITTEE WITH NOMINATING ANGEL
RYAN AS THE CHAIRPERSON.**

Motion by Ambrose, supported by Lublin: CARRIED UNANIMOUSLY: To support the reactivation of the beautification committee with nominating Angel Ryan as the chairperson.

1. UNFINISHED BUSINESS:

1. Update on DDA Website Design & Content

Ryan McPhee from Blue Note presented the design of the DDA website and is looking for feedback. Mr. McPhee said that the template is sustainable and allows for content to be easily manageable. Mr. McPhee said the best part about the website is it is very mobile friendly.

DDA Board Member Lublin suggested on the City website that there be a link to the DDA website.

Executive Director Whitt said we need input and content from the Board.

2. NEW BUSINESS:

1. SEMCOG grant & Downtown Storm sewer presentation

Bradd Maki from Boss Engineering discussed the SEMCOG grant. Mr. Maki said in 2017 the DDA asked Boss to perform a storm sewer line study and look at the old deteriorating lines. Mr. Maki explained that 95% plus of the storm sewer pipes need replacement. Upon recommendation in 2017, Boss provided some assistance for funding on how the City can help pay for improvements. Mr. Maki explained that with the support from DDA and Council, Boss looked at 3 different grants. Mr. Maki said the first grant was a non-point source grant which included green scape work and improvements to the storm sewer system. Mr. Maki said the City applied two-years in row but was unable to obtain the grant. Mr. Maki said the second grant was the SEMCOG grant. Mr. Maki explained that this grant includes work on Mercer Beach such as installing a bioswale, playground and bench improvements, and LED lighting. Mr. Maki stated that we did obtain this grant that was estimated for \$127,000. Mr. Maki explained that the work needs to be done by next year, so now is the time to think about what needs to be done. The third grant that was applied for was the DNR Land and Water conservation grant. The City is still awaiting results.

Mr. Maki continued to explain that the grant was estimated for \$127,365. Mr. Maki explained the project would include a bioswale. Mr. Maki explained about run-off and erosion issues during large rain events.

DDA Board Member Marshal asked what is a bioswale?

Mr. Maki said that a bioswale is a vegetated low area that allows for filtration of stormwater. Mr. Maki presented multiple images for potential designs and location of the bioswale.

DDA Board Member Fernandes questioned if this would stop the flooding?

Mr. Maki responded no, it would not. The sewer system needs to be addressed.

Mr. Maki said the current pipes are between 8-12 inches. Mr. Maki said that the proposed pipe sizes need to increase to be accommodating for the complete build-out. Mr. Maki presented a rough estimate for the total cost of the project.

Executive Director Whitt said that this project will address rain issues where the beach is affected. Mr. Whitt identified that the rain was coming off of Ferland; this is not unusual. Mr. Whitt said the DPW is very good with cleaning up after large rain events. Mr. Whitt explained that the beach was poorly designed from the beginning.

Chairman Ambrose elaborates on the particular rain event by describing how the rain affected the beach by noting the acceleration from the hill on Ferland.

Ms. Ackley asked if the catch basin is working.

Mr. Maki responded that it functions, but it is over-worked.

Mr. Maki said in order to upgrade the pipe we need to get an easement, because the pipe slightly goes through a portion of the parking lot for "The Beach" restaurant.

DDA Board Member Lublin asked how far the pipe goes into the parking lot.

Mr. Maki said approximately 30-40ft.

Executive Director Whitt said we will get an easement. Mr. Whitt said that the restaurant and the parking lot are two different parcels.

DDA Board Member Blair asked is this project \$1.5 Million dollars or \$5-6 hundred thousand? How much is the DNR Grant?

Mr. Maki said it is \$5-6 hundred thousand dollars. Mr. Maki stated that the \$1.5 million was the grant project that we were initially looking to implement, that we did not get. Mr. Maki said he is not sure of the total amount for the DNR Grant; it is supposed to help offset some of the costs.

Mr. Blair asked if the mechanical pre-treatment needs to be maintained.

Mr. Maki responded that it needs to be cleaned out.

Dan Ladd said that they would partner with Metro Environmental to do the cleaning.

Mr. Blair asked how often?

Mr. Maki said not as frequently.

Mr. Whitt expanded on the idea by saying that it is part of the beautification of the downtown area.

DDA Board Member Marshal looked for clarification on the \$5-6 hundred thousand dollars.

Mr. Maki responded stating that the \$5-6 hundred thousand dollars is for the storm sewer work. Mr. Maki said the grant project is the \$127 thousand that is for the beach work. Mr. Maki explained there are two different pieces.

Mr. Blair asked if the city can get a grant for storm sewer work.

Mr. Maki said no you can not get a grant for storm sewer work. Mr. Maki said the non-point source grant was initially going to cover it, which the City did not get it and has attempted twice to get awarded the grant.

DDA Board Member Blair asked how other cities pay for these similar situations.

Mr. Maki said through grants and phased work.

DDA Board Member Lublin asked for the City Manager's suggestion.

Executive Director Whitt said yes, it is right to make it a priority, but it us up to the Board to make those decisions. Mr. Whitt said city administration is trying to fix it from the bottom-up and it is up to the Board to determine what the highest priority is for the DDA.

DDA Board Member Ackley asked if we only do the work associated with the grant and the storm sewer work is not done, are we going to be washing back what we do into the lake.

Mr. Maki said yes, which is why both ideas were presented. Mr. Maki said the grant work will filter out the water for small rain events. Mr. Maki said for large rain events, it will not be very effective.

DDA Board Member Blair asked what the worst-case scenario is.

Mr. Maki said eventually the road will continue to deteriorate and repairs will be needed; the situation would be similar to what is currently happening now.

DDA Board Member Lublin said the \$5-6 hundred-thousand-dollar project is a good idea. Mr. Lublin suggested expanding the project to the West.

Mr. Maki said in 2017 when the storm sewer survey was conducted it was approximately \$2.4 million to replace all the storm sewers in the downtown.

Executive Director Whitt said we will continue to look for future grants. Mr. Whitt said if there is a majority that is interested in moving the idea ahead, we will come back with a more specific proposal that can be voted on.

EXECUTIVE DIRECTOR REPORT:

DPW Team Lead Dan Ladd reported that on the light poles; calcium has built-up over time and he is still talking and researching companies that can address the issue for a reasonable price.

Mr. Whitt said some sidewalks around the Walled Lake Villa and Pontiac Trail was recently repaired. Mr. Whitt said the sidewalks will continue to be monitored.

3. CORRESPONDENCE: None

4. WARRANT REPORT:

**DDA 10-04-19 APPROVAL TO RECEIVE AND FILE THE WARRANT
SEPTEMBER 2019**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the warrant for September 2019.

5. ADJOURNMENT:

DDA 10-05-19 ADJOURNMENT

Motion by Lublin, seconded by Blair; CARRIED UNANIMOUSLY: To adjourn the meeting at 5:17 p.m.



Chelsea Pesta
DDA Managing Director



Casey Ambrose
DDA Chairman