

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JANUARY 26, 2015 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 Casey, Markham, Mutch, Poupard, Wrobel

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

CM 15-01-007 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY:

To approve the Agenda as presented.

Roll call vote on CM 15-01-007 **Yeas: Staudt, Casey, Markham, Mutch,
Poupard, Wrobel, Gatt**
Nays: None

PRESENTATIONS - None

REPORTS:

1. MANAGER/STAFF - None
2. ATTORNEY - None

AUDIENCE COMMENT – None

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 15-01-008 Moved by Mutch, seconded by Poupard; CARRIED UNANIMOUSLY:

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
1. January 12, 2015 – Regular meeting
 2. January 10, 2015 – Special meeting

- B. Enter Executive Session immediately following the regular meeting of January 26, 2015 in the Council Annex for the purpose of discussing pending litigation, property acquisition and privileged correspondence from legal counsel.
- C. Approval of the Fire Department Automatic Mutual Aid Agreement between the City of Novi and the City of Walled Lake.
- D. Approval to replace/upgrade the Livescan equipment at the Novi Police Department through an arrangement with Oakland County's Courts and Law Enforcement Management Information System (CLEMIS) at a cost of \$15, 971.48.
- E. Approval to purchase four (4) replacement marked patrol vehicles for the Novi Police Department. Two (2) Chevrolet Tahoe 4WD Pursuit rate vehicles will be purchased from Berger Chevrolet in the amount of \$64,394 through the Oakland County cooperative purchasing contract and two (2) Ford Police Interceptors Utility vehicles will be purchased in the amount of \$50,921 through the Macomb County cooperative purchasing contract.
- F. Approval to award an amendment to the engineering services agreement for construction engineering services related to the 2015 Sanitary Sewer Manhole Rehabilitation Project to Spalding DeDecker Associates, Inc., in the amount of \$46,381.
- G. Approval to award an amendment to the engineering services agreement for additional design services related to the 2015 Sanitary Lift Station Improvement project to Spalding DeDecker Associates, Inc., to add the Taft Knolls lift station to the project, in the amount of \$9,700.
- H. Approval to award an engineering services agreement for design engineering related to the Orchard Hill Detention Basin Improvements project to URS Corporation, in the amount of \$16,680.
- I. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Land Company, LLC, for the Liberty Park Multi-Family Residential Phase 1 development located at the northeast corner of Twelve Mile Road and Declaration Drive.
- J. Approval of the request of West Oaks 1 Renovation JSP14-57, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is 20.12 acres in Section 15 of the City of Novi and located at 43741 West Oaks Drive in the RC, Regional Center district. The applicant is proposing a 17,291 square feet addition on the north and west sides of the existing center with associated parking and landscaping.
- K. Approval to award professional services contract to Clearzoning, Inc. for a planning area study of the property east of Novi Road and south of Thirteen Mile

Road, in the approximate amount of \$16,000, and to amend the budget in the amount of \$16,000.

L. Approval of Claims and Accounts – Warrant No. 932

Roll call vote on CM 15-01-008

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

MATTERS FOR COUNCIL ACTION:

1. Approval of Zoning Ordinance Text Amendment 18.273 to amend the City of Novi Zoning Ordinance at Article 4.0, Use Standards, Section 4.10, Places of Worship, in order to allow additional height for places of worship, under certain conditions. **SECOND READING**

CM 15-01-009 Moved by Staudt, seconded by Wrobel; MOTION CARRIED: 6-1

To approve Zoning Ordinance Text Amendment 18.273 to amend the City of Novi Zoning Ordinance at Article 4.0, Use Standards, Section 4.10, Places of Worship, in order to allow additional height for places of worship, under certain conditions. SECOND READING

Member Mutch noted his concerns at the FIRST READING regarding the language of the ordinance. He knew staff looked at alternative language or an addition to the language to further limit the locations. They felt it wasn't necessary and he was comfortable allowing this to move forward as proposed. He addressed the Planning Commission to review the zoning ordinances to find appropriate locations for similar uses. He thought that when some of the uses get to a certain size, they have a significant impact on the surrounding residential areas. He questions if they are appropriately located within all of our zoning districts. City Attorney Schultz said the project will proceed to the Planning Commission with this option.

Roll call vote on CM 15-01-009

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

Member Mutch made a request for the Planning Commission to review the City zoning standards related to places of worship and similar uses, specifically, to see if there are appropriate locations in the City for the larger uses. He didn't have any specific numbers, but the question of the larger uses with significant traffic impacts remained. He noted there may be locations along the Grand River Corridor or the 12 Mile Corridor and not in a residentially zoned district that may be appropriate for larger uses. He hopes uses of that nature, that want to come into Novi, will be appropriately sited. He asked Planning Commission to make recommendations for zoning text ordinance amendments to come back to Council. He didn't have a timeline.

2. Approval to award a construction contract for the 2015 Sanitary Sewer Manhole Rehabilitation Project to Culy Contracting, Inc., the low bidder, in the amount of \$228,390.

CM 15-01-010 Moved by Wrobel, seconded by Poupard; CARRIED UNANIMOUSLY:

To approve an award of a construction contract for the 2015 Sanitary Sewer Manhole Rehabilitation Project to Culy Contracting, Inc., the low bidder, in the amount of \$228,390.

Roll call vote on CM 15-01-010

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

3. Approval of the revised City of Novi Investment Policy, including updated list of Financial Institutions.

Mr. Auger explained that this revision clarifies the current Investment Policy. Some of the Administrative items have changed. Also, it allows the City to invest money at a longer term.

CM 15-01-011 Moved by Wrobel, seconded by Staudt; CARRIED UNANIMOUSLY:

To approve the revised City of Novi Investment Policy, including updated list of Financial Institutions.

Member Casey asked to clarify the change to section 8 under instruments where the original language that the City would not invest in investment pools organized under local governments, but now there has been a change. Finance Director Carl Johnson said they made the change in the last revision but the Oakland County pool was missed.

Roll call vote on CM 15-01-011

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

AUDIENCE COMMENT – None

COMMITTEE REPORTS – None

MAYOR AND COUNCIL ISSUES - None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:08 P.M.

Robert J. Gatt, Mayor

Maryanne Cornelius, City Clerk

Transcribed by Jane Keller

Date approved: February 9, 2015