

cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item L
August 13, 2012

SUBJECT: Acceptance of Liberty Park – Single-Family Phase 1 Subdivision streets and adoption of Act 51 New Street Resolution accepting Stockton Drive; Lafayette Drive; Revere Drive; and Paine Drive as public, adding 0.64 miles of roadway to the City's street system.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division ^{RHS} *BTC*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Pulte Land Company, LLC, developers for the Liberty Park – Single-Family Phase 1 Subdivision, requests the dedication of Stockton Drive; Lafayette Drive; Revere Drive; and Paine Drive within the Liberty Park – Single-Family Phase 1 Subdivision, and requests that the City of Novi accepts these streets as public assets (location map attached). Right-of-way widths for the aforementioned streets are all sixty (60) feet wide.

The Liberty Park – Single-Family Phase 1 streets have been constructed in accordance with City Standards, and according to the City Attorney's office, the related acceptance documents are in a form so as to permit acceptance by Council (July 30, 2012 letter from Beth Saarela, attached). The streets meet city design and construction standards (Stantec Consulting Michigan, Inc. February 15, 2008 letter, attached). The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 0.64 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Liberty Park – Single-Family Phase 1 Subdivision streets and adoption of Act 51 New Street Resolution accepting Stockton Drive; Lafayette Drive; Revere Drive; and Paine Drive as public, adding 0.64 miles of roadway to the City's street system.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

NEW STREET ACCEPTANCE RESOLUTION

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on August 13, 2012, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS ; the City's Act 51 Program Manager is requesting formal acceptance of Stockton Drive; Lafayette Drive; Revere Drive; and Paine Drive; and,

WHEREAS ; that said streets are located within a City right-of-way and is under the control of the City of Novi; and,

WHEREAS ; that said streets have been open to the public since May 2008.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accepts Stockton Drive, Lafayette Drive, Revere Drive, and Paine Drive and directs such to be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Maryanne Cornelius, City Clerk

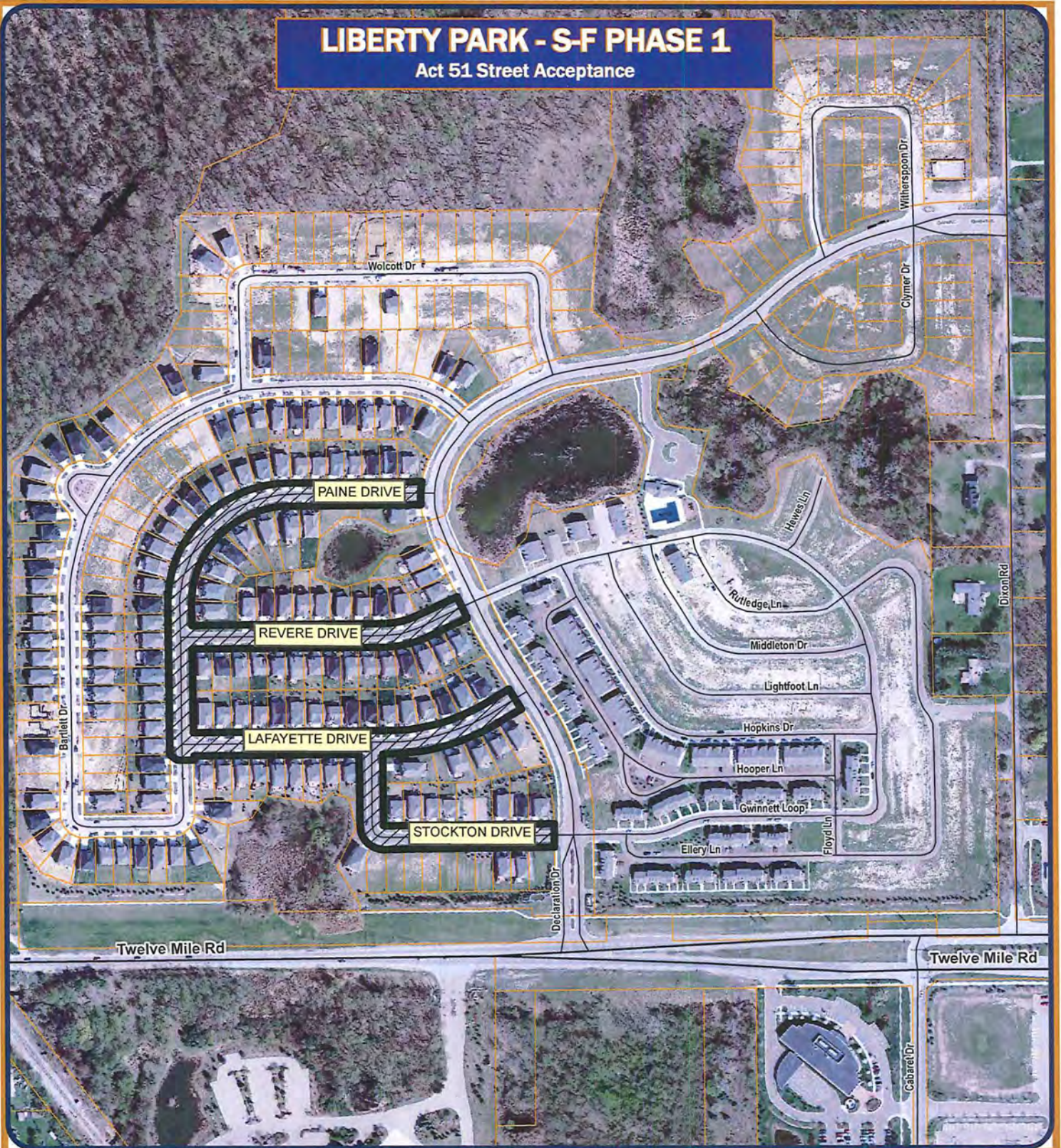
CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2012, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Maryanne Cornelius, City Clerk
City of Novi

LIBERTY PARK - S-F PHASE 1

Act 51 Street Acceptance



Map Author: Aaron J. Staup
 Date: August 6, 2012
 Project: Liberty Park S-F Phase 1
 Version #: 1

Stockton Drive, Lafayette Drive,
 Revere Drive, and portion of
 Paine Drive

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- Road Classification Novi Tax Parcel BSA
- Major Streets Novi 2010 Aerial Photograph
- Minor Streets RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- City of Novi Boundary



City of Novi

Engineering Division
 Department of Public Services
 26300 Delwal Drive
 Novi, MI 48375
cityofnovi.org



1 inch = 348 feet



JOHNSON ROSATI SCHULTZ JOPPICH PC

34405 W. Twelve Mile Road, Suite 200 ~ Farmington Hills, Michigan 48331-5627
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

July 30, 2012

Rob Hayes, Public Services Director
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Townes at Liberty Park Single-Family Phase I, SP04-20A
Streets Review for Acceptance**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find, the following documents for the Townes at Liberty Park Single-Family Phase I:

1. Warranty Deed for Roads
2. Bill of Sale
3. Maintenance and Guarantee Bond
4. Title Commitments

Pulte Land Company, LLC seeks to convey the interior roads for the Townes at Liberty Park, Single Family, Phase I. The Warranty Deed conveying the interior roads for Phase I Single Family is acceptable subject to the approval of the legal description by the Engineering Division.

The Maintenance and Guarantee Bond is in the City's standard format for a surety bond and is acceptable subject to the approval of the total amount by engineering. Generally, the terms of a maintenance and guarantee bond require the developer to repair or replace defective paving for two years from the time of formal acceptance of the roadway by the City.

The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance.

Rob Hayes, Public Services Director
July 30, 2012
Page 2

Upon acceptance, the Warranty Deed, it should be recorded with the Oakland County Register of Deeds. The Bills of Sale, Maintenance and Guarantee Bond and Title Commitment should remain in the City's file.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.


Elizabeth Kudla Saarela

EMK
Enclosures

C: Maryanne Cornelius, Clerk (w/ Original Enclosures)
Marina Neumaier, Assistant Finance Director (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Sheila Weber, Treasurer's Office (w/Enclosures)
Kristin Pace, Treasurer's Office (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
David Beschke, Landscape Architect (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Erik Prater, Esq. (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

Exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this 7th day of May, 2012.

PULTE LAND COMPANY, LLC, a Michigan
limited liability company

By: _____

Its: _____

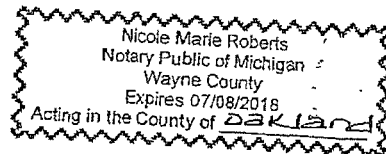
[Signature]
STEPHEN ATWOOD
VP of CONSTRUCTION DJJ.

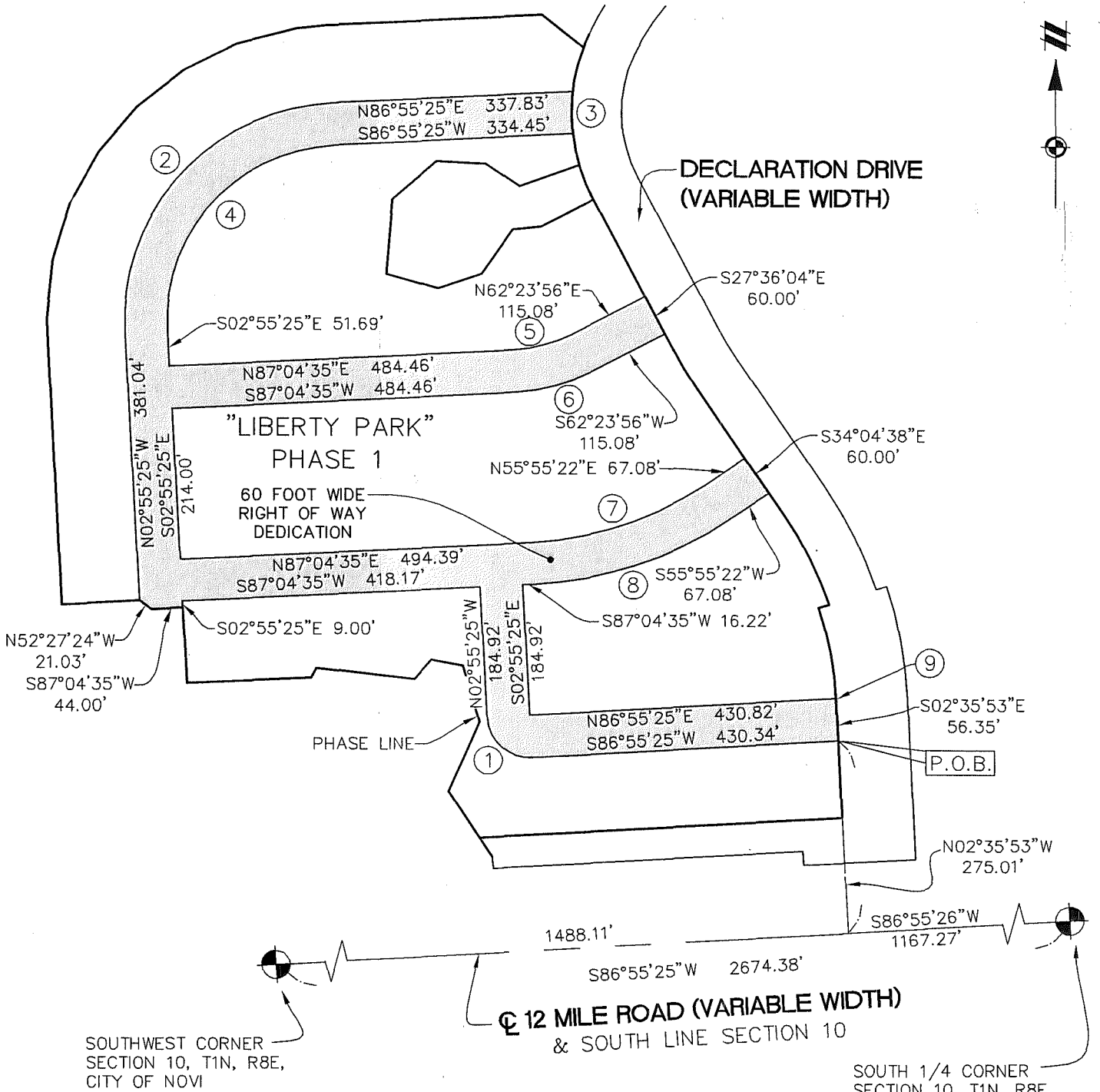
STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Acknowledged before me on May 7th, 2012, by STEPHEN ATWOOD VP CONSTRUCTION
of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

NICOLE MARIE ROBERTS
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan


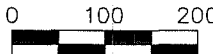
When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
--	---	---






CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
1	94.41'	60.00'	90°09'10"	N48°00'00"W	84.97'
2	486.12'	310.00'	89°50'50"	N42°00'00"E	437.82'
3	60.22'	265.02'	13°01'13"	S00°08'53"W	60.10'
4	392.03'	250.00'	89°50'50"	S42°00'00"W	353.08'
5	86.14'	200.00'	24°40'39"	N74°44'16"E	85.48'
6	111.98'	260.00'	24°40'39"	S74°44'16"W	111.12'
7	260.99'	480.00'	31°09'13"	N71°29'59"E	257.79'
8	293.61'	540.00'	31°09'13"	N71°29'59"E	290.01'
9	3.65'	153.05'	1°21'57"	S03°02'39"E	3.65'

OK


CLIENT PULTE LAND DEVELOPMENT SKETCH AND DESCRIPTION OF A 60 FOOT WIDE RIGHT-OF-WAY LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 300803	CAD 300803EA-14
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 1 OF 2	DATE: 05-14-12
FILE CODE: EA-14		
 ATWELL <small>866.850.4200 www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA</small>		
SCALE: 1 INCH = 200 FEET 		

LEGEND
 SECTION CORNER

DESCRIPTION OF A 60 FOOT WIDE RIGHT-OF-WAY LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, T1N, R8E CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'26"W 1167.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 275.01 feet along the Westerly line of Declaration Drive (Variable Width) for a PLACE OF BEGINNING; thence S86°55'25"W 430.34 feet; thence 94.41 feet along the arc of a 60.00 foot circular curve to the right, chord bearing N48°00'00"W 84.97 feet; thence N02°55'25"W 184.92 feet; thence S87°04'35"W 418.17 feet; thence S02°55'25"E 9.00 feet; thence S87°04'35"W 44.00 feet; thence N52°27'24"W 21.03 feet; thence N02°55'25"W 381.04 feet; thence 486.12 feet along the arc of a 310.00 foot circular curve to the right, chord bearing N42°00'00"E 437.82 feet; thence N86°55'25"E 337.83 feet; thence 60.22 feet along the arc of a 265.00 foot non-tangential circular curve to the left, being the Westerly line of said Declaration Drive, chord bearing S00°08'52"W 60.10 feet; thence S86°55'25"W 334.45 feet; thence 392.03 feet along the arc of a 250.00 foot circular curve to the left, chord bearing S42°00'00"W 353.08 feet; thence S02°55'25"E 51.69 feet; thence N87°04'35"E 484.46 feet; thence 86.14 feet along the arc of a 200.00 foot circular curve to the left, chord bearing N74°44'16"E 85.48 feet; thence N62°23'56"E 115.08 feet; thence S27°36'04"E 60.00 feet along the Westerly line of said Declaration Drive; thence S62°23'56"W 115.08 feet; thence 111.98 feet along the arc of a 260.00 foot circular curve to the right, chord bearing S74°44'16"W 111.12 feet; thence S87°04'35"W 484.46 feet; thence S02°55'25"E 214.00 feet; thence N87°04'35"E 494.39 feet; thence 260.99 feet along the arc of a 480.00 foot circular curve to the left, chord bearing N71°29'59"E 257.79 feet; thence N55°55'22"E 67.08 feet; thence S34°04'38"E 60.00 feet along the Westerly line of said Declaration Drive; thence S55°55'22"W 67.08 feet; thence 293.62 feet along the arc of a 540.00 foot circular curve to the right, chord bearing S71°29'59"W 290.01 feet; thence S87°04'35"W 16.22 feet; thence S02°55'25"E 184.92 feet; thence N86°55'25"E 430.82 feet; thence the following two (2) course along the Westerly line of said Declaration Drive: (1) 3.65 feet along the arc of a 500.00 foot circular curve to the right, chord bearing S02°48'26"E 3.65 feet, and (2) S02°35'53"E 56.35 to the Place of Beginning, being part of the Southwest 1/4 of said Section 10.

OK

CLIENT PULTE LAND DEVELOPMENT SKETCH AND DESCRIPTION OF A 60 FOOT WIDE RIGHT-OF-WAY LOCATED IN SECTION 10 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY	JOB: 300803	CAD 300803EA-14
	DR. JRV	CH. ME
	BOOK	PG.
	SHEET 2 OF 2	DATE: 05-14-12
	FILE CODE: EA-14	
	 ATWELL 866.850.4200 www.atwellgroup.com OFFICES IN NORTH AMERICA AND ASIA	

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply, sanitary sewer, and the street paving according to the easements and/or public rights-of-way therefore established described as follows:

See Attached Exhibit A.

In witness whereof, the undersigned has executed these presents this 9th day of July, 2012.

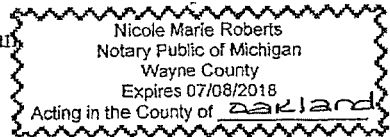
Signed by
PULTE LAND COMPANY, LLC, a Michigan limited liability company
By: _____
Its: VP of Construction

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Acknowledged before me on July 10, 2012, by STEPHEN ATWOOD, the VP CONST. of Pulte Land Company, LLC, a Michigan limited liability company, on behalf of the company.

Nicole Marie Roberts
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

My Commission Expires: 7/8/18



Drafted by: Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334
Return To: Maryanne Cornelius, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

Exhibit A

DESCRIPTION OF A 60 FOOT WIDE RIGHT-OF-WAY DEDICATION LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 10, T1N, R8E CITY OF NOVI, OAKLAND COUNTY,
MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence S86°55'26"W 1167.27 feet along the South line of said Section 10 and the centerline of 12 Mile Road (Variable Width); thence N02°35'53"W 275.01 feet along the Westerly line of Declaration Drive (Variable Width) for a PLACE OF BEGINNING; thence S86°55'25"W 430.34 feet; thence 94.41 feet along the arc of a 60.00 foot radius circular curve to the right, chord bearing N48°00'00"W 84.97 feet; thence N02°55'25"W 184.92 feet; thence S87°04'35"W 418.17 feet; thence S02°55'25"E 9.00 feet; thence S87°04'35"W 44.00 feet; thence N52°27'24"W 21.03 feet; thence N02°55'25"W 381.04 feet; thence 486.12 feet along the arc of a 310.00 foot radius circular curve to the right, chord bearing N42°00'00"E 437.82 feet; thence N86°55'25"E 337.83 feet; thence 60.22 feet along the arc of a 265.00 foot radius non-tangential circular curve to the left, being the Westerly line of said Declaration Drive, chord bearing S00°08'52"W 60.10 feet; thence S86°55'25"W 334.45 feet; thence 392.03 feet along the arc of a 250.00 foot radius circular curve to the left, chord bearing S42°00'00"W 353.08 feet; thence S02°55'25"E 51.69 feet; thence N87°04'35"E 484.46 feet; thence 86.14 feet along the arc of a 200.00 foot radius circular curve to the left, chord bearing N74°44'16"E 85.48 feet; thence N62°23'56"E 115.08 feet; thence S27°36'04"E 60.00 feet along the Westerly line of said Declaration Drive; thence S62°23'56"W 115.08 feet; thence 111.98 feet along the arc of a 260.00 foot radius circular curve to the right, chord bearing S74°44'16"W 111.12 feet; thence S87°04'35"W 484.46 feet; thence S02°55'25"E 214.00 feet; thence N87°04'35"E 494.39 feet; thence 260.99 feet along the arc of a 480.00 foot radius circular curve to the left, chord bearing N71°29'59"E 257.79 feet; thence N55°55'22"E 67.08 feet; thence S34°04'38"E 60.00 feet along the Westerly line of said Declaration Drive; thence S55°55'22"W 67.08 feet; thence 293.62 feet along the arc of a 540.00 foot radius circular curve to the right, chord bearing S71°29'59"W 290.01 feet; thence S87°04'35"W 16.22 feet; thence S02°55'25"E 184.92 feet; thence N86°55'25"E 430.82 feet; thence the following two (2) course along the Westerly line of said Declaration Drive: (1) 3.65 feet along the arc of a 500.00 foot radius circular curve to the right, chord bearing S02°48'26"E 3.65 feet, and (2) S02°35'53"E 56.35 to the Place of Beginning, located in of the Southwest 1/4 of said Section 10.

MAINTENANCE AND GUARANTEE BOND

The undersigned, Pulte Land Company, LLC, a Michigan limited liability company ("Principal"), whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, prior to or with the execution of this Maintenance and Guarantee Bond, has provided, or does provide to the City of Novi, security in the (i) total amount of \$104,928 to guarantee workmanship and materials with respect to street paving, and (ii) total amount of \$109,928 to guarantee workmanship and materials with respect to public utilities. Such security has been posted in the form of irrevocable Letter of Credit No. 929552884, and 929552885, respectively, issued by The Continental Insurance Company ("Bank"), for which payment Principal and Bank bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally.

The Principal, for a period of two (2) year(s) after said improvements and installations are accepted formally as public utilities by the City of Novi, by written acknowledgement, shall keep the improvements in good functioning order by immediately repairing any defect in same, whether due to improper or defective materials, equipment, labor, workmanship, or otherwise, and shall restore the improvements and any other property of the City or third persons affected by the defect(s) or repair(s), without expense to the City, whenever directed to do so by written notice from the City, served personally or by mail on the Principal at its address as stated in this Bond. Principal consents to such service on their employees and/or agents.

If the repairs directed by the City are not completed within the time specified in the notice, which shall not be less than one week from service of the notice, the City shall have the right to perform or secure the performance of the repairs, with all costs and expenses in doing so, including an administrative fee equal to twenty-five percent (25%) of the repair costs, charged to the Principal and drawn on its Letter of Credit which has been provided to the City.

Emergency repairs that are necessary to protect life and property may be undertaken by the City immediately and without advance notice to the Principal, with the cost and expense of the repair, plus the administrative fee, to be charged to and received from the Principal.

Any repairs the City may perform as provided in this Bond may be by City employees, agents, or independent contractors. The City shall not be required to utilize competitive bidding unless otherwise required by applicable law, with labor cost and expense charges when City employees are utilized to be based on the hourly cost to the City of the employee(s) performing the repair.

This Bond and the obligations of Principal under it shall be in full force and effect for the Improvements described above for two (2) year(s) from the time they are accepted formally as public by the City of Novi, by written acknowledgement, for defects discovered within that period for which the City provides written notice to the Principal within fourteen (14) days of discovery of the defect.

It is a further condition of this Bond that the Principal shall fully indemnify, defend, and hold the City, and its officers, officials, and employees, harmless from all claims for damages or injuries to persons or property arising from or related to the acts or omissions of Principal, its servants, agents, or employees in the construction or repair of the improvements, including claims arising under the worker's compensation laws of the State of Michigan.

servants, agents, or employees in the construction or repair of the improvements, including claims arising under the worker's compensation laws of the State of Michigan.

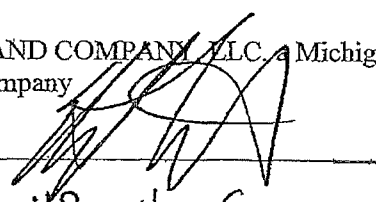
This Bond was executed by the Principal on the date indicated below, with the authority of the persons signing this Bond confirmed by the attachments hereto.

The date of the last signature shall be considered the date of this Bond, which is June 8, 2012.

PRINCIPAL;

Date: June 8, 2012

PULTE LAND COMPANY, LLC, a Michigan limited liability company

By: 

Its: VP of Construction Ops

www.tmasphalt.com



T & M Asphalt Paving, Inc.

AN EQUAL OPPORTUNITY EMPLOYER

4755 OLD PLANK RD. MILFORD, MICHIGAN 48381

(248) 685-0550

Fax (248) 685-0580

FULL UNCONDITIONAL WAIVER

My/our contract with Pulte Land Development

to provide Asphalt Roadways with Concrete Curb & Gutter

for the improvement to the property described as: Liberty Park – Single Family Phase 1

has been fully paid and satisfied. By signing this waiver, all my/our construction lien rights against the described property are waived and released.

If the owner or lessee of the property or the owner's or lessee's designee has received a Notice of furnishing from me/one of us or if I/we are not required to provide one, and the Owner, lessee, or designee has not received this waiver directly from me/one of us, the Owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

T & M Asphalt Paving, Inc.

Signature of lien claimant

Address: 4755 Old Plank Rd.

Milford, MI 48381

Telephone: (248) 684-2300

Signed on: June 01, 2012

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY



Stantec

Stantec Consulting Michigan Inc.
3959 Research Park Drive
Ann Arbor MI 48108-2216
Tel: (734) 761-1010
Fax: (734) 761-1200

February 15, 2008
File: 2075070301

City of Novi Engineering Division
45175 West Ten Mile Road
Novi, Michigan 48375

Attention: Mr. Aaron Staup

Dear Mr. Staup:

**Reference: Liberty Park – Phase I
Site Work Final Approval**

Please be advised that the public site utilities, grading, paving and as-built plans for the above referenced project have been completed in accordance with the approved construction plans under the observation of Stantec Consulting Michigan Inc. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because we assume that the appropriate City staff or consultants will address these issues.

If you have any questions, please do not hesitate to contact us.

Sincerely,

STANTEC CONSULTING MICHIGAN INC.

A handwritten signature in blue ink, appearing to read "Dean Trella".

Dean Trella
Construction Services
Tel: (734) 214-1829
Fax: (734) 761-1200
dean.trella@stantec.com

- c. Marina Neumaier, City of Novi (via email)
- Sarah Marchioni, City of Novi (via email)
- Sheila Weber, City of Novi (via email)
- Benny McCusker, City of Novi (via email)
- Jeremy Huntoon, Pulte Homes (via email)
- George Tsakoff, Stantec (via email)