

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, MAY 21, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

**Mayor Gatt called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Breen, Casey, Markham (absent, excused), Mutch, Wrobel

**ALSO PRESENT:** Peter Auger, City Manager  
Thomas Schultz, City Attorney

**APPROVAL OF AGENDA:**

Member Breen requested they remove Action Item 1 so it can be voted on by a full Council.

**CM 18-05-065 Moved by Casey, seconded by Wrobel; MOTION CARRIED: 6-0**

**To approve the Agenda as amended.**

**Roll call vote on CM 18-05-065**                      **Yeas: Staudt, Breen, Casey, Mutch,  
Wrobel, Gatt**  
**Nays: None**  
**Absent: Markham**

**PUBLIC HEARING: None**

**PRESENTATIONS:**

1. Special Tribute to The Honorable Judge David Law – Senator Mike Kowall

Mayor Gatt said they were honored to have two special people with them tonight, the Honorable Judge David Law and Senator Mike Kowall.

Senator Kowall thanked the Mayor and City Council. He said he comes to Novi a lot to give out special tributes because we have a lot of very special people living in this area. He asked Judge Law to step up. Senator Kowall mentioned in the District Court area if you talk to law enforcement officers on the street they always talk about what a great job Judge David Law is doing in Novi. Senator Kowall said they watch it from afar in Lansing. Senator Kowall said with he would not read the whole tribute, but started off with "Let it be known that with great admiration, we congratulate the Honorable Judge David Law on being named president of the Oakland County District Judge's Association". He stated that this Legislative Tribute recognizes the professionalism, and commitment to excellence that Judge Law exhibits by going above and beyond his usual duties. In special tribute, therefore, this document is signed and dedicated to the Honorable Judge David Law. It is signed by State Senator Kowall, State Representative Klint Kesto, State Representative Kathy Crawford, Lieutenant Governor Brian Calley,

Governor Rick Snyder, and is affixed with the Great Seal of the State of Michigan. Judge Law thanked him for the Tribute and said he really appreciated it. Judge Law thanked Judge Robert Bondy and Judge Travis Reeds, he stated that the three of them work well together and they are doing a terrific job. He appreciated the time that the Senator took to write this up, and research this. Lastly he said it was an honor to be there in front of everyone to receive this Tribute, he said he has a lot of respect for the Novi City Council. He said it was special to receive the Tribute there and he thanked everyone. Mayor Gatt said he works for Oakland County and his name comes up often as one of the finest judges in the whole county. He expressed that we are very fortunate in Novi to have him representing us and having him on the bench every day enforcing the laws. He said as a retired police officer he said he is still in close contact with a lot of the officers. They all love him, they said he is fair, and he is always there for them. He thanked the Judge for everything that he does on behalf of the Council.

2. Proclamation in recognition of National Public Works Week, May 20 - 26, 2018 – Jeff Herczeg, Director of Public Services

Director Herczeg was there on behalf of the whole DPS team and he thanked City Council for the recognition and support of excellence in public services in the City of Novi. He said he was very proud to be part of the organization. Mayor Gatt said when we think of public safety we think of Police and Fire, but we couldn't live without the hard work of DPS. Mayor Gatt thanked the DPS team for all they do.

**MANAGER/STAFF REPORT:**

**AUDIENCE COMMENT:**

Dorothy Duchesneau, owns the home at 125 Henning, Novi. She has participated in audience participation before and she thanked them for their patience. She said three weeks ago she discovered the City of Novi had no formal way of presenting an informal signed petition to the Council prior to a negative action occurring. After the Council meeting two weeks ago she gave a packet to the City Clerk to be presented to Council at this meeting. She said the petition includes the property owners within 100 feet of the proposed Pavilion Shore Village using the city tax records, their addresses, parcel numbers, signatures and a map of the area. She noted that several additional signatures have been mailed back since then and since being submitted with have 33 of the 45 properties have signed the petition. She stated what they have tried to accomplish when this petition was formally submitted is to be active rather than reactive by asking the Council for stronger majority oversight over what could be approved by Council under any PRO submitted under the Master Plan. She said any overlay where it would change the existing R-4 neighborhoods of Shawood Walled Lake Heights and Howell's Walled Lake Subdivision or any overlay that can increase the density of the single family homes in this area. She said they used the Michigan Zoning Enabling Act and references in the Novi Zoning Code to get their information. She stated when a PRO comes before them she will formally submit this. She said there was

supposed to be one submitted last week, but it didn't quite make it on time. She said they are expecting it imminently. She asked Council to please remember to take care of the existing long-term residents of Novi and do what is right for them. She said they were flying blind and took from other cities on what they required and made our own forms. She noted they tried to find information from the City of Novi as what was needed by them. She said they even went to the point of mailing out to those owners that did not live in the homes, but own the homes, as part of the property tax records.

Karl Migrin, 49450 W. 9 Mile Road, said when he looks out to his backyard there is a woodland/wetland area where the tree line is that extends up to 10 Mile. He said the former Mayor, Matt Quinn and his team consisting of the late Councilmember Tim Pope and former Councilmember Nancy Cassis paid for and endorsed the Wildlife Habitat Plan for this area back in 1993. He knew this woodland/wetland area would remain protected from any future developments well into the 21<sup>st</sup> century. Their dedication in creating such a plan to protect our woodland, wetlands, and wildlife for future generations cannot be overstated. He thanked them for their efforts. He hoped that all Councilmembers have had the opportunity to review this plan before making a decision on the Villa D'Este development. He said if the plan was approved he would be looking at a wall of condominiums, with 15 foot setbacks. The advantage of this setback is maximized profits for the developer, you can share Wi-Fi signals between three or four condos, no need to go out for a cup of sugar, just open the window and ask the neighbor. Disadvantages could mean fires could spread more easily, wooded wetlands are right behind which could mean easy access for burglar's and cause more police patrol. There also will be approximately 358 more cars in the area. He asked that Council keep this area Zoned R-A per the 2016 Master Plan.

Sue Hudson, 22111 Garfield Road, came to speak on the matter of the Villa D'Este rezoning request at Garfield and 9 Mile Road. She said as a concerned citizen of Novi for the past 25 years she was asking the City Council to reject the proposed change to the Master Plan as approved by the Planning Commission. She said while the Planning Commission held public meetings and asked for comments from the audience; the comments submitted in writing were never presented, only summarized. There were multiple requests made from the public and some of the Commissioners for the written correspondence to be part of the public record. She stated that this has not been done. She heard some correspondence was added today to that record. She quoted from the Planning Commissions By-Laws in Section 7.4, before casting a vote on a matter in which a member be reasonably considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Planning Commission. Failure of a member to disclose a potential conflict of interest as required by this subsection constitutes maleficence in office. For purposes of these By-Laws a conflict of interest exist where a member of the Planning Commission or a member of his or her family has a proprietary financial interest. She stated you can read the rest of the By-Laws on the City's Website. Planning Commissioner Avdoulos never disclosed his potential conflict of interest in property being sold to the developer by his wife's father. She stated that this had to be brought up by another member of the audience to be disclosed. She wondered if City Council had been notified of this conflict of interest by

the chairman of the Planning Commission as required in Section 7.5 of the By-Laws. The chairman of the Planning Commission accused the residents of a "not in my backyard mentality" which she said was further than the truth. She explained that they welcome development in keeping with the existing Master Plan as revised on July 26, 2017 which members of this Council publically supported in their runs for office. Mr. Guidobono has continued to flaunt disregard for the rules for proposing the development. She gave some examples such as; no tree survey before going to the Planning Commission; he is still negotiating work arounds that should have been fully developed prior to even going to the Planning Commission and before going before Council. They include planting trees on the ITC right-of-way; she questioned whether he had permission from ITC to do so. In the past on their right-of-way they have come through and cleared everything in the right-of-way up to their line. She believed he attempted to bribe the City Council approving this development with a 20 acre land donation that is currently determined to be a wooded wetland area which is not buildable by current standards. In a letter dated May 15 to the City Planner, he states that he has a hardship in planting trees in the front of the houses with only a 30 foot setback and having a need for room for the utilities for the project. If keeping with the Master Plan requires setbacks there would be not hardship noted. She thanked Council for their time in this matter.

Neil McClain, 47795 Bellagio, stated he has been a resident of Novi for 2 years in the Bellagio Subdivision and Mr. Guidobono developed that and he wanted to tell Council how much enjoyed living there. He felt that Mr. Guidobono did a great job when he laid that out. He was in full support of this development.

Ron Valente, 49100 W. 9 Mile Rd., he noted they have lived in Novi since 1988. They have been involved with recreational programs in Novi and they are really committed to the community and its success. He stated that their property abuts the proposed Villa D'Este development. He wanted to give their approval for the project. They felt that it provides a purposeful preservation of the woodlands, and will rehabilitate some of the properties which are run down. They support the beautification of that area also. They thought the City was in need for homes for the empty nesters right now that are retiring and downsizing. They felt this development was a good fit for the area.

Mike Hudson, 22111 Garfield Rd., said he was there to talk about Villa D'Este. He was opposed to it for several reasons. He stated the Master Plan which was just passed last year, Objective 1 on page 123 states for the S.W. Quadrant says to maintain the semi-rural character of the S.W. Quadrant of the City that is created by the low-density residential development and undeveloped land. There are also notes in the Master Plan that say because 9 Mile Road is a scenic road you do not build barriers on the road, you want to keep it open so that people can see the woodlands and wildlife. He felt the plan which is being proposed with a berm, trees, barriers and gates sounded like a prison compound to him. He also pointed out that Cambridge Homes attempted to build something very similar to this in Lyon Township last year and it was shot down by the Township Board on a unanimous vote of 6 to 0. It was shot down because it violated the principals of their Master Plan. He reiterated the comments about the written statements not being made part of the public record as they were promised by

Chairman Pehrson. He said there were conversations between staff and other members of the Board that said that once you sat down and did all the paper work, the allowed density for that site would probably be less than 30 homes. He said now they are talking 42 homes which is 40% more than what is currently allowed.

Tim Mitts, 22125 Garfield Rd., said he has lived there for almost 30 years. He wanted to bring attention that there has been a lot of rain this year. He lived in the area before they had any ditches and the road would literally flood over. His major concern is that they want to exit directly towards Garfield with this new development. That would mean that they would have to alter the drainage system that goes through that area. He is totally against that because he felt it wouldn't be addressed until too much damage was done to a home. It will also cause erosion of the road faster. He mentioned along Garfield Road, the chip and tar that was done 1 ½ years ago is already breaking up. He was very concerned about the added traffic on that area. His concession to that was that the Master Plan will back his property right up to the road that is almost developed all the way back there coming in from 10 Mile Road at some point in time. He wondered why they couldn't put the road in just a little bit sooner and keep this off there and then we wouldn't have to alter the drainage system that goes out onto Garfield. He would like Council to take that into consideration before we allow that type of drainage system to be changed. He noted that we cannot pave 9 Mile Road because there is that much of wetlands. He said the bike path in the ITC right-of-way is just about flooding over. He wanted all of these issues looked at before that. He didn't think the Planning Commission took all of that into consideration why they gave the OK for this proposal. They compared the density to Island Lake saying that it was equivalent to what they allowed at Island Lake. He stated this piece of property is not a gravel pit; it is wetlands and a wooded area. He didn't think this should be allowed. If a 30 foot setback is what is in the Master Plan then that is what should remain.

Judy Cunningham said she was a grandmother and mother of a teacher here at Novi Middle School. Her daughter wrote last night an impassioned plea for Council to consider a Proclamation to declare June 1<sup>st</sup> as National Gun Violence Awareness Day. Her daughter could not attend that evening so she was there on behalf to read a letter she wrote to Council. Her daughter said in her letter that she never contemplated having to think about a school shooting when she entered this profession. Now teachers have to worry about being a hero and saving their students life with the possibility of not being able to raise her own child. She would do that for her students, or at least she thought she would. She couldn't help but wonder if action would be happening a little faster if shootings became a common occurrence in your job. She stated that the schools are trying to do the best that they can with troubled students. She said you need to do something, we need help from the outside.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 18-05-066            Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To approve the Consent Agenda as presented.**

- A. Approve Minutes of:
  - 1. May 7, 2018 – Regular meeting
- B. Approval of Resolution Referring Massage License Appeal to Administrative Hearing Officer for purposes of hearing an appeal by Mulan Massage from the denial of a business license by the City Clerk.
- C. Approval to award OHM Advisors civil engineering services associated with the Ten Mile Road Corridor Study from Napier Road to Haggerty Road in the amount of \$63,850.00.
- D. Approval to award civil engineering services to Spalding DeDecker for construction engineering services associated with the Thirteen Mile Road Rehabilitation (Novi Road to Meadowbrook Road) in the amount of \$39,377.49.
- E. Approval to increase forestry maintenance services for local streets and to amend the budget.
- F. Approval of amendment to Council Organization Rules and Order of Business.
- G. Approval to award bid for fleet management software to Ron Turley Associates, Inc., the lowest bidder, in the amount of \$41,740, subject to final review and approval of the form and agreement by the City Manager's office and the City Attorney.
- H. Approval of the Novi Fire Department Automatic Mutual Aid Agreement between the City of Novi and the City of Farmington Hills.
- I. Acceptance of Woodland and Wetland Conservation Easements from Bolingbrooke Singh, LLC, to protect the woodland replacement trees and remaining woodlands as part of the Bolingbrooke project site, JSP 17-34, located north of 12 ½ Mile Road and west of Novi/Old Novi Road in Section 10 of the City.
- J. Approval of Claims and Accounts – Warrant No. 1012

**Roll call vote on CM 18-05-066**

**Yeas: Breen, Casey, Mutch, Wrobel, Gatt,  
Staudt**  
**Nays: None**  
**Absent: Markham**

**MATTERS FOR COUNCIL ACTION**

- 2. Approval of Resolution for 2018 Millage Rates.

City Manager Auger stated Council had a question regarding the Millage Rates at the last meeting. We got the information out to Council, and hoped it was sufficient.

**CM 18-05-067          Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To approve Resolution for 2018 Millage Rates.**

**Roll call vote on CM 18-05-067                  Yeas: Mutch, Wrobel, Gatt, Staudt, Breen,  
Casey  
Nays: None  
Absent: Markham**

3. Approval of Resolution for Fiscal Year 2018-2019 Budget and Acknowledging the Multi-Year Budget, including Projections of Fiscal Years 2019-2020 and 2020-2021.

City Manager Auger thanked Staff and City Council for all of their hard work and input on this year's budget.

**CM 18-05-068          Moved by Staudt, seconded by Wrobel; MOTION CARRIED: 6-0**

**To approve the Resolution for Fiscal Year 2018-2019 Budget and Acknowledging the Multi-Year Budget, including Projections of Fiscal Years 2019-2020 and 2020-2021.**

**Roll call vote on CM 18-05-068                  Yeas: Wrobel, Gatt, Staudt, Breen, Casey,  
Mutch  
Nays: None  
Absent: Markham**

4. Consideration of Agreement for Limited Use of Land for Recreational Facilities with Novi Community Schools for the improvement and use of land owned by the School District at Eleven Mile and Beck Roads, subject to final review and approval as to form by the City Manager and City Attorney's office.

Member Wrobel said this was a long time coming and it was something that we have been working on and he thanked Mayor Pro Tem Staudt for taking the lead on this and following it through. He knew there were times that it didn't seem like it was going to happen. He also thanked City Staff and the School Board for making this possible.

**CM 18-05-069          Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**Approval of Agreement for Limited Use of Land for Recreational Facilities with Novi Community Schools for the improvement and use of land owned by the School District at Eleven Mile and Beck**

**Roads, subject to final review and approval as to form by the City Manager and City Attorney's Office.**

Mayor Pro Tem Staudt said since Signature Park failed several years ago, this has been on our radar for a while on how we could partner with the School District to use this very nice piece of property in the middle of our City. He wanted to thank Dr. Matthews and Dr. Weber and all the School Board. It was a unanimous vote; at times it was unanimous against us as recently as several years ago. This has been an interesting experience and he felt that the School District has benefited from it because they got an opportunity to look at their future needs and we benefit hugely. He expressed most importantly the children and the people participating in Parks and Recreation will benefit from this because this provides a great additional space to our friends in the Indian community, it's time that we will have a real cricket pitch.

Mayor Gatt said this was a piece of property that was formally known as the Bosco property which the School District owns now. The fields are where his children played little league baseball many years ago.

Member Mutch said he remembers that as well. He said there were times that he thought they would never get to this point. He really appreciated the work done by the School Board who probably felt the same way. They felt like they were going a little bit uphill against forces that would not let this happen, but it did. He asked what the next steps would be in terms of informing the community about this property now that this agreement is in place. City Manager Auger replied that they were anticipating this was going to happen, so they had one of our engineering firms work up a plan to develop. He said it will be all green space with gravel parking lots that have two entrance ways, one on Eleven Mile and the other on Beck Road. There will be no real permanent facilities. He mentioned that we will probably have one cricket pitch that would be multi-purpose. The biggest need is for soccer fields. It's ironic that while the school board passed their portion of the resolution, he was getting an estimate on costs to get the fields ready. We are planning to irrigate so we have grass. They are looking at putting a well in, instead of tapping into City water so they don't de-water surrounding residents on wells. They will probably have to do a study but it would save a lot of money. The recreation team was excited to get started. Member Mutch asked about the timeline. Mr. Auger said it takes a season of growing, so they want to get in there sooner rather than later. They need to get the drainage right first. Member Mutch said he was looking forward to progress.

Mayor Pro Tem Staudt asked if they would see something at the next meeting from a financial standpoint or would this be an appropriate time to fund the construction. Mr. Auger said they received an estimate of \$2 million to do it correctly. He said if Council saw that as an appropriate amount to spend, it would take five votes to amend the budget. He said there was \$5 million budgeted for purchase of park property that fell through. It could be allocated through those funds and would allow them to start two weeks early. Mayor Pro Tem Staudt asked that they continue the discussion after they vote.



**Roll call vote on CM 18-05-069**

**Yeas: Gatt, Staudt, Breen, Casey, Mutch,  
Wrobel**

**Nays: None**

**Absent: Markham**

**CM 18-05-070**

**Moved by Staudt, seconded by Wrobel; MOTION CARRIED: 6-0**

**To allocate \$2 million from the CIP fund to fund improvements at Bosco, pending contracts and legal agreements being completed.**

**Roll call vote on CM 18-05-070**

**Yeas: Wrobel, Gatt, Staudt, Breen, Casey,  
Mutch**

**Nays: None**

**Absent: Markham**

5. Consideration for tentative approval of the request of Cambridge of Novi, LLC, for Villa D'Este, JSP17-52, for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment 18.718, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51 acres and is located east of Napier Road on the north side of Nine Mile Road in Sections 29 and 30. The applicant is proposing a 42-unit single-family ranch housing development in a gated community.

Matt Quinn was present to represent Mark Guidobono. He explained that this project has been through the Planning Commission Master Plan Rezoning Committee with a positive recommendation and to the Planning Commission with a positive recommendation as of March 14, 2018. This is a 51 acre development currently zoned RA and they are requesting rezoning to R1 with PRO overlay. With R1 zoning, it would allow a development with 42 units which would be marketed and established as a senior targeted development with amenities. The cost will start around \$700,000 and go up. He said it was for seniors and was unique in Novi and surrounding areas. When they talk about Master Plan density, it's not about the number on the page. With R1 density, they have 1.65 units per acre, and with the PRO it is 1.07 units per acre. The density is more than the number. He explained density also looks at traffic, and the traffic study shows they will end up with half the traffic compared to if it was developed as R1. With the combination of closer units, they are able to develop less of the acreage and can preserve more trees on site. He appreciated the comment about him being part of the Master Habitat Plan. What they will be able to show is part of that plan was the corridors remain preserve. One of the benefits of this project is that the City will be the recipient of 20 acres of woods and wooded wetlands that will combine two areas of City parks that do not touch each other. They are actually adding a habitat corridor that will be beneficial. The two outstanding issues he sees is that they are requesting a waiver of 327 tree credits and requesting they be allowed to put larger trees along the berm along their property so residents can't see in or out. He thought that would be a

nice trade off. In the PRO Agreement, as far as when their project begins, there was a suggestion they not begin until the entire 9 Mile sewer project is completed. They felt that was overkill. They request they be able to remove trees when that project begins, but not proceed further until sewer is completed.

Mark Guidobono was present as the builder and developer, but also as a Novi resident. He said Novi offers a great variety of housing options, but we are lacking in ranch housing for empty nesters in Novi. He showed the area map of the property and said it was surrounded by future City parkland to south, west, and part of the north. Also on the northern boundary is the Links of Novi which is zoned R1. He also showed the 20 acres that would be donated and connect the two parklands. The map also shows the ITC corridor along their eastern property line. In 2010, Oakland County came out with a study on the aging population called the "Silver Tsunami". He read a few quotes from that report. Novi's Master Plan states a need for middle housing for empty nesters. He said some empty nesters prefer urban style homes, but some prefer ranch style homes in rural areas. They have found the perfect location to address this issue. They put a lot of effort into designing the project. This 50 acre site is beautiful. When they first looked at the site and the buildable area, they could see they would be cutting a significant amount of trees to develop single family lots. His experience was that single families like decks, lanais, pools, and lawn area for kids, which would require them to cut a lot more trees down. They looked at this area and decided what would be the friendliest way to develop this site and decided to place the homes closer together with minimal lawn area so they wouldn't cut as many trees. They felt it would be very important to maintain the rural flavor. They decided after talking to residents that they would do their best to screen the project so you wouldn't even see the project from the road. They also put 100 yards between their entrance and the closest home. They wanted to create a private setting that wouldn't be viewed from 9 Mile Road. They wanted to handle the entrance in a way that was understated and natural. What was unique about this project was they would let the individual buyer customize elevation and floor plan. It wouldn't be limited to brick color, roof, color, and elevation. As long as it fits into overall theme, they could customize. He showed the woodlands study plan. He showed what areas would be removed and what would be protected. He took a step further to show the impact single family homes would have. He said the difference would be clearing at least double the amount of trees than they will with the current plan. He spoke about traffic and at peak hours, the average was 13 trips. With single family homes it was 32 trips. The average daily traffic was 139 but single family was 302. This will be a quiet neighborhood and will protect more woodlands and produce less traffic. The community benefits were significant. He noted the 20 acre land donation and are building a comfort station for the ITC Trailhead. They were contacted by the Engineering Department to use the area as a staging area, and as a soil stockpiling location and a discharge point for the de-watering operation to construct the 9 Mile Road sewer, which they have agreed to. They also proposed paving 300 feet of 9 Mile Road at the Garfield Road intersection. They will be removing debris and shutting down the current woodchip operation. They will be increasing the tax base by \$30 million. They are proposing a high quality development with extensive landscaping. They are providing empty nester housing which is lacking in the community. He showed samples

of the proposed comfort station. He said in summary, they are improving the land in accordance with its character. This is the least disruptive for the property they are conserving natural resources. He said 60% of the site is open space. Their proposal will result in enhancement of the project area. The proposal offers a healthy and active lifestyle by connecting to the ITC pathway system. The proposal generates less traffic than single family homes and has no impact to the school system. They are offering significant community benefits. This is a diverse housing type that is currently lacking. He said 20 years ago he came to Council with a proposal that was a little bit out of the box, and they supported that vision; that community is called Bellagio. He said with their support, they can make Villa D'Este an award winning development that the City can be proud of.

Member Mutch had some questions about the numbers that have been shared with Council. He confirmed the proposal was for 42 homes. He said the packet indicated the number of homes allowed under the RA zoning was either 30 or 31. Ms. McBeth said 31 units on 39.18 net acres. Member Mutch said there was discussion about how that was calculated. Ms. McBeth said that was done by City staff to calculate the net site area excluding the identified wetlands and watercourses that are also recognized by the State and also excluding the existing or statutory right-of-way. Member Mutch referenced the map shown by Mr. Guidobono showing the amount of woodlands being removed. He asked for the total acreage being removed from the site. Ms. McBeth referred to Rick Meader and Sri Komaragiri. Ms. Komaragiri said the latest woodland review letter identified 10.19 acres, which was based on woodland concept plan after the Planning Commission meeting. Member Mutch said there were a few deviations requested in the PRO Agreement that he wasn't clear on. One was a façade deviation for the similar/dissimilar ordinance requirements that he wanted clarification on. Ms. Komaragiri said when the similar/dissimilar ordinances allows house within a certain distance, it determines the material percentages allowed for that house as well as the minimum square footage. If you take a certain stretch of area and you have houses about 2,000-4,000 square feet, and you are trying to build a house in between, that range determines the minimum square footage for your house and material percentages. Member Mutch asked how that triggered the need for a deviation in the PRO. Ms. Komaragiri said the applicant is trying to identify a square footage within the project boundaries because the nearest houses are far away. The deviation is not that much based on conversations with the façade consultant, but it helps them identify the minimum square footage. Member Mutch said the deviations aren't necessarily between the houses within the development, but between the houses in the development and adjoining properties. Ms. Komaragiri said the deviation excludes houses outside the property, but they came up with the new number to apply for this subject boundary. Member Mutch asked Mr. Guidobono what his expectation was in terms of square footage for the units. Mr. Guidobono said minimum square footage was 2,200, but there were opportunities to build a 4,000 square foot ranch. If you include a story and a half compared to a ranch, it would be roughly 2,200 square feet to 4,500 square feet. Member Mutch said he didn't have a problem with the request in looking at adjoining properties. Mr. Guidobono said this was different because it's an empty nester product and not single family homes. He said there would

be different sizes to add interest. Some will be 50 feet wide; some will be 60 or 70. They don't want everything to look the same. Member Mutch said in terms of the elevations, the owners will be able to select anything they want within whatever framework they have. He asked if there was a commitment to keep these unique. Mr. Guidobono said if you drove through Bellagio or Tuscany, all the homes look different but there are duplicate floor plans. They try to change the elevation so you can drive through and believe every home is totally different. Member Mutch said the review letters indicate the driveways would not meet the City standard. He wondered why and where it was happening. Mr. Guidobono explained with single family homes, the City likes to have a wider curve between the sidewalk and the City street. They have a lot more room between driveways in single family lots. It was different here because you aren't dealing with kids and multiple cars. They don't want the driveways; when they are already close together, to have to widen them out another 5 feet. He said it didn't make sense and didn't fit the product. Member Mutch said the review letter noted some units are in the flood plain area and would have to seek revisions to remove them. Ms. Komaragiri said it was a precautionary note to ensure they were away from the flood plains, and none were within at the moment. Member Mutch said there was reference that some of the stormwater detention basins were being built in the flood plain area. Ms. Komaragiri said one was especially close. Member Mutch asked if we typically allow stormwater detention basins to be built in flood plain areas. Pat Keast, from Seiber Keast Engineering, said he did the engineering and drainage design for the project. He said there were flood plains on the site and there were building within the flood plain. It was their goal to provide map revisions, which they've done on similar projects. He said looking at the flood plain in that area and the extensive flood plain to the north; they don't see it as an issue of doing the fill and getting in approved. He said it would certainly be a condition of any approval before they would build any houses. As far as the detention basin, they look at the design to meet the City's engineering standards for the volume and if there is a flood plain downstream that it drains into, that flood plain can be allowed to back up into the detention basin. He wasn't aware of there being a prohibition of that design. They've done it in Novi before. Member Mutch said staff can look into that. He mentioned in a previous plan, the main entrance to the site was to the east and has since been shifted. He thought there was an existing drain that ran north from Garfield Road that the road would cross. Mr. Keast confirmed that was true. Member Mutch asked was kind of concerns or issues that may raise by going in at that location. Mr. Keast said there was an enclosure on Garfield Road that would be extended and would require permits from the City and MDEQ. He said the road moves away from that drain as soon as they get north of 9 Mile. The reason was they wanted to line up with Garfield Road as they felt it was a more appropriate intersection. Their intention was to minimize impact on that drain. Member Mutch spoke about the woodlands removal and how the Woodlands Consultant Review letter did not approve the proposal as submitted, which he thought was a first. Generally they approve the woodlands approval, so he took note of that since it was unusual. They noted the highest quality woodlands on the site were north, central and western. He asked Mr. Meader to show on the map where those locations were. Mr. Meader said he didn't do the review, but having visited the site, pointed out where he thought that was. Member Mutch asked about the tree survey and if he knew the

largest diameter tree on site that was planned to be removed. Mr. Meader did not have that with him. Member Mutch asked about the quality of the woodlands on site and where it ranked in terms of quality to other sites. Mr. Meader said it was pretty good. It was a nice woodland. Member Mutch said the property to the south was just purchased by the City with a grant. He asked, in terms of connection, how it would impact the connection from the south to the north to have the central area cut out the way it is with the roads and home. He wondered if it will impact wildlife, or the quality of the woodlands to the south. Mr. Meader said there was enough communication for the animals to cross the woods into other areas. He pointed out an area on the map of trees that were not great quality because they were regenerated. He felt it would be a good connection and not a concern. Member Mutch said he has known Mr. Guidobono for decades and has seen the developments he has put in Novi and knows the anything he puts in will be high quality and well done. He asked the questions to get a sense of the plans for various homes. The challenge he has is that at 42 homes, even though it doesn't sound like a lot, it's still a 34% increase over what's allowed under the RA zoning which is what is based on our Master Plan. That's fairly significant. He said he looked at other developments that happened in the 9 Mile Road corridor and all were built using RA density, utilizing different options to allow them to build. He didn't think any were built, with the exception of the south east corner of 9 Mile and Napier. They all have smaller lot homes and a significant amount of preservation because they took advantage of residential options. They weren't talking about RA size lots in this area, but RA density. He said at least one of those developments donated property to the City to use for parkland and wildlife habitat preservation because they were able to preserve a significant amount of area. He also had an issue with the impact on the woodlands because they were high quality woodlands. He said he appreciated Mr. Guidobono's contention that if he did a traditional RA subdivision, it would take out more woodlands, he has to look at what can be done with residential options in the RA district that would allow smaller lots and higher preservation. If he looked at those two options, the amount of preservation that would take place would be much higher than what is shown. To him, that's an alternative and not just this or an RA one acre lot development. It's a development like this at 42 homes or a similar style development at 30 homes which would be permitted under the Master Plan. The final issue he had was the impact on the corridor. He said he appreciated Mr. Meader's opinion that he believes there would be connectivity there, but he thought some of the previous plans might work better. For instance, not having the entrance at Garfield Road where it has a significant amount of woodlands impact. Shifting that over to the east would eliminate that woodlands impact that would take place in that area. Those are changes that could be made and would provide an opportunity for Mr. Guidobono to develop the property, but at the same time, protecting more of the natural resources on the site. Member Mutch said one of the issues that came up in the process was 24 foot wide streets versus the standard 28 foot wide streets. He said if 24 foot wide streets saved trees and reduce the impact on the site, he wouldn't have an issue with that. It will be a gated development and the streets would remain private. By the nature of the development, it presumably wouldn't have a lot of traffic so he would be fine with that. He said he wasn't sure what the City's issue with that was, other than it wasn't standard. Since we aren't following a lot of the standards on this, he wasn't sure why

that one became a deal breaker. In terms of some of the amenities that were proposed, if the trailhead is going to be built at that location, he would like to see the City involved in the design because it would be a City facility and City property eventually. He said something that was not mentioned was the City routing part of the ITC trail through this area. He said if Council was inclined to approve this, he thought it would be appropriate to route on the north side. He said it should be consistent with the remainder of the trail to tie right into the comfort station. He said that would be an additional public benefit. With all of the concerns he expressed, he said he could not support the proposal.

Member Wrobel asked about the walkability of the project. He asked if there were plans for sidewalks in the development. Mr. Guidobono said yes. Member Wrobel asked where he projected accessibility to the ITC trail from the development. Mr. Guidobono showed on the map where that would be and it lined up with the Master Plan. He confirmed they would use the same materials as the rest of the trail as well.

Member Breen said we have a Master Plan to follow and a lot of thought and energy goes into creating it, but they also have to have flexibility in order to move forward. They may see a proposal that doesn't quite fit the Master Plan but might be great for a particular parcel or project. She said there was a lot to like about this, including the acreage being donated. She recognized Mr. Guidobono has a history of building high quality homes. We had budgeted for the trailhead and comfort station, but if this is approved, maybe they could reallocate that money for park improvements elsewhere. She said this was private property and they have limited input. The residents in the area have an expectation that they get what they pay for and when they purchased the property had an expectation of what the surrounding area is for. She liked that it addresses the need for housing for the older population. She didn't believe this is the middle housing though, because \$700,000 is out of the price range for many folks. It is also not an urban or walkable area. Her biggest concern is that they would be setting a dangerous precedent by disregarding the Master Plan, and therefore the residents, wildlife, and environment. She said it seems like developers come in with outlandish plans that get whittled down into something that shouldn't be acceptable compared to the Master Plan but seems palatable compared to what was originally presented. She said she wasn't unreasonable but had some concerns. She said this was a high quality woodland and wildlife habitat. She appreciates some east and west connections to parklands, but was concerned with north and south connections. She said because this was a concept stage, she wondered if he would look at some changes. Regarding the gated driveway, she asked if there would be a wall or gate extending down the whole area by Garfield. Mr. Guidobono said there was no final landscape plan, but he didn't want to see a long wall that whole distance. They wanted to keep in natural to enhance the rural feeling. Member Breen confirmed that his original plan had 56 units. She said looking at the north and south connection, she asked if units 16 through 19 could be relocated to allow more access. Mr. Guidobono said if he relocated those units, they would have to be placed further north. He said he didn't know what that would help with, but he said he could do it if that's what Council wanted. He said they would probably be cutting more trees though because it would

require more road and a cul-de-sac. Member Breen said it would allow more accessibility for wildlife. She also asked if he would move the driveway east again. Mr. Guidobono said that would be tough because there is a ravine that is a drain. He said it was wooded and he was trying to preserve the ravine. If they bring the road on that side, it wouldn't line up with Garfield Road and it would create a traffic issue. The engineers wouldn't allow the entrance to be too close to Garfield Road. There is a requirement to have 300 feet away otherwise the intersections have to align. Also, it would be undesirable to have the entrance where that tower is. Member Breen said this was a concept plan, so she was asking him to make whatever changes he can to accommodate the north and south travel, given that this is a high quality habitat.

Mayor Gatt said it was stated this development would add \$30 million to the tax rolls. He asked Mr. Johnson how much money does that relate to in their budget for them to use. Mr. Johnson said it would be about \$350,000 annually. Mayor Gatt said that could be used for Police and Fire. He asked how much would go to the schools. Mr. Johnson said he wasn't sure, but it would be similar. Mayor Gatt said several Council members said very nice things about the development, but in the end had some problems with it. He said he has heard people talk about this for weeks and the reasons why they don't want the development. He felt for them, but he has seen the City grow up. He said people are reluctant to see more people move in because they like it the way it is. He said he lives in a subdivision that was developed in 1975 and just today saw four deer in his backyard. He felt the animals would work their way around no matter what. He didn't think they would stop the animals from living in their habitat. This developer had built the classiest development in southeast Michigan. He heard Mr. Guidobono say Novi is the best community in the state. What makes Novi so great is the diversity, including the diverse homeowner opportunities. He heard people say \$700,000 is not a normal starting point, but there are people who will buy these homes. They felt the same way 20 years ago when he built Bellagio. There are people who want to live here. They would be doing an injustice if they turned down extra tax money. He referenced the developer putting in landscaping and berms so you can't see the development. You won't even know it's there. The public benefits being proposed are immense. Council has taken a position of being adamant and strict about PRO and having those public benefits. He said this developer would donate land and connect two parks. Not to mention building the trailhead station. Council has been trying to do that for years. The developer is giving the public some substantial and tangible benefits. Novi is a classy City and we want to keep it that way. He has gone from 56 units to 42 units. He thought Mr. Guidobono came with a very good plan. His proposal is a benefit to the public and will not infringe on his neighbors rights. He said this proposal is saving a lot more trees than if he proposed a single family residential development. He thought this was a quality development that they should embrace and approve. They should be happy Mr. Guidobono wants to develop here. He said the Master Plan is a living, breathing document and is not cast in stone. It should be able to move and alter a little bit when the public benefit presents itself. In this case, the public benefit has presented itself. The Master Plan, although it's being altered, is not being ripped up and thrown out. This is going to be a high class, quality development. They would be wrong to turn this proposal down.

Member Casey wanted insight on timing for the sewer work. Ms. McBeth said plans have been in the works for a couple years and they were finalizing details with permits and design. It is anticipated it would start later this year. Member Casey asked about the completion date, or at least when this project would be able to move forward. Ms. McBeth said Mr. Herczeg said in 2019. Member Casey said there was conversation in the Planning Commission minutes about dewatering and they heard from a resident about road flooding. She asked at what point in the process they really understand what dewatering needs to be done, what the impact to the surrounding area will be, and what could happen to the road conditions. She said she was concerned about what that would do to the current residents. Mr. Herczeg said the dewatering would be part of the process during the sanitary sewer installation. He said it could draw down on the surrounding area during the project, but there is no real way to know until they get into construction. Member Casey asked if there was risk to do anything to worsen water conditions on the roads regarding the drainage. Mr. Herczeg said it would have to be vetted through the site plan to make sure it didn't run the risk of dewatering. Member Casey said there was a question about the number of units permitted in RA, which she thought was 30 or 31. Her concern was that the motion sheet referenced it as 40 units. Ms. McBeth said that was a typo. Member Casey said that would make a difference. She said her questions relate to the residents being built around. Her concern was for the residents abutting the development, specifically the four residences in the front along 9 Mile. She asked how much land will be surrounding them in the rear and along the side; what kind of property and screening will be there. Mr. Guidobono said there were eight residences that abut the property and he has spoken with all of them. Of the 8, there are three that fully support the project, two that don't and three that are neutral. He's met with the residents on multiple occasions and has promised them he would do his best to preserve the woodlands along the common property line. He said where they had potential openings he would put the necessary screening on his property and possibly theirs to satisfy them. The City wouldn't be giving him credit for the screening he would be adding to the resident's property, but he would like that. He assured them he would do his best to accomplish that objective. Member Casey said she was looking for more specifics. Mr. Guidobono referenced a corner lot where he walked through the property with the homeowner. He said he would keep the area as natural as possible between the property line and the emergency access road. He would plant trees as needed to provide screening to make the home invisible. He said they were to closest home offsite to one of their units. He felt the homeowner was satisfied. Member Casey asked about two others that appeared to not have any screening. Mr. Guidobono said one homeowner was worried about the preservation of animals and woodlands. He said it was a wooded area and there were a lot of leaves up high, but it was fairly open. Right now there was no set plan, but he was concerned about a certain area close to the roadway. He hopes to leave as many trees as he can and fill the area in with evergreens and maples to give as much blockage as he can. Member Casey asked the distance between the end of their property and the road. Mr. Guidobono didn't have the exact footage, but possibly 30-40 feet. Member Casey said this would be a tentative approval, but since there were only 6 Council members present, what are the options for the developer if it doesn't pass since it has



been approved at the Planning Commission level. She asked if it would have to go back through the Planning Commission with modifications based on what they've discussed. Mr. Schultz said he would not have to go before Planning Commission unless there were substantial changes. Member Casey said there was no question regarding the quality of the development and the fact that it was a housing type we don't have much of. The challenge she is struggling with is the density of 42 units on the site and the residents voicing their concerns. She said she sat at the corner of 9 Mile Road and Garfield for about an hour, not at rush hour, to get a sense of what the neighborhood is like and what the roads are like. She felt 42 units was too high density for that property. She said she doesn't typically get into how to design the development, but the density is too high. She would be open to seeing something else that was rearranged. There were natural berms to the west and he would do the screening. She wants to make sure we maintain the natural beauty road and that we do the due diligence to make sure with the sewer project that dewatering doesn't have an impact that would cause other drainage issues. She was struggling with her decision but thought she wouldn't be able to support what was in front of them currently. She would be happy to see it come back with some tweaks and get some more answers to the questions she has identified.

Member Mutch asked if it would be appropriate to table the item. Mr. Schultz said this was a rezoning, but Council has some maneuverability. He said postponing might make sense because it gives the opportunity to the developer to accommodate suggestions from Council. Then there is no question that it would be appropriate for it to return to Council.

**CM 18-05-071            Moved by Mutch, seconded by Casey; MOTION CARRIED: 6-0**

**To postpone consideration for tentative approval of the request of Cambridge of Novi, LLC, for Villa D'Este, JSP17-52, for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment 18.718, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential).**

Mayor Pro Tem Staudt said his concern was that several months ago, they rejected this proposal with specific recommendations to reduce the number of units. Now they are back to the same thing, but they aren't giving specific guidance. He said it was an arbitrary decision. He didn't believe this was an outlandish plan, but a high quality development. He was disappointed to see this not move forward. He felt it was an appropriate use of the property. He said they respect each other for their differences, but in this circumstance it was hard to give guidance to the developer when they are talking about arbitrary numbers. There were a lot of restrictions in terms of where things can be built. Everything they do moving forward in this City will be tough; there are no easy projects lefts. They will have to deal with these things moving forward in a way where they have open minds, or they will stop development in the City. He said he was at a ribbon cutting at Rose Senior Living where they had similar arguments and high quality trees were cut down, but he saw a \$45 million facility with 168 units and 70 units

are already filled. He couldn't even see the road from where he was standing. This is the way things are in Novi. If they are making decisions on the number of high quality trees they cut down, that's fine as long as they understand it will have an adverse effect on long term tax base. He said hopefully this development doesn't go away and they make some compromises that facilitate getting this done. He doesn't know what those would be though. He felt some members would not approve anything in front of them. He said it was a disappointment. He said they sent Mr. Guidobono away a few months ago for something more conservative, but apparently this wasn't conservative enough.

Member Wrobel said he was disappointed this wasn't moving forward. He said he was on the Planning Commission and the Chairman of Master Plan Zoning Committee. He has never seen a developer make so many concessions to get a project approved. He offered benefits and is trying to accommodate the residents. He would support this as is because the benefits totally outweigh any negative aspects of the project. They are familiar with his work and they know he isn't there to put up cheap homes that are an eyesore. He is a resident himself and his developments are top notch and blend into the community. He supports the motion to postpone, but he doesn't want to lose the project.

Mayor Gatt said he was flabbergasted. This Council is elected by the people of the City of Novi to do what is best for all the people. Whenever there is a development like this, some people will rail against it. He said it wasn't personal because he understands, but they are turning down \$700,000 in tax money because they don't want to cut down trees even though the developer is making every effort possible to save trees. He said some Council members will never vote for a development. All he can say is that as years go by, the bottom line of the budget will start dropping. Developers will go somewhere else. They aren't doing any favors for the residents of Novi. They can't even tell him what to do differently to get it to pass. They only said what they don't like, they didn't provide specifics. They aren't developers or builders. They already sent him back and he returned with a great plan.

**Roll call vote on CM 18-05-071**

**Yeas: Staudt, Breen, Casey, Mutch,  
Wrobel, Gatt**

**Nays: None**

**Absent: Markham**

6. Approval to award the construction contract for the Taft Road Reconstruction (Ten Mile Road to Grand River Avenue) project to Cadillac Asphalt, LLC, the low-bidder, in the amount of \$1,977,088.00.

**CM 18-05-072**

**Moved by Mutch, seconded by Casey; MOTION CARRIED: 6-0**

**To award the construction contract for the Taft Road Reconstruction (Ten Mile Road to Grand River Avenue) project to Cadillac Asphalt, LLC, the low-bidder, in the amount of \$1,977,088.00.**

**Roll call vote on CM 18-05-072**

**Yeas: Breen, Casey, Mutch, Wrobel, Gatt,  
Staudt**

**Nays: None**

**Absent: Markham**

7. Approval to award the construction contract for Thirteen Mile Road Rehabilitation (Novi Road to Meadowbrook Road) to Hutch Paving Inc., the low-bidder, in the amount of \$462,039.90.

**CM 18-05-073 Moved by Breen, seconded by Casey; MOTION CARRIED: 6-0**

**To award the construction contract for Thirteen Mile Road Rehabilitation (Novi Road to Meadowbrook Road) to Hutch Paving Inc., the low-bidder, in the amount of \$462,039.90.**

**Roll call vote on CM 18-05-073**

**Yeas: Casey, Mutch, Wrobel, Gatt, Staudt,  
Breen**

**Nays: None**

**Absent: Markham**

8. Approval to award civil engineering services to AECOM for construction engineering services associated with Taft Road Reconstruction (Ten Mile Road to Grand River Avenue) in the amount of \$159,318.96.

**CM 18-05-074 Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To award the civil engineering services to AECOM for construction engineering services associated with Taft Road Reconstruction (Ten Mile Road to Grand River Avenue) in the amount of \$159,318.96.**

**Roll call vote on CM 18-05-074**

**Yeas: Mutch, Wrobel, Gatt, Staudt, Breen,  
Casey**

**Nays: None**

**Absent: Markham**

9. Approval to award the construction contract for 2018 and 2019 Concrete Panel Replacement Program to Great Lakes Contracting Solutions LLC, the low-bidder, in the amount of \$1,622,869.75.

Mayor Pro Tem Staudt asked when we started doing two year bids on construction projects. He said it was new to him and asked what we were attempting to do. Mr. Johnson said they have tried to lump engineering services together for multiple years of paving. Mayor Pro Tem Staudt said this was unusual. Mr. Johnson confirmed they were not spending outside of the budget year. Mayor Pro Tem Staudt asked if we were projecting the second year and what we would do in the second year in the bid

contract. Mr. Herczeg said the reason was to grab greater unit prices over a two year span because the contractor would have secure work over the two years. The other issue that has been ongoing was construction at the end of the fiscal year for the following year since funds aren't available until after July 1<sup>st</sup>. He said construction can't start until after July 1<sup>st</sup> when the funds are appropriated. By doing the two year process, they can get funds available to do the projects in the same fiscal year for the next fiscal year. Mayor Pro Tem Staudt asked if he anticipated in the second year that there will be flexibility in the projects because things can change dramatically. He said it looks like they've projected the following year. Mr. Herczeg said there was flexibility to move projects around. He felt there was enough savings that they could move things up instead of further out to get things done quicker. Mayor Pro Tem Staudt said this was quite a change and he was trying to digest this. He asked where this came from. Mr. Auger said a big challenge in road projects was the slow timeframe between Council making a decision to the time when concrete was being laid. With the budget year we have, construction generally starts in the spring but a lot of times projects were being put off until after July 1<sup>st</sup>. In bringing Mr. Herczeg on board, not only are we gaining the scope of a two year budget, they can get money to the roads sooner. He said he supports the plan to get more money to the roads sooner instead of delaying them because of the delay in getting funds. They are also having the engineers do the work ahead of schedule instead of waiting until funds are available. They are also pursuing obtaining right-of-ways sooner instead of waiting until the assigned budget year. For example the 9 Mile sewer project, one reason it is only beginning now was the acquisition of right-of-way should have started 6 years ago when they knew they needed to do the project. Mr. Herczeg is implementing several things to make us more efficient and save tax money. Mayor Pro Tem Staudt asked if the panels in the 2018-2019 budget would be done in 2018 and how many would be done in 2019. Mr. Herczeg said 900-1,000 panels would be completed in 2018. Mayor Pro Tem Staudt asked if it was with this year's money. Mr. Herczeg said yes. Mayor Pro Tem Staudt said that was contradictory if they were using this year's money and getting it done in this year the 2019 stuff would be done in that budget. Mr. Herczeg said there were cost savings from last year's program that were applied to this year's program. So they were able to use the full \$1 million budget in 2018. Mayor Pro Tem Staudt said he wished they would have talked about this before it came as motion so they could understand the logic behind it. He doesn't have a problem with it, but these are the things that are good ideas but would be more appropriately done at some planning or goal setting session. He said they will see how it goes. If it goes well, then it's a good idea. He gets nervous when they do two year bids, which he doesn't remember ever doing, and basically being told to trust the process.

**CM 18-05-075**

**Moved by Staudt, seconded by Wrobel; MOTION CARRIED: 6-0**

**To award the construction contract for 2018 and 2019 Concrete Panel Replacement Program to Great Lakes Contracting Solutions LLC, the low-bidder, in the amount of \$1,622,869.75.**

Member Mutch said the previous speaker raised some good points about them being in the loop earlier in the process. He felt it should be noted they are approving \$1.7 million in concrete panel replacement just on this line item in subdivisions. They've heard about this from a lot of residents. He said there were a lot of locations that would be addressed.

**Roll call vote on CM 18-05-075**                      **Yeas: Wrobel, Gatt, Staudt, Breen, Casey, Mutch**  
**Nays: None**  
**Absent: Markham**

10. Approval to award the construction contract for 2018 and 2019 Concrete Neighborhood Roads Program to Mattioli Cement Company LLC, the low-bidder, in the amount of \$2,079,091.00.

**CM 18-05-076**                      **Moved by Staudt, seconded by Casey; MOTION CARRIED: 6-0**

**To award the construction contract for 2018 and 2019 Concrete Neighborhood Roads Program to Mattioli Cement Company LLC, the low-bidder, in the amount of \$2,079,091.00.**

**Roll call vote on CM 18-05-076**                      **Yeas: Gatt, Staudt, Breen, Casey, Mutch Wrobel**  
**Nays: None**  
**Absent: Markham**

11. Approval to award the construction contract for the 2018 and 2019 Asphalt Neighborhood Roads Program to Cadillac Asphalt, LLC, the low-bidder, in the amount of \$2,173,328.00.

Mayor Pro Tem Staudt mentioned that the past 3 items have put \$5.7 million into the roads in Novi. He thought there were a lot of communities that would like to be in this position.

**CM 18-05-077**                      **Moved by Staudt, seconded by Casey; MOTION CARRIED: 6-0**

**To award the construction contract for the 2018 and 2019 Asphalt Neighborhood Roads Program to Cadillac Asphalt, LLC, the low-bidder, in the amount of \$2,173,328.00.**

**Roll call vote on CM 18-05-077**                      **Yeas: Staudt, Breen, Casey, Mutch, Wrobel, Gatt**  
**Nays: None**  
**Absent: Markham**

12. Approval to award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Concrete Neighborhood Roads Program, in the amount of \$189,265.91.

**CM 18-05-078 Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Concrete Neighborhood Roads Program, in the amount of \$189,265.91.**

**Roll call vote on CM 18-05-078**                      **Yeas: Breen, Casey, Mutch, Wrobel, Gatt, Staudt**  
**Nays: None**  
**Absent: Markham**

13. Approval to award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Concrete Panel Replacement Program in the amount of \$120,357.62.

**CM 18-05-79 Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Concrete Panel Replacement Program in the amount of \$120,357.62.**

**Roll call vote on CM 18-05-079**                      **Yeas: Casey, Mutch, Wrobel, Gatt, Staudt, Breen**  
**Nays: None**  
**Absent: Markham**

14. Approval to award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Asphalt Neighborhood Roads Program in the amount of \$170,399.80.

**CM 18-05-080 Moved by Wrobel, seconded by Casey; MOTION CARRIED: 6-0**

**To award civil engineering services to AECOM for construction engineering services associated with the 2018 and 2019 Asphalt Neighborhood Roads Program in the amount of \$170,399.80.**

**Roll call vote on CM 18-05-080**                      **Yeas: Mutch, Wrobel, Gatt, Staudt, Breen, Casey**  
**Nays: None**  
**Absent: Markham**

15. Approval to award a construction contract for the ITC Storage Facility construction project to Sole Building Company, the low bidder, in the amount of \$454,659, with the final form of the agreement to be reviewed and approved by the City Manager and City Attorney.

**CM 18-05-081 Moved by Staudt, seconded by Casey; MOTION CARRIED: 6-0**

**To award a construction contract for the ITC Storage Facility construction project to Sole Building Company, the low bidder, in the amount of \$454,659, with the final form of the agreement to be reviewed and approved by the City Manager and City Attorney.**

Mayor Pro Tem Staudt said this was similar to 7 or 8 years ago when the money was budgeted and they were going to build a utility building because of the same issues. The money disappeared and it never got built, but here they are. All reasons in the motion sheet are relevant. The equipment was being transported.

**Roll call vote on CM 18-05-081**

**Yeas: Wrobel, Gatt, Staudt, Breen, Casey,  
Mutch  
Nays: None  
Absent: Markham**

**AUDIENCE COMMENT:**

Karl Migrin, 49450 W. 9 Mile Road, thanked Council for their questions about the Villa D'Este development. He said he had a few clarifications. It was within the Northville school district, not Novi. He said his neighbor is in support of the development because in his purchase agreement with Mr. Guidobono to sell a strip of property, he isn't allowed to say anything bad about the development. As far as the sewers, he thought it was best for the City to wait until the sewers are in the ground. Once the capacity increases with the gravity sewer, the Master Plan and Zoning Committee can come in and possibly increase the density in certain areas. It would bring more homes to that area of the City because there is a place to flush the toilets. He said Mr. Guidobono has never spoken to him, but knows his position. As far as the traffic patterns, the 179 car traffic study is one way trips; you have to double it. At the request of the Mayor, there is a change to the audience comment rules about the timeframe to submit materials. He thanked them for making the change as he found it difficult to compose materials five days in advance. One process that has worked for him was to save it as a PowerPoint and send it to the City Clerk for review. As a reminder any visual presentations are subject to the 3-minute time limit.

**MAYOR AND COUNCIL ISSUES: None**

**CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 9:21P.M.

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Sue Troutman, Executive Secretary

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Robert J. Gatt, Mayor

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Transcribed by Deborah S. Aubry

Date approved: June 4, 2018