

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, FEBRUARY 26, 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, Mutch, Wrobel

**ALSO PRESENT:** Peter Auger, City Manager  
Victor Cardenas, Assistant City Manager  
Elizabeth Saarela, City Attorney

**APPROVAL OF AGENDA:**

Member Markham wanted to add to the Mayor and Council Action: 8 Mile snow plowing.

**CM 18-02-017 Moved by Staudt, seconded by Casey: CARRIED UNANIMOUSLY**

**To approve the Agenda as amended.**

**Roll call vote on CM 18-02-017**                      **Yeas: Staudt, Breen, Casey, Markham, Mutch, Wrobel, Gatt**  
**Nays: None**

**PUBLIC HEARING: None**

**PRESENTATIONS:**

1. Proclamation in recognition of National Nutrition Month for March and March 14, 2018 as Registered Dietitian Day – Aarti Batavia, Providence Hospital

Aarti Batavia, Providence Hospital thanked Mayor and Council for approving the Proclamation. She is standing on behalf of the Michigan Academy of Nutrition and Dietetics. She said she helps individuals with autoimmune conditions, digestive issues, such as, ulcerative colitis and Crohn's disease. She also helps people with dementia and reversing cognitive decline. Every year we celebrate March as National Nutrition Month. The theme this year is "Go Further with Food". This is important for many reasons; whether you start your day with a healthy breakfast or go out for a meeting with an empty stomach, you should carry a snack with you. What food you carry and what you eat has an important role to play in our health. She said food is information for our genes. Preparing foods to go further at home and within the community can have a positive impact. She said we, as registered dietitian nutritionists, can help people adopt healthier eating styles, while reducing food loss and waste.

2. Novi Chamber of Commerce Toast of the Town Business Award Winners – Mayor Gatt and Senator Kowall

Mayor Gatt called down Sheryl Walsh, Director of Communications, Senator Kowall, and Farah Shammami, Executive Director of the Novi Chamber of Commerce. Mayor Gatt asked Ms. Walsh to explain the celebration we had recently. Ms. Walsh stated on February 2, 2018 we held the Annual Chamber Toast of the Town. This year was the first year that the City actually partnered with the Novi Chamber on the event and recognition of our businesses here. We had three categories; Customer Service Excellence, Best Place to Work, and Community Builder (for both large and small businesses). Nominations came in from a variety of sources, businesses themselves, customers of the businesses, colleagues, etc. We had over 50 nominations this year. That was triple of what we have had in the past. The Committee narrowed it down to the finalist; we had three finalists in each category. We are here to honor the winners; they were announced on February 2<sup>nd</sup>. She expressed this was another opportunity to give thanks to their investment or reinvestment in our community.

Senator Kowall thanked everyone for allowing him to come and address the City Council. He added the reason Novi has successful businesses is that it has stability of the City Council and the community itself. That is what good companies and developers look for. He said he was there to bring Tributes from the State level that he, Representative Kathy Crawford, Lieutenant Governor Calley, and the Governor signed which are affixed with the Official Seal of the State of Michigan. These will go into the record permanently. He said it was always a pleasure to work with really great companies.

Executive Director Shammami thanked everyone that was there that evening. She said they have had a great partnership with the City and the businesses here. She said they had seven awards that they were presenting. Two of the businesses were a tie, and they also introduced a new award called the Chairman's Choice. The Chairman of the Chamber picked a winner and they will be receiving an award as well.

Ms. Walsh recognized a couple other Chamber Board Members; Samira Boueri, Michigan CAT, Aaron Taylor, Hyatt Place, and Kelly Horn, Diversified Members Credit Union. Senator Kowall presented the Tributes from the State along with the Mayor who presented a small gift from the City. Ms. Walsh stated they would have time for photos afterwards in the Atrium.

Executive Director Shammami announced the winners of The Best Place to Work Award (large business) which were Level One Bank and Preh, Inc. The Best Place to Work Award (small business) was Diversified Members Credit Union. The winner of the Customer Service Excellence Award (large business) was Suburban Collection Showplace. The winner for Customer Service Excellence Award (small business) was Sandstone Massage. The Community Builder Award (large business) was Emagine Theatre. The Community Builder Award (small business) was Moe's On Ten who was unable to attend the meeting. The new award they presented this year was the Chairman's Choice Award which went to the Michigan State Fair.

Mayor Gatt echoed what the Senator Kowall said earlier, Novi is a warm friendly place to do business. He congratulated the businesses that won awards, and said he was thankful for all of the Novi businesses.

### **INTERVIEWS FOR BOARDS AND COMMISSIONS:**

Mayor Gatt noted that we usually do not appoint members at the same meeting as the interviews, but tonight we are going to change it up a little bit. We will take a break at the end of the meeting, the Council Members will vote and we will announce the winners. He mentioned at our last meeting people applied for some of the same spots that those are interviewing for tonight. He thanked everyone in advance for their participation and willingness to help. Unfortunately we cannot appoint everyone to the Boards and Commissions, but if you are not appointed tonight, continue to come back and be part of this dynamic City.

#### **1. Kenneth Johnston- Library Board, Building Authority**

Kenneth Johnston thanked Council. He said he moved to Novi in 1986 because of the reputation of the school system and he stayed 31 plus years because it was a great place to live. He noted he has a MBA in Finance, BSA in Engineering, and worked almost 35 years at DTE. He also worked in engineering related, power plant related, customer service related and regulatory areas. He currently is the manager of an outdoor lighting business. It is a \$64 million dollar business and he is responsible for 33 employees. He said his daughters are grown and he is looking to give back to the community. Currently he is the campaign chair for the Plymouth Community United Way. He is on the Campaign Committee, Strategic Planning Committee, and on their Golf Committee. He noted that his past volunteerism included being a member of the Credit Committee at their Credit Union. He said he is a certified green belt, has certifications as an energy manager and a good strong background in the financial area. He thought he could lend some of that knowledge and experience to the Library Board or the Building Authority. Member Breen thanked him for coming out and volunteering. She stated with his background she could understand why he was interested in the Building Authority, but wondered why he was interested in the Library Board. She questioned whether he would be open to any other Boards and Commissions? He responded to her questions saying he felt his background fit best with the Building Authority and Library Board. He said he would love any opportunity to serve on any other Board or opportunity within the City. Member Wrobel thanked him and asked if he had to choose which one would he prefer. Mr. Johnston said he believed it would be the Building Authority. Member Casey thanked him for volunteering. She wondered what goals or objectives he would have for the Library Board. He responded with having the goal of continuing to provide the same level of services that the Library Board does. He mentioned all of the different activities and involvement in the community. Possibly help the Library reach more of the Novi residents. He also mentioned providing the same level, or greater level of service at the same or lower budget. Mayor Pro Tem Staudt said he didn't have any questions and thanked him for coming out to volunteer. Member Mutch thanked him for stepping

forward. He wondered if he had any municipal DTE lighting experience. Mr. Johnston said yes, that is his business. He said they are working with City Engineer Melistas on a number of projects both last year and this year. Member Mutch wondered what kind of ideas or concepts he could bring from his experience working with DTE that would help the city either through the Building Authority or the Library Board. Mr. Johnston replied that breaking down each and every operation and looking for waste within that operation so that it operates as well as it can. Member Markham thanked Mr. Johnston and noted that his application stated he has lived here for 31 years. She wondered what Novi didn't have that he wished we did. He believed we had most everything and that he didn't have to leave the City. Everything he needs is done within the City. Mayor Gatt agreed, if you can't find it in Novi, you don't need it. He mentioned they had a lot of applicants; it will be difficult with all of the qualified volunteers, he didn't want people to get discouraged.

## 2. Sharif Hasan- Library Board, PRCS

Sharif Hasan said he moved to Novi in 2011 because of the school system and he had a few friends here. He lived in Indiana and did his Master's at Perdue University. He stated he is a mechanical engineer and works for Ford Motor Company. He expressed his motivation to do something for the community. He said he is from Bangladesh and he always tried to serve Bangladeshi people. He is an executive member of the Bangladeshi Engineers and Architects. He used to serve in activities providing food and shelter in South America and Bangladesh. He also served as an associate faculty member at Perdue University. His daughter is very connected with the Library and the schools, so he thought he could contribute more. The reading program is connected to the school, so he thought the Library Board would be a place he could serve. He said Novi has become a very diverse community, you can find people from all over the countries. He also expressed an interest in Parks and Recreation and Cultural Services Committee because he has a background in international cultural activities. Member Wrobel thanked him for stepping forward and welcomed him to Novi. He wondered what he thought the PRCS should offer that we are not currently offering. Mr. Hasan thought we had random special cultural days usually in the summer, but not a yearlong program. He thought we could have specific months dedicated to different cultures, with music and games and present those different cultures. Member Wrobel thanked him for his ideas. Member Casey thanked him and asked him what his particular goals would be for the Library Board. Mr. Hasan mentioned that he only sees the reading programs during the summer when the children are out of school. He thought the Library could set up a reading program throughout the year, by age, set goals and they could get recognition to encourage them to read more useful books. Mayor Pro Tem Staudt thanked him for coming out. Member Mutch thanked him for his time and talents. He mentioned how Mr. Hasan talked about cultural outreach in the community and touched on the diversity in this community. Outsiders don't always realize how diverse Novi is. What could the City do better to reach out to make cultural groups more aware of what the City has to offer? Mr. Hasan said there are a lot of things, he was not sure about funding, but thought the use of a monthly publication would be helpful. He thought a schedule for the year stating each month would be an outreach

for each group, such as; the deaf community, or from other countries who need to learn a lot of things to fit into this country. He believed diversity is strength, encourage it, which is the way we can outreach to the City. Member Markham thanked him and said she didn't have any questions, her colleagues asked similar questions to what she would have asked. She hoped they could find a place for him and it was encouraging to see highly skilled and passionate people. Member Breen thanked him and said he was a valuable asset.

3. Robert David- Library - Absent

4. Samir Kumar- HCDA, Library Board, PRCS

Samir Kumar thanked City Council for the opportunity to apply to the Boards and Commissions. He has always been inclined to volunteer to non-profit organizations with his abilities. He mentioned he just finished his MBA from Ross School of Business which gave him confidence to do work for the City with his technological background and MBA from Ross. He stated the last 20 years he worked as an infrastructure architect. He is now working for Ford as a contractor. He said he has been the president of the HOA at Liberty Park for two years. With that experience, it gives him the depth of knowledge of the Community. He said you learn new things every day being on the HOA. Novi isn't a small city, they face difficult situations. He wondered how he could apply his knowledge to help the City. He felt that community development was very important for every city, bring the whole community together. If the community isn't moving forward it can bring problems. He agreed that we can organize programs throughout the year that will keep the community moving forward together. He said we are using technology, but there is always room for improvement. We are reaching to most students, but are we reaching to all. He said not everyone can afford special classes. He wondered what the City could do to help that group of students and make Novi a better place. Member Casey thanked him for his interest; she appreciated his thoroughness of his introduction. She didn't remember having another applicant in recent memory who is a Certified PMP. She wondered what that certification and skill set as a project management professional would help him serve on a Board or Commission. He said the PMP Certification was a big deal. When he was preparing for that you have to figure how you are going to get from point A to point B, you have to understand all of intricacies of that task. You have to complete the project in the most efficient way. He explained you can apply that knowledge to the Library Board functioning, such as; what are drawbacks, what are we missing; how can we cut back on cost and make it more efficient. Member Casey thanked him for his answer and also him serving on a HOA. Mayor Pro Tem Staudt thanked him for coming out and agreed with him on how difficult being on an HOA can be. After 12 years on a HOA it is more difficult than City Council. Member Mutch thanked him and said those who have served on a HOA sometimes have a more difficult job than City Council. He wondered if he had ever gone through the Novi Ambassador's Academy. Mr. Kumar replied no, he hadn't. Member Mutch thought he would be an excellent candidate, he said the Ambassador Academy goes in-depth with the ins-outs of the City. He said it would help prepare him well for future appointments. He said sometimes it is challenging to find

places for folks to serve and he didn't want them to get discouraged. Member Markham thanked him for applying for a position with us. She wondered what he thought we could do for the residents that say "we didn't know" this was happening in our community. He thought we should make sure we have people enrolled accurately and keep the information up to date in our database. Member Breen thanked him for his interest in serving the community. Member Wrobel thanked him for stepping forward. He said he also was the president of three HOA's and understands what he is going through. He noted that he applied for three Boards or Commissions, and wondered which he would prefer. Mr. Kumar responded his first choice would be the HCDA, then the Library Board. Mayor Gatt thanked him for volunteering his time.

5. Lawrence Thurman- Library Board, HCDA, PRCS

Lawrence Thurman said he was a six year resident of Novi, his oldest was turning five at the time. They had been in Texas and decided to move back to Michigan where his wife was from. They moved to Novi because of the schools, for the community, his wife is Indian and they were committed to having access to a diverse community. Across the board, Novi has proven that. He said he believes his children go to school in a mini-UN and he values that highly. He said he bought a small business in the City, which they located in Farmington Hills due to office space, but they still serve the community. He noted he has a Bachelors and a Master's in Business. He spent twelve years as a management consultant working on strategy mergers and acquisitions and business performance improvement. He left that role when they had children because he didn't want to be on the road anymore. He since moved into small business ownership. He said he and his family are committed to giving back to the community on multiple levels. His wife has taken on a position with the Skillman Foundation to help out regionally improving the lives of children within Detroit. She also has done work with the Novi Educational Foundation and on the School Board. He has been involved intensely with their children's development; they are six, nine and eleven years old. He has served on their HOA; he leads multiple teams for his children, assists with the coordination of the Robotics Program, and Destination Imagination. He said we have the largest Destination Imagination Program in the region. He wanted to give back to our community in new and different ways. He would like to use the background and skills that he has and apply them where they can be useful for the City. He said he has four different Boards listed, with the Library Board being the one he is most interested in, which he envisioned as a media center of the future. He then stated his next interest would be the EDC or HCDA and lastly PRCS. Mayor Pro Tem Staudt thanked him for stepping forward to volunteer. Member Mutch thanked him for offering his time. He asked him to talk a little bit more about the Library and his vision of it. He said he liked our Library and thought it was progressive and forward thinking. He said when he looks at the Library he doesn't see books. We have them, but it really isn't just about books. This is about media, learning, a meeting place, and a cultural center. They are using a number of online services such the overdrive service to check out books digitally. We need to be thinking about how we use the infrastructure we have in new and novel ways. Member Markham thanked him for his interest in volunteering. Member Casey thanked him for his interest and current service, she didn't have any questions for him,

his answers were thorough and complete. Member Breen did not have any questions, however, she wanted to say that was a refreshing interview, and his service to all of the organizations are commendable. Member Wrobel thanked him for stepping forward and for everything he has done.

6. Michelle Wong- HCDA, Library Board

Michelle Wong thanked Council for the opportunity to introduce herself and she also thanked Nathan for posting on the Nextdoor App. She stated she moved into Tollgate Farms when she got married about 13 years ago. She said she had professional opportunities to move, but chose to stay here. She is married, and she has an 11 year old daughter. She noted she has a MBA and is a licensed CPA. She currently works on the finance team at General Electric in Van Buren Township. Her job involves a lot of data analysis and also she manages the cutting edge Cloud ERP called the Fusion. She said she helps to plan a lot of events in her company, such as United Way. She also volunteers in her daughter's school and also at the Novi Ice Arena. She loves community services because she is passionate about it. She is inspired everyday by people that are more dedicated than she is. She said her daughter is older and more independent so she has some free time to serve the community. She stated her job focus is data analysis to drive innovation and efficiency, to make good decisions. She said she can contribute more to HCDA with her background, but the Library is a very special place, every time she is amazed, this is one of the best things the City can offer its residents. She felt her finance background, working with diverse groups, and a lot of community service would prepare her well for servicing this position. Member Mutch thanked her for stepping forward and offering her time and talents to the City. He wondered if she had challenges accessing the Library from the north end of the City. She didn't think it was an issue if someone has the desire to borrow books. She also believed communication was very important. The City needs to reach out to the residents. She commented that she went to the Walled Lake Library and thought it was very small compared to the Novi Library. Member Mutch echoed what he said earlier and mentioned if we couldn't place her this evening, she might want to check into the Ambassador Academy. Member Markham thanked her for volunteering and said she was the second or third person who found out the information through Nextdoor. She wondered if there was any service that she would like to see more of in the north end of the City. Ms. Wong said she didn't have a problem coming to the south end of the City, it wasn't that far. Member Breen said she appreciated her initiative to that end of town. She wondered if she would be interested in serving any other Board of Commission. Ms. Wong replied yes, she would. Member Breen also recommended she check out the Novi Ambassador Academy, and the volunteer section on our website. Member Wrobel thanked her for stepping forward. He wondered why she listed the EDC as her first choice. Ms. Wong said she has a finance background so she thought it was more relevant. Member Casey also thanked her for her interest. She stated we are a data driven city, and she was happy that there was someone that has those skills and would like to share their experience. She hoped that we could find a spot for her somewhere in the City soon. Mayor Pro Tem Staudt and Mayor Gatt thanked her for her answers to their questions.

7. Luke Wolf- Building Authority, PRCS, HCDA, Library Board

Luke Wolf thanked everyone and said he had to echo Member Mutch and Member Breen's comments on the Novi Ambassador Academy. He thought everyone should check it out. It is a wonderful program and he felt they could make it longer and more in-depth. It really gives you a great experience to learn about the City. He and his wife have been on the north side of the City for three years. He doesn't have the vast experience and accolades as some of the other applicants. He has an advertising degree from Ferris State University, his law degree from Wayne State University. He has worked in finance and now back in the legal world where he focuses on complex commercial litigation matters. He is also a member of the HOA which has been awesome. It has been two and a half years and they have had only a few big issues. He said it was interesting to gather the perspectives from that group of people. He said he and his wife are expecting their first child in August. Member Markham said we have had such a broad spectrum of people tonight. She thought he was unique among the group tonight. She wondered what he saw that the community could add to itself to be even better than it already is. He thought that Novi did very well with communication, such as; Nextdoor, social media, the website or mailings. The communication for the plumbing issue was great. He felt it was less about adding or subtracting things, but take a half step back and ask what the core competencies, what do we do well and focus on that. Member Breen thanked him for his interest. She wondered if he had any ideas of what he would like to see in the north end. He said he is interested to see how the development pans out at 13 Mile and Novi Rd. He believed we didn't need any additional retail there, but maybe more events at Pavilion Shore Park, which is beautiful. He said we should utilize that a little bit more. Member Wrobel thanked him, and said he was glad he had the opportunity to go through the Novi Ambassador Academy. He wondered what Mr. Wolf thought the Historical Commissions role should be in the City. Mr. Wolf said it goes back to the core competencies, what it is founded upon. He said we know the stories; we should focus on the kids learning and their visibility. He stated we should perpetuate and protect stories about the past, don't dwell on them, but respect them. Member Casey thanked him for being there and also thanked him for the advertisement for the Academy. She wondered what he thought the role of the HCDA should be. He replied that Novi has been growing, growing and growing. The City is pushing borders, eliminating green spaces, adding more housing, and more development. He said he is from Frankenmuth, Michigan. He said everyone knows about the Christmas store, the German Restaurants, etc. He said when Flint and Saginaw had an issue in a specific industry they were in big trouble. He said we need to look 10-15 years ahead to see how we are planning this, how can the City sustain additional growth at this rate for 20 years. On the other side, what would happen if something happens such as an economic event, what would we do if we had a mass of people leaving? We need to grow responsibly. Member Casey thanked him for the completeness of his answer. Mayor Pro Tem Staudt thanked him. Member Mutch thanked him for his interest. He stated that he did an excellent job covering territory. He thought he had interesting insights into a wide range of issues. He said to keep his eyes open for positions he is



interested in, don't give up hope. Mayor Gatt thanked him, and said he was very impressive.

8. Catherine Bruder- Library Board, HCDA

Catherine Bruder thanked Council for having her there. She said she has lived in Novi for 17 years. She is volunteering because she recently retired, she wanted to give back time. She was a CPA and worked in public practice for 30 years. She has an accounting background; she specialized in cyber-security. She is certified in information systems audit, and information systems security manager. She is also certified in inscription for ATM machines. She applied to the Library Board and the HCDA because of the different background. The Library Board has a different future, it seems as though it will continually change, and we need our facilities, the respect for opportunities with it as a media center. She said she could bring to the table for the HCDA in which she is one of those people looking forward to Novi's plans in zoning and development for aging in place. She mentioned she has five children, three went through Novi Schools, and two went through Avondale Schools. She looked forward to the opportunity to serve in the City, whether it is in these capacities or not, sometime in the near future. Member Breen thanked her and congratulated her on her retirement. She thought she had an impressive background. She also mentioned she should check out the Novi Ambassadors Academy, and the volunteer section on our website. Member Wrobel thanked her and asked her if there was anything we didn't offer at the Library that she believed we should. She replied that it wasn't anything in particular that we were not offering. She explained that there will be a lot of change coming in the existence of the Library as we continue to go in an online environment. She is a big fan of what we do at the Library now. She also has a background in chemistry and biology, and was a teacher at one point time in another life. The STEM programs are near and dear to her heart. Seeing those continue to develop, the Library is a natural extension of the STEM environment. She thought there was more to do to continue down that path. Member Casey thanked her and congratulated her on her retirement. She wondered what the role of the HCDA was. She understood the role to be something that would look into the future, different then the PC or ZBA, which has a very tough job. We do have a city that is mature. It is not a young city; we are looking at infill at this point. She mentioned the aging population. We need to look at how we are going to house those people. We need to take care of the youth and keep them coming in. She thought we should look at grant applications to get more money in so that we can do more of those things we need to do in the City. Mayor Pro Tem Staudt thanked her and said there would be a lot of people that could learn from her cyber-security background. Member Mutch thanked her congratulated her on her retirement. He said they have had several applicants for a few positions. He expressed that it is a great problem; we have so many talented people that are interested in sharing their experience, and background to serve. He was impressed with the number of folks in this community in terms of talents, experience, and background they bring forward. He encouraged the applicants to stay in touch and keep looking for opportunities, he appreciated their interest. Member Markham thanked Ms. Bruder for her interest. She commented that she had an impressive background that was different from anyone else. She

mentioned that cyber-security intrigued her, and that she was nervous about elections. We have a fabulous Clerk's office; she thought maybe she could offer insight on how to do things state of the art. Member Markham is also interested in "aging in place", looking for housing in the community that does represent that downsizing. She said she hoped we could find a place for her as well. Ms. Bruder said she would be happy to serve in anyway. She didn't think she could call the Clerk to offer that service directly, but she would be happy to share information if the Clerk was interested. Mayor Gatt didn't have any questions and thanked her for coming out. He wished her the very best.

Mayor Gatt said they will be choosing their selections for the Boards and Commissions later on that evening during the break.

**MANAGER/STAFF REPORT: None**

**AUDIENCE COMMENT: None**

Rachel Sines, 2219 Austin Drive was concerned about conforming to the Master Plan and talked about the development on Old Novi Rd. When she purchased her home on Austin Drive there was no question about the zoning with the property behind her home was. She said she never dreamed that the one story single family homes would be torn down for three story multi-family homes. They propose over 50 homes on a small parcel of land. The neighbors have met with the developers and they raised several issues. She could not cover them all in three minutes, but wanted to touch on a few of the issues. The height and the amount of homes were a major concern. The Master Plan states that any development needs to conform to the existing neighborhood in that area. She felt three stories do not conform to the existing neighborhood. The developers are more concerned about their pocketbooks by cramming in as many houses that they can without concern of the neighbors around them. Many neighbors agree that maintaining the current zoning and building of either one or two story single family homes are what would be best for the neighborhood and the City as a whole. Many neighbors experienced flooding with the rapid thaw we had last week, her new sump pump struggled and ran 24 hours for days. This development will remove existing trees and cover the rest of the land in asphalt, creating a flood issue for the rest of the homes, along with water runoff into Shawood Lake. This should all be taken into consideration.

Todd Keen, 2300 Austin Drive echoed the same concerns as Rachel Sines. He has lived in that house for 25 years; there have been a lot of changes, most of them good. This development on Old Novi Road is just too big and too tall. It will look like a sore thumb to see a three story building in that area. The developers claim it will help property values, he thought that was crazy. This is a bad idea; we should really consider not allowing them to put this in.

**CM 18-02-018      Moved by Markham, seconded by Mutch; CARRIED UNANIMOUSLY**

**To approve the Consent Agenda as amended to remove Item F for Council Action.**

- A. Approve Minutes of:
  - 1. February 5, 2018 – Regular meeting
- B. Approval of the request of Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital) for Zoning Map Amendment 18.722 to rezone 14.19 acres of property in Section 17, located south of Grand River Avenue, and west of Beck Road, from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). **SECOND READING**
- C. Approval of two Storm Drainage Facility Maintenance Easement Agreements, acceptance of a Warranty Deed for additional right-of-way along Meadowbrook Road, and acceptance of a sidewalk easement and two pathway easements as part of the Beacon Hill Meadows, Beacon Hill Trailhead Park and Shoppes at Beacon Hill developments located on the east side of Meadowbrook Road and north of Twelve Mile Road (Parcels 22-12-352-040, -051, -052).
- D. Approval of a Storm Drainage Facility Maintenance Easement Agreement, acceptance of a Warranty Deed for additional right-of-way along Dixon Road and acceptance of a sidewalk easement as part of the Dixon Meadows development located on the east side of Dixon Road and north of Twelve Mile Road (Parcels 22-10-402-091, -095, -096).
- E. Approval to purchase the quoted retro-fit SwapLoader with attachments for the previously approved Ford F-550 Regular Cab 4X4 through the City of Rochester Hills RFP contract, in the amount of \$ 81,300.00.
- F. Approval to award civil engineering services to AECOM (URS Corporation - Great Lakes) for design engineering services associated with the 2018 Concrete Panel Replacement Program (CPR) in the amount of \$65,186.00. – **REMOVED and later approved**
- G. Approval of the final payment to Merlo Construction Company for the Meadowbrook Commons Parking Lot Rehabilitation project in the amount of \$49,275.40, plus interest earned on retainage.
- H. Approval to award engineering design services to OHM Advisors (Orchard, Hiltz & McCliment) for sanitary sewer flow metering at select locations throughout the city, in the amount of \$35,500.00.

- I. Approval to award civil engineering services to OHM Advisors (Orchard, Hiltz & McCliment) to prepare design plans and specifications associated with the rehabilitation of the bridges located at Meadowbrook Road over Courtier Ditch, Cranbrooke Drive over Courtier Ditch, and West Park Drive over CSX Railroad, for a fee of \$35,000.
- J. Approval to award geotechnical engineering services to Testing Engineers & Consultants, Inc. (TEC) for geotechnical investigation of pavements and subgrade soils associated with the 2018 and 2019 Neighborhood Road Program (NRP) in the amount of \$30,880.50.
- K. Approval of the final payment to Highway Maintenance & Construction Company for the 2017 Chip Seal Program in the amount of \$10,232.66, plus interest earned on retainage.
- L. Approval of a Street Light Purchase Agreement with The Detroit Edison Company (DTE Energy) for the installation and ongoing operation costs of four (4) street lights, one at the entrance of the Dixon Meadows Phase 1 development Dixon Road and three (3) within the subdivision; and approval of an agreement with Pulte Homes of Michigan, LLC, a Michigan corporation, for the sharing of installation and ongoing operation costs per the City's Street Lighting Policy.
- M. Approval of Claims and Accounts – Warrant No. 1006

**Roll call vote on CM 18-02-018**

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

**Nays: None**

**MATTERS FOR COUNCIL ACTION**

- 1. Consideration for tentative approval of the request of Pulte Homes of Michigan, LLC, JSP17-62, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Villas at Stonebrook development. The subject property is approximately 26 acres of land located on the east side of Wixom Road, north of Eleven Mile Road, in Section 17 (previously known as the Profile Steel property). The applicant is proposing 43 duplex units (86 homes total) in "age-targeted" ranch-style homes.

Bill Anderson, representative from Atwell, the Engineering and Planning Consultants for this project which is being proposed by Pulte Homes. Joe Skore, Vice President, Pulte Homes Land, and their Environmental Consultants, PM Group were also in attendance. Mr. Anderson said the Village of Stonebrook is a 26 acre development in which they are proposing a nice enclave single story duplex development. It is located on Wixom Road; Providence Hospital is to the east. There are wetland complexes and raw land

just to the north of this. He mentioned Target is off to the north; to the west on Wixom Rd. there is residential. He said the elementary school and wetland complexes are to the south. We don't anticipate having any more neighbors once they get in there. The existing condition of the land is a contaminated industrial site. It has been there for some time. It has a parking area, some storage, trees and wetland around the perimeter. They are proposing a Brownfield cleanup; the existing zoning is general industrial, but the Master Plan is looking to get some medium density, low-rise housing development in that area. In the 2016 Master Plan compatibility, it is looking at about 7-units per acre allowable in that area, their proposed development is about 3.6-units per acre. He described they are proposing a ranch style single-family home which will serve that missing middle. This will allow existing Novi residents to "age-in-place" and attract the active adult demographic. Novi is looking for walkable residential developments which they propose to be providing. It will have pedestrian, be bicycle friendly, and off-site pedestrian connections which we will talk about. He noted it will have a cohesive architectural design. The plan features will be an enclave development tucked way back off of Wixom Road. He said there will be a long winding scenic driveway which is 1300 feet. There is an existing wetland and detention pond there; it will be a really nice feel coming in. He explained there will be four little recreational nodes throughout with benches and sitting areas. There will be lighting locations and bike racks throughout the development. There will be common areas with plantings throughout the development; it will be a nice neighborhood character to this. It will be maintenance free living for the active adults. It will be maintained throughout at all times. There is an extensive pedestrian system proposed in the development. They highlighted their walkway system throughout from Wixom Road all the way over to an inner connection to Providence Parkway and they are actually proposing some pedestrian connections into the hospital. He said it provides a watermain connection and an emergency access for fire chief, so they are please. The hospital has a very extensive pedestrian network, and the ITC corridor. They are excited; they have met on multiple occasions. He said the planning staff is comfortable that we are meeting all of the City's standards. He reiterated that it is a single level, ranch style, single to one and a half story, flexible floor plans, with a lot of masonry exterior, and it is a residential character with varied façades. Every unit will have a two car garage with two parking spots for each of the units. He said the units will have varied gable and hip roofs throughout. He explained that Pulte Homes purchased the Del Webb brand, which is a national brand of active adult communities in the United States. These proposed units are right out of that selection case. They are well tested, age targeted products. He presented slides of the proposed units. He stated they were available for any questions.

Member Wrobel asked what the price point would be on these homes. Mr. Skore said the base price point would be in the low to mid \$300,000's range. Member Wrobel said there have been a lot of people taking to him in his age group that are looking to stay in Novi, but they want to downsize from their large homes. He thought this was a very good product for the City, the location is very good, and he could fully support this.

**CM 18-02-019      Moved by Wrobel, seconded by Staudt; MOTION CARRIED: 4-3**

To approve the tentative approval of the request of Pulte Homes of Michigan, LLC, JSP17-62, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Villas at Stonebrook development based on the following findings, City Council deviations, and conditions, with the direction that the applicant shall work with the City Attorney's Office to prepare the required Planned Suburban Low-Rise Overlay Agreement and return to the City Council for Final Approval:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *The plan proposes a reasonable transition between adjacent land uses, and the proposed concept plan proposes a non-motorized connection to extensive pathway system within Providence Park Hospital campus to the east.*
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *The applicant has provided a Traffic Impact Assessment and a Community Impact Statement which indicate minimal impacts on the use of public services, facilities and utilities. The proposed concept plan impacts about 0.56 acres of an existing 1.96 acre wetlands, and proposes removal of approximately 54 percent of regulated trees. The plan indicates appropriate mitigation measures on-site and off-site.*
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *The proposed buildings have been buffered by the proposed landscaping. The applicant provides a driveway access easement on the north side of the proposed entry drive for a future connection to neighboring properties in order to assist in limiting multiple exits onto Wixom Road.*
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article (Article 3.1.27). *The proposed development fills the gap in providing for active older adult housing, which is identified as one of the recommended missing middle housing in the City's 2016 Master Plan for Land Use.*
- e. City Council deviations for the following, as the Concept Plan provides substitute safeguards for each of the regulations and

there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District, as stated in this motion sheet and in the staff and consultant's review letters:

- i. Deviation to allow the submittal of a Traffic Impact Assessment in lieu of required Traffic Impact Study.
  - ii. Deviation from Sec. 3.21.2.A.i to allow buildings to front on an approved private driveway.
  - iii. Deviation from Sec. 3.21.2.A.ii & Sec 3.1.27.0 to allow modifications to the required front and side setbacks.
  - iv. Deviation from Sec. 3.21.2.A.ii & Sec 3.1.27.D to allow reduction of minimum distance between buildings by 5 feet (30 feet required, 25 feet proposed).
  - v. Deviation from Sec. 3.21.2.8 to allow full time access drives to be connected to a section-line road as opposed to a non-section line road.
  - vi. Deviation from Sec. 5.5.3.F.ii.b.(2) to allow placement of street trees between the sidewalk and the buildings, (provided the trees are at least 5 feet away from the sidewalk).
  - vii. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road frontage.;
  - viii. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet interval along the property boundary.
  - ix. Deviation from Chapter 7(c) (1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb.
  - x. Deviation from Section 11-216 (Figure IX.5) of City's Code of Ordinances for reduction of residential driveway taper depth ( 10 feet required, 7.5 feet proposed).
- f. The Site Plan shall meet the minimum required standards of the Façade Ordinance, with minor deviations to the percentage of asphalt shingles on the rear elevations to be approved by the City's Façade Consultant at the time of Site Plan Review.
  - g. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan.

*This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

Member Mutch asked City Planner McBeth to come up for a few questions regarding the preliminary items related to the qualification of the Planned Suburban Low-Rise Overlay. He noted in the presentation they indicated this is being considered a Low-Rise Multi-Family Use. He wondered if our staff interpreted the duplex units as a Low-Rise. Ms. McBeth confirmed when they looked at it they did consider it as a Multiple-Family development. She recognized that sometimes duplexes are considered attached Single-Family. She noted that due to the nature of the proposed development in this area they thought it might be an appropriate use. Member Mutch said the applicant talked about them being "age-targeted" units, and wondered if they were age restricted or can anyone buy into them? Ms. McBeth replied yes, that was her understanding, they would be open and available to anyone who would want to purchase one. Ms. McBeth said they were being targeted to active adults. Member Mutch referenced information that was included in their packet from the staff review which had a long list of variances that were requested. He said the justification for those variances from the applicant's perspective was that these homes are designed for active seniors, and therefore, because of that design, it justified the variances. He wondered about the staff perspective, and how you understand the variance requests. Why couldn't they build to the ordinance standards and what justifies these variances based on that rationale. Ms. McBeth explained some of the deviations that were discussed, such as, the distance of the homes from the normal 30 feet to 25 feet are normally what they see with a duplex. Novi's building tends to be more appropriate with the smaller setbacks in that case. If they chose to go with apartment buildings which would be permitted in the Suburban Low-Rise as well, then the buildings would be taller and accommodate more units per building, but the separation of units would be greater. In the case of what they are presenting to staff would seem like the setbacks they were proposing were almost sufficient to meet the requirements that the ordinance requires, with a five foot deficiency. She stated that deficiency applies to almost every group of two buildings on the site; we did talk to the applicant about reducing the number units. She said at that point they didn't seem interested in doing that. She explained there were other things in the Planned Suburban Low-Rise Ordinance that expects that there would be the buildings adjacent to the road, in this case there is a long L-shaped piece that reaches to Wixom Road that didn't allow the buildings to be close to the road in that sense. The new road system is being proposed, which is a private road system, seems to make sense for this type of development. Member Mutch said one of the issues the applicant talked about was connectivity in terms of walkability, and staff highlighted that in the staff review. He said people looking to move into active senior units want that walkability and connectivity. He said looking at the site plan from west to east, if you live in the development and you want to walk from your home to some of the neighboring locations, are there any connections from the development to Target or retail area to the north. Ms. McBeth said there are currently some gaps in the sidewalks between this property and the Target. That has been identified by the Walkable Committee and is on the list of potential projects to complete in the future. Member Mutch asked if they could get to the school property to the south on the east side. Ms. McBeth said there are some gaps in that location as well. Member Mutch asked if there was any connection to the City Wildlife Woods Park to the south. Ms. McBeth had a slide that she referred to saying



there may be an opportunity, there is an existing oil well site to the south, potentially there might be opportunity in that location and the other would be to the east towards Providence Park Ring Road, there is a pedestrian connection proposed there. It would be a roundabout way to get there through the trails. He pointed out that even though this abuts a city park, they can go through an oil well, or go to Providence Park, but we don't provide them a pathway to the park. Ms. McBeth said that was a valid point and if Council decides to approve this plan then this would be something we could work with the applicant on along with the Parks Department to determine if there would be another spot. Member Mutch was surprised that they were talking about a connection to a city park and the staff and Planning Commission didn't highlight that. He said there was a previous PRO development for this piece of property back in 2006 or 2007 that included all of this property, plus adjacent property to the west which showed a park connection and park improvements with that PRO. He thought at a minimum we would have a connection to the city park, it seemed silly not to have that in place. He also mentioned that this crosses the ITC Corridor. He wondered if there was any connection from that side to our ITC Corridor path. Ms. McBeth said she believed that is further south and we could let the applicant talk about the connections that they are proposing to make to the pathways within Providence Park. The applicant referred to the slides and pointed out the key pathway from the north to the south would be the ITC Corridor pathway and Providence Hospital loop, we are connecting over to the ITC Corridor north, south pathway and it also ties into the Providence Park which has a significant loop, and we will be making some upgrades to those in that area. It will connect to the Master Plan north, south pathway. He said the ITC pathway in that area is stone. Member Mutch wondered about the emergency access. The applicant said it would be a 20 foot paved path with a decorative gate as well. It will be intended to encourage pedestrian traffic through there. Member Mutch confirmed with Ms. McBeth that the oil well was an active operational oil well. He wondered if that raised any concerns putting folks that close to oil well. Ms. McBeth responded to his concerns and noted that the planning staff concerns were primarily the visual concerns of the residents that would live there regarding the view of it from a few of the homes. She said they would encourage as much landscaping as possible in that area. As far as the review, the Fire Marshall reviews the plans as well, and this was not raised as any concerns from the Fire Department. Member Mutch wondered if there was any State Standards that that state we shouldn't put a residence within so many feet of an oil well? She said they have not heard of any concerns with that issue. Member Mutch thought that was strange. He questioned why they were proposing to remove 54% of the trees, he understood the applicant said they were low quality trees, why is that such a high number. Ms. McBeth highlighted the Exhibit that shows the proximity of the woodlands and the perimeter of the site. There are some areas that are part of the site that are not part of the initial development or grew up as woodlands overtime. The trees are fairly immature and not the best species of trees that we would expect in a quality woodland. The areas that are identified on the Exhibit show the removal areas that would be part of the request if it moves ahead for preliminary site plan review. Ms. McBeth understood that these would need to come out due to grading of the site and the location of the storm water basin into the homes that are being proposed around the perimeter. He said it wasn't clear to him why so many trees have to be removed.

He wondered how the road improvements would be handled at the entrance of the development. There is currently a center turn lane that ends just north of the property. He wondered if the center turn lane will be extended south or if folks want to turn left into this development if it will cause a backup of traffic behind them. The applicant replied that they submitted a traffic assessment, the counts are pretty low with the smaller development and the age targeted you will see about 40% reduced peak hour flow through this development. He was not sure if they are extending the center left turn lane. They do have recommended approval from the City's Traffic Consultant and they are prepared to accommodate whatever improvements that they suggested. Member Mutch said he didn't want to see people hanging out on Wixom Road. He also stated his parents are retired, but they seem to be driving as much as they did 20 years ago. He said he was not ready to vote to approve this to move this forward; there are open issues, such as the number of variance requests, and connectivity issues that need to be addressed. He would like to see some conversation regarding extending the ITC Trail to this development. That would be a legitimate connection that would have a greater public value than what is being proposed. The Suburban Low-Rise Standard states two things: when granting variances those have to benefit the future users of the property and to the benefit of the community at large. He mentioned the brownfield remediation that will get paid for by the future taxpayers of this property as it is being reimbursed back to the developer he is not seeing a big community development. He didn't have a problem with the concept, he voted for the previous PRO that came before Council that was very similar in terms of the type of uses. It had more amenities with more improvements to the park. He pointed out that we are not dealing with a PRO here. He would be willing to table it depending how the vote goes to give time for the applicant to work with staff to address some of his concerns. He stated until those concerns are addressed he could not support moving this forward.

Member Casey asked Ms. McBeth if she could share with Council what the active open space would be. Ms. McBeth said the initial plan that we reviewed the applicants engineer was too eager to demonstrate open space in areas that were shown that staff didn't consider being open space. After the Planning Commission meeting we met again with the applicant and talked about revising the plan to show areas that were truly to be used as open space. She stated this Exhibit proposed the active open spaces will go down the center of the development, and also the back of the homes were identified as open space. She indicated the staff believed they met that requirement with the adjusted plan. Member Casey thanked her for the clarification. She wanted to go on the record that she liked this concept and that they were bringing forward. She appreciated the vision to look at Low-Rise dwellings with a targeted potential consumer. She pointed out that some of the comments raised by the previous speaker, especially as it related to connecting to a city park, are very well taken. She was more concerned with what was next on the Agenda which was the Brownfield. She appreciated that they were willing to listen to the feedback and they are open to it. She was hopeful that they will be taking back what they heard that evening related to making some potential changes to the development.

Member Breen expressed there was a lot that she liked about this plan. She supported the idea that they are going to clean up an area, and target active adults which the aging residents would like. She asked Ms. McBeth about the Planning Review correspondence from January 30<sup>th</sup>, which stated item 8 and 9 dealt with the canopy trees and the greenbelt trees. She said the applicant's response letter said there was no deviation required which contradicted the Planning Review documents which stated there was a deviation required. Ms. McBeth explained that after the Planning Commission meeting they met again with the applicant to see if any of those deviations could be reduced or eliminated because the Planning Commission had the same concern about the number of deviations. A number of those were removed with modifications to the plan or additional information provided by the applicant. There were three landscape deviations that she believed Member Breen was referring to which have been addressed to the satisfaction of our Landscape Architect who was at the meeting. There was one that was identified as a berm requirement along Wixom Road which is a recommended deviation because the berm just doesn't fit at that location. A second deviation had to do with mixture of the types of trees, the full size trees vs the sub-canopy trees which had a satisfactory resolution to that which we would like to include as well as a deviation that would be at least 25% of the mixture would be included as the sub-canopy trees. Member Casey said that did answer her questions. She shared some of the same concerns that Member Mutch had. She noted that there are a lot of things planned, but we don't have all of it yet. She didn't see connections to walkable areas; she would be more inclined to support it if she could see that information. She was curious to see what other colleagues thought.

**Roll call vote on CM 18-02-019**

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

2. Approval and adoption of

**(A)** Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for the Villas at Stonebrook Development, 26700 Wixom Road, and to collect various fees in connection with the proposal;

**(B)** Resolution Concurring in the Provisions of a Brownfield Plan adopted by the OCBRA utilizing tax increment financing for a period of five years ending no later than 2025.

Member Casey had a few questions, but wasn't sure who the best person to respond to her questions. She wanted an explanation of what was really in front of them in terms of; length of time, amount of money, and where the revenue comes from. City Manager Auger responded to her questions saying it was about a \$1 million dollar clean up to this site to get this investment. The period of time would be five years for the payment so that would give them two years to do it, and three years to collect the funds. He said the three years are to collect the funds which is where the confusion is with the five year total. The approximate investment is \$27 million for this project. Member Casey said the proposal in front of them talked about \$425,000 and the applicant said the base price would be in the low to mid \$300,000's, she wanted

clarification on that. The applicant said the base price was in the low to mid \$300,000's, with options approximately \$425,000. Member Casey asked City Manager Auger specifically about the financing which is a tax increment financing. She wanted an explanation on how that works and where do the funds come from to get reimbursed. City Manager Auger said the key word is, reimbursed. The developer will have to clean up the site, put in the infrastructure and then through the tax collection, they get the funds back through that. It is a reimbursement project, which we pay for, that they fund. Member Casey understood it as the revenues that we repay are from the difference in what the tax rate is right now, and then giving them two years to get the work done. She understood for the three year time period we would be collecting taxes at the current 2017 tax rate until the developer is reimbursed for the \$1 million dollars, give or take. City Manager Auger said we will collect the value of the taxes coming through, not stuck at a certain rate, but the new value. We will collect those taxes until they submit for reimbursement, and then Oakland County Brownfield will verify in this case. The \$1 million dollars are used until the project is paid for. Member Casey confirmed with City Manager Auger that we will be collecting the taxes at whatever level they would be taxed at as the project is being developed. She also confirmed with City Manager Auger that we will be banking that money, and of that money the developer will be able to be reimbursed for up to \$1 million dollars. Member Casey asked what the impact to the City would be. What is the net revenue or lack thereof? City Manager Auger explained that it will not be a negative impact to the City resources because the taxes are being paid and it is a reimbursement. The work will have to be done, and then the value of those homes in the total project will bring the \$27 million dollar investment, will already be paying for what they have put in. Member Casey confirmed with City Manager Auger that we will be giving the \$1 million dollars out of the taxes of the \$27 million dollar investment. She thanked him for clarifying her questions.

Member Mutch stated he was not a huge fan of the Brownfield Authorities, but he said it was the vehicle that the State has put together for these sites. Their approach is that the city forgoes any tax revenue for however long it takes to pay back the developer to clean up the site. He said if the project was approved with some of the elements that he thought should have been there, then he would be willing to support moving this forward. He felt the project being proposed did not meet the standards that he thought it should. He said he didn't feel he should vote for the Brownfield to finance the project until those changes are made.

**CM 18-02-020            Moved by Wrobel, seconded by Casey; MOTION CARRIED: 5-2**

**To approve and adopt (subject to PSLR Concept Plan and Agreement approval and site plan approval) of:  
(A) Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for the Villas at Stonebrook**

**Development, 26700 Wixom Road, and to collect various fees in connection with the proposal;**

**Roll call vote on CM 18-02-020**                    **Yeas: Markham, Wrobel, Gatt, Staudt, Casey**  
**Nays: Mutch, Breen**

**CM 18-02-021**                    **Moved by Wrobel, seconded by Casey; MOTION CARRIED: 5-2**

**(B) Resolution Concurring in the Provisions of a Brownfield Plan adopted by the OCBRA utilizing tax increment financing for a period of five years ending no later than 2025.**

**Roll call vote on CM 18-02-021**                    **Yeas, Wrobel, Gatt, Staudt, Casey, Markham**  
**Nays: Mutch, Breen**

3. Consideration to approve Water Service Agreement with Commerce Township and Production Tool Supply Company, L.L.C., d/b/a Berkshire eSupply, and Watermain Extension Agreement, including Design and Construction Standards (DCS) waiver, relating to a proposed development located south of Fourteen Mile between the M-5 Freeway and Haggerty Road.

**CM 18-02-022**                    **Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY**

**To approve of form of Water Service Agreement with Commerce Township and Production Tool Supply Company, L.L.C., d/b/a Berkshire eSupply, and Watermain Extension Agreement, including Design and Construction Standards (DCS) waiver, relating to a proposed development located south of Fourteen Mile between the M-5 Freeway and Haggerty Road, and authorization of Mayor and City Clerk to sign, subject to final minor amendments to the agreements and exhibits as approved by the City Manager and City Attorney's office.**

**Roll call vote on CM 18-02-022**                    **Yeas: Wrobel, Gatt, Staudt, Breen, Casey,**  
**Markham, Mutch**  
**Nays: None**

4. Approval to purchase a 2019 7600 model tandem axle chassis from International through the current State of Michigan MiDeal contract; and the u-fit of the SwapLoader hook lift, v-box, dump body, and liquid tank with Truck & Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of \$307,770.00.

**CM 18-02-023**                    **Moved by Wrobel, seconded by Mutch; CARRIED UNANIMOUSLY**

**To approve the purchase of a 2019 7600 model tandem axle chassis from International through the current State of Michigan MiDeal contract; and the u-fit of the SwapLoader hook lift, v-box, dump body, and liquid tank with Truck & Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of \$307,770.00.**

**Roll call vote on CM 18-02-023**

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

**Nays: None**

5. Approval to purchase a 2019 7400 model single axle chassis from International through the current State of Michigan MiDeal contract; and the upfit of the RDS box & wing from Truck & Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of \$ 215,542.00.

**CM 18-02-024**

**Moved by Mutch, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the purchase of a 2019 7400 model single axle chassis from International through the current State of Michigan MiDeal contract; and the upfit of the RDS box & wing from Truck & Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of \$ 215,542.00.**

**Roll call vote on CM 18-02-024**

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

**Nays: None**

6. Approval to award a unit price contract to Scodeller Construction Inc., the lowest qualified bidder, for Joint and Crack Seal Program in the estimated amount of \$137,750.00. The contract term is one year with two one-year renewal options.

**CM 18-02-025**

**Moved by Mutch, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve to award a unit price contract to Scodeller Construction Inc., the lowest qualified bidder, for Joint and Crack Seal Program in the estimated amount of \$137,750.00. The contract term is one year with two one-year renewal options.**

**Roll call vote on CM 18-02-025**

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

**Nays: None**

7. Approval to award civil engineering services to AECOM for design engineering services associated with the 2018 Neighborhood Road Program (NRP) in the amount of \$137,025.00.

Member Mutch wondered if this was specifically for asphalt streets and concrete streets, not concrete panels. City Manager Auger confirmed that was correct. He asked what the City expects to spend on construction. City Manager Auger stated it was approximately \$5 million for the total program.

**CM 18-02-026            Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY**

**To approve to award civil engineering services to AECOM for design engineering services associated with the 2018 Neighborhood Road Program (NRP) in the amount of \$137,025.00.**

**Roll call vote on CM 18-02-026  
Staudt, Breen,**

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

**COUNCIL TOOK A FIVE MINUTE BREAK**

8. Mayoral Appointments to the Library Board and Planning Commission.

Mayor Gatt submitted three reappointments to the Library Board, William Lawler, Doreen Poupard, and Craig Messerknecht.

**CM 18-02-027            Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the Mayoral reappointments of William Lawler, Doreen Poupard, and Craig Messerknecht to the Library Board.**

**Roll call vote on CM 18-02-027**

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

Mayor Gatt submitted Julie Maday for the Planning Commission (partial-term) expiring on June 30, 2018. Mayor Gatt noted if she is appointed, if she likes it, and we like it, she will not have to interview again in June.

**CM 18-02-028            Moved by Wrobel, seconded by Breen; CARRIED UNANIMOUSLY**

**To approve the appointment of Julie Maday for the Planning Commission (partial-term), expiring June 30, 2018.**

**Roll call vote on CM 18-02-028**

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

9. Council Appointments to Boards and Commissions.

Dawn Spaulding, Acting City Clerk, provided the results of balloting: Cindy Lang, Colleen Crossey, and Cindy Haley have all been reappointed, and the partial-term will be filled by Laura Williams for the Beautification Commission., Ramesh Verma will be reappointed to the Building Authority. Milan Savani will be appointed to the Historical Commission. Ester Kerr was appointed to the Housing and Community Development Advisory Committee. Paulina Muzzin was appointed to the Parks, Recreation and Cultural Commission.

Mayor Gatt congratulated everyone that was appointed, and reminded those who were not appointed to please stay interested and stay in touch.

**AUDIENCE COMMENT: None**

**MAYOR AND COUNCIL ISSUES: None**

Member Markham mentioned the last couple of weeks we have had a lot of rain, and before that we had an enormous amount of snow. She thought the City did a great job of plowing, and reported that she heard great feedback on the Nextdoor App. She said a number of people started to question who was plowing 8 Mile Road because it was not being adequately plowed. She stated she lives on the south side and this has happened for a long time. Year after year, the plowing on 8 Mile has been inconsistent. She understood that it is a boundary road between two counties. She wanted an explanation from city staff on how we are currently doing 8 Mile Road, and why we are not getting consistent service. City Manager Auger stated that 8 Mile Road is a Road Commission Road for two counties. He mentioned that half of 8 Mile being Oakland County and the other half in Wayne County. City Engineer Melistas explained Napier Road to Center Street is currently being maintained by the Road Commission of Oakland County. He said Center Street to Haggerty is owned by and maintained by Wayne County Department of Public Services. He suggested we look at it to see what the cost to maintain that piece would be for winter operations only. He said they will work with the City Manager's office to report back the information of their findings. Member Markham confirmed with City Engineer Melistas that part of the problem is that we have two different agencies taking care of the road. It will never be the same twice which is what the residents have experienced for many years. She was glad that someone brought it forward. She looked at it as a customer satisfaction point of view. She wondered if the City could explore maintaining the whole length, both directions, having possibly Wayne County and Oakland County reimburse the City for what we would be doing. A lot of people from Novi use that route to I-275 to go south. It is very important for us in the mornings, especially if we've had snow overnight. City Engineer Melistas said he will have the Field Operations look at it and report back to the City



Manager's office and go from there. City Engineer Melistas informed Council that the even number streets are owned and maintained by the Road Commission for Oakland County: 10 Mile, 12 Mile, 14 Mile as well as Grand River, Napier Road, Haggerty Road and Novi Road as well. The odd numbered streets are maintained by the City: 9 Mile, 11 Mile, 13 Mile, Wixom, Beck, Taft and Meadowbrook Roads. Member Markham explained that we do some of the plowing on the County Roads and we are reimbursed for that. She said we are talking just about snow plowing, not the pot hole situation, which is a whole different subject. City Engineer Melistas said we have Winter Maintenance Agreements with the Road Commission for Oakland County for a few of those streets, he wasn't sure which ones exactly, but he said he would check with the City Manager's office and advise accordingly. Member Markham thanked him for looking into this issue.

**CONSENT AGENDA REMOVALS FOR COUNCIL ACTION:**

F. Approval to award civil engineering services to AECOM (URS Corporation - Great Lakes) for design engineering services associated with the 2018 Concrete Panel Replacement Program (CPR) in the amount of \$65,186.00.

Member Mutch stated that Item F dealt with the contract for engineering services related to the concrete panel replacement program, and asked City Engineer Melistas to come down for questions. Member Mutch said he read the proposal for engineering services and the reconstruction work that will be done with that. He understood the City was going to use the same approach as they did last year in terms of categorizing the concrete panels as Priority 1 to 3, with Priority 1 being the worst. He said last year the approach was that the City did as many Priority 1 as we could with the money we had available. There was quite a bit of work done across the City. He heard comments that a terrible panel in one section of the street was addressed, and yet if you went 50 feet down the street there was another panel that was slightly worse and it wasn't addressed at all. We explained to residents that the City was going to come back in a couple of years and do that one also. He said they wondered why the City is making them go through a construction zone only to have to go through it again in a few years. He was concerned that the City was going to follow that same pattern and the residents will be questioning why we aren't doing the one down the street if it looks almost as bad as the one in front of their house. City Engineer Melistas said we are currently looking at the various subdivisions recommended from our Consultant Engineers, and we also have a list from Spalding DeDecker Associates who did the program last year that identifies the panels. We know which ones we are going after using the Priority 1, 2, and 3 categories. We have found that it is a good way to use it as a tool to identify which ones need to be removed and replaced. He is not aware of areas that we did replace a Priority 1 and did not replace a Priority 1 further up the street. He said the funds are limited. We invested a \$1 million dollars in the program last year and it only takes you so far. For logistic reasons we tried to identify concrete panels that were in the Neighborhood Roads Program and we tried to save the City as much money as we could, we went after those panels and replaced them accordingly. This year we will be close to \$1.4 million and we are currently identifying

what areas we are going to go after to replace the panels or even do joint repair. Sometimes it doesn't make sense to do concrete panels if we can do joint repair. It stretches out the dollar for the City and the taxpayer. City Manager Auger said a lot of what Member Mutch mentioned is perception. People see a concrete panel that has a crack in it, but structurally it is still sound. He stated that others look worse than they are, and others that we actually drop off are a Priority 2 instead of a Priority 1. He said last year the largest problem was through the communications to these neighborhoods. He said this year the Engineering Team is working with Community Relations Team, we already have a date set for April 11 where all of the HOA's of the subdivisions will be notified, and the program will be better explained to them of the timelines. We are also working with the contractors who win the bids for better staging areas, because that is some of the challenges we faced last year. We will deal with the perception issue. With the funding, City Council went out on a limb last year to do this robust program. He said he challenged any community in the State that is investing like we have invested in our neighborhoods. He said we cannot get to everyone, not even at a million dollars a year. We are trying to spread it out throughout the City equally to get the neighborhood roads back up to your standards. Member Mutch appreciated the explanation. He mentioned last year we talked about doing it that way, but in hindsight he is not sure that was the correct approach. He emphasized that the disruption was the larger problem. He stressed that it was for a variety of reasons such as; the staging, or the amount of time it took for the construction. He pointed out that some of the contractors would go in, take panels out, and then disappear for weeks before coming back to do them. He expressed that residents didn't like hearing that we would have to come back again in the next year or two to replace the Priority 2 streets which had to wait until a later date. He suggested a better approach might be repairing only a half dozen neighborhoods this year, which would include both Priority 1 and 2, that way we are in and out of their neighborhood in one year. He thought that would give residents more satisfaction and less disruption.

Member Wrobel respected the previous speaker's opinion, but he had to disagree. He believed we have to take care of what is bad now and then move forward.

Mayor Pro Tem Staudt commented that part of the concept we had when we agreed to do this was that it would probably be a little chaotic in the early years of the program. We also all agreed that at the time we approved this that would be good because it would show that we were making progress in areas that we weren't making progress previously. The year before this program started we were doing maybe 100 to 200 hundred panels, now we are doing 1000. He wondered how many Priority1 panels we have in Novi. He mentioned that it would be nice for City Council to know how many Priority 1, 2 and 3 panels we have. He understood that can change from year to year depending on how bad the winter was. City Manager Auger said he didn't know on the top of his head, he would check into that for Council, and get back with them on that information. Mayor Pro Tem Staudt said he did not think we could plan this better.

**CM 18-02-029**

**Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY**

**To approve to award the civil engineering services to AECOM (URS Corporation - Great Lakes) for design engineering services associated with the 2018 Concrete Panel Replacement Program (CPR) in the amount of \$65,186.00.**

**Roll call vote on CM 18-02-029**

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

**Nays: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 10:00 P. M.

\_\_\_\_\_  
Dawn Spaulding, Acting City Clerk

\_\_\_\_\_  
Robert J. Gatt, Mayor

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Transcribed by Deborah S. Aubry

Date approved: March 12, 2018