

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 19, 2016 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 Burke, Casey, Markham (absent, excused), Mutch, Wrobel

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

**APPROVAL OF AGENDA:**

**CM 16-12-158 Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:**

**To approve the Agenda as presented.**

<b>Roll call vote on CM 16-12-158</b>	<b>Yeas: Staudt, Burke, Casey, Mutch, Wrobel, Gatt Nays: None Absent: Markham</b>
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**PUBLIC HEARING**

**PRESENTATIONS**

Library Director, Julie Farkas thanked Council and mentioned she was there along with Library Board Trustee, Doreen Poupard. She wanted to follow up on some information that was in the Council Packet, including their Annual Report and an update from their Strategic Plan, which currently is in its third year. Every year they have a feedback session and meet with community members to hear what residents want, need or just would like to share when it comes to the Library. She said they also included some programming that was coming up also. Ms. Farkas said the information in the Annual Report this year looked very good. For the first time in a few years the Library did not have to utilize any of their Fund Balance to offset any expenditure for the year. She said they made some personnel changes last year which helped with that, as well as being financially frugal. The Library staff has done a great job being economical.

Ms. Farkas wanted to share a huge thank you. She said they took on a large project at their main entrance. That project came from feedback from sessions a year ago when they heard from the community members who shared how disappointed they were with the entrance. It was difficult to use and caused tie ups into the building as patrons were entering and exiting. Thanks to Member Wrobel and the DPS Department, they helped move that along. They made a left hand turn lane to exit the Library in June and it has made a huge impact on the traffic. They have not had any complaints, comments or concerns about that issue anymore.

Ms. Farkas was happy to say they have about 1,200 people visiting the Library every day. She mentioned they had approximately 800 people every day in the old building. It has increased and stayed steady for the last few years. She said one of their goals and challenges they are working on is connecting with residents on the north end of the community. Ms. Farkas also mentioned a library card campaign where they will put a card in the hands of those that don't have a card yet to entice and encourage them to use the Library. She said the planning for that campaign will begin at the end of winter, early spring and kick off in the end of summer and lead into September which is "Library Card Sign up Month". She said they are also involved with a large project with the Novi Community School District; a campaign to encourage preschoolers to start reading at home with their families, called the "1,000 Books Before Kindergarten". She said she was happy to report that their goal was 250 preschoolers this year and they already have over 200 young people that are already reading and fulfilling those needs for the 1,000 books. They already have one preschooler that has already read 700 and this campaign just started in August. They appreciate having the relationship that they do with the new preschool building that opened on Taft Road and working with the school district.

Ms. Farkas said they have an "Adopt-A-Sister Library" which they are doing for the next few months. She said they chose to work with Mitch Album and his City of Detroit Project in Detroit. They are looking to fund and create a "London Library" out of their Community Center. It is called the "Play Center", so the Novi Library is taking part, along with our local sister libraries and taking gently used and new books for young people up until the 12<sup>th</sup> grade. They have been taking donations, also taking books that have been discarded, to the library in Detroit. This program goes on through January.

She also mentioned they are thinking out of the box. They have a new Programming Coordinator, named Gail Anderson, and she is planning a wedding. She said the Library will be hosting a wedding in June 2017. They are looking for young couples that are looking to be married and want to have the Library host the wedding. She did want to clarify that this will not be done with taxpayer dollars; it is all donations from local businesses here in Novi and the surrounding area. She said they are putting together a fantastic event for the lucky couple.

Mayor Gatt said there is no better jewel than the Novi Library, and said Ms. Farkas was doing a wonderful job. He also commended the Library Board for everything that they are doing. He asked Ms. Farkas if there was anything that she needed from Council, in which she responded she would like their continued support and if they know anyone that needs a library card, they know where to find her. Ms. Farkas wanted everyone to know that they are not just books; they have evolved into a little community center. Along with Parks and Recreation, they bring on some great programming in this community.

Ms. Poupard commented on behalf of the Trustees of the Board; it was such an honor to work with a leader who is dynamic, creative, and fearless as well as being

collaborative and interactive, always looking for something new. She said she also has an emphasis on early reading and working with children and their parents. She said if you can get parents involved that would be a great effort.

**REPORTS:**

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

**AUDIENCE COMMENT – None**

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 16-12-159      Moved by Wrobel, seconded by Burke; UNANIMOUSLY CARRIED:**

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

- A. Approve Minutes of:
  1. December 5, 2016 – Regular meeting
- B. Enter Executive Session immediately following the regular meeting of December 19, 2016 in the Council Annex for the purpose of discussing settlement of pending litigation and privileged correspondence from legal counsel.
- C. Approval of liquor license transfer request from OSH II, Inc. (d/b/a O'Sushi Novi), transferring ownership of a 2016 Resort Class C and SDM licensed business issued under MCL 436.1531 (2) with Sunday Sales Permit (PM) from New Ah Wok, LLC to be located at 41563 W. 10 Mile Road, Novi, MI 48375.
- D. Approval of recommendations from the Interview Committee for Appointments to Youth Council and Youth Boards & Commissions Representatives.
- E. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Grand Promenade LLC for the Grand Promenade Commercial Center located south of Grand River Avenue east of Wixom Road (parcel 22-17-101-026).
- F. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Novi Promenade Holdings LLC for the Novi Promenade Storm Water Management/Wetland Mitigation project located east of Wixom Road south of Grand River Avenue (parcel 22-17-101-032).
- G. Acceptance of Wetland Preservation Easements from Novi Promenade Holdings, LLC for wetland preservation areas as part of the Novi Promenade project site, JSP 14-30, located south of Grand River Avenue and east of Wixom Road in Section 17 of the City.

- H. Acceptance of Andelina Ridge Single Family Residence Phase 1 subdivision streets and adoption of Act 51 New Street Resolution accepting Medina Boulevard, Amadora Circle, Pamplona Lane, Estrada Lane, an Murcia Road as public, adding 0.45 miles of roadway to the City's street system.
- I. Approval of Traffic Control Orders 16-50 through 16-54 for Medina Boulevard, Amadora Circle, Pamplona Lane and Murcia Road located in Andelina Ridge Phase 1 subdivision.
- J. Approval of a Street Light Purchase Agreement with Detroit Edison Company for the installation and ongoing operation costs of a street light within The Oberlin Phase 1 development on 11 Mile Road; and approval of an agreement with Pulte Homes of Michigan, a Michigan Limited Liability Company for the of installation and ongoing operation costs per the City's Street Lighting Policy.
- K. Approval of Claims and Accounts – Warrant No. 978

**Roll call vote on CM 16-12-159**

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

**Nays: None**

**Absent: Markham**

**MATTERS FOR COUNCIL ACTION**

- 1. Approval of the request of GR Meadowbrook, LLC for approval of a Concept Plan, Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option (SDO) Agreement for the Huntley Manor site, JSP16-34. The property is located on the south side of Grand River Avenue, west of Meadowbrook Road in the Gateway East (GE) District and consists of a 203-unit multiple-family gated community.

**CM 16-12-160**

**Moved by Staudt, seconded by Burke; UNANIMOUSLY CARRIED:**

**Motion 1, Special Development Option Concept Plan**

**In the matter of the request of GR Meadowbrook for Huntley Manor JSP16-34, motion to approve the Special Development Option Concept Plan with the following ordinance deviations:**

- a. Deviation from Section 5.4.2 of the Zoning Ordinance for the deficient loading area (940 square feet required, 480 square feet provided);**

- b. Waiver from Section 5.5.3.B.iii if the Zoning Ordinance to permit a decorative fence in lieu of the required berm along Grand River Avenue, the height, location, and materials to be approved at the City's discretion at site plan approval;**
- c. Waiver from Section 5.5.3.E.iv of the Zoning Ordinance and the City's Landscape Design Manual for the installation of canopy trees around the existing detention basin, as depicted in the Landscape Plans and approved by the City at final site plan;**
- d. Section 9 facade waiver pursuant to Section 5.15.9 of the Zoning Ordinance for the overage of asphalt shingles and underage of brick, the facade materials to be as shown on the Architectural Plans and as approved by the City at site plan approval;**
- e. Deviation from Section 5.7.3.L.ii of the Zoning Ordinance to allow pedestrian oriented lighting that is not full cut-off/fully shielded adjacent to residential zoning;**
- f. Deviation from the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per Appendix C, Section 4.04(A) (J) of the City Code, with the requirement that the emergency access drives be constructed to the north and east, as shown on the Amended SDO Plan;**
- g. Deviation from Section 3.12.7 .C.i.i of the Zoning Ordinance to allow the 2014 Traffic Impact Study (TIS) to stand in place of preparing a new TIS;**
- h. Waiver for lack of perimeter canopy trees around parking lot pursuant to Section 5.5.3.C.iv; and**
- i. Deviation from Section 5.1 0.1.B.iv to allow a minimum centerline radius of 67 feet instead of the 100 feet required for major and minor private drives, in accordance with American Association of State Highway and Transportation Officials (AASHTO) minimum local street standards.**

The applicant's compliance with the conditions and items listed in the staff and consultant review letters shall be noted in the Special Development Option Agreement.

**This motion is made based on the following findings:**

- a. The project results in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development;**
- b. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1 .16.8 the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;**
- c. Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated;**
- d. The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;**
- e. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1 .16.8, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;**
- f. The proposed development contains at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development;**
- g. Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;**
- h. The proposed development is under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance;**
- i. Relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on existing**

**thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service;**

- j. Relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area;**
- k. Relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats;**
- l. Relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;**
- m. Relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use.**
- n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner; and**
- o. Relative to other feasible uses of the site, the proposed use is ( 1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

**This motion is contingent upon the applicant signing the Special Development Option Agreement and the recording of such agreement as required by ordinance.**

Member Mutch said Member Wrobel noted that this is the fourth or fifth time we have seen this, or some iteration of this, on this property. He said he is pleased to see that the plan has improved over the previous iteration. He also mentioned the language in the development agreement to ensure that there will be an adequate buffer between this development and Meadowbrook Glens Subdivision to the south. He said the design had changes to the layout of the property that will actually reduce some of the impacts going forward. He said we do still have the issue in regards to the gap in the sidewalk that is not being addressed as part of this project. He said he would like the

City to address the sidewalk situation going west on Grand River because this project is going forward and we have a lot of successful restaurants, bars, and a Dairy Queen in that area that people will want to walk to.

**Roll call vote on CM 16-12-160**

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

**Motion 2, Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option Agreement**

To approve the request of GR Meadowbrook, LLC for approval of a Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option (SDO) Agreement for the Huntley Manor site, JSP 16-34, consisting of a 203-unit multiple family gated community.

Approval is subject to the following conditions to be addressed on the Final Site Plan:

1. The applicant shall provide LED lights and the minimum illumination required on the photometric plan to meet City of Novi Zoning Ordinance standards.
2. The applicant shall provide adequate screening of all mechanical appurtenances as required by the City of Novi Zoning Ordinance and Landscape Design Manual.
3. The applicant shall provide sufficient screening of the project from the neighbors to the south, as determined by the Landscape Architect, if it is determined to be insufficient then additional trees and landscaping will be required to be added.
4. The applicant shall provide location of the woodland replacement trees that were previously planted on site and will be required to replace them if disturbed by the proposed construction.
5. The applicant's compliance with the conditions and items listed in the staff and consultant review letters and any deviations/variance

This motion is made based on findings a through o in the motion to approve the SDO Concept Plan.

**CM 16-12-161**

**Moved by Staudt, seconded by Burke; UNANIMOUSLY CARRIED:**



**Roll call vote on CM 16-12-161**

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

2. Approval at the request of McBride Dale Clarion for the Speedway at 14 Mile and Haggerty, JSP 16-13, with Zoning Map Amendment 18.714, to rezone property in Section 1, located at the southwest corner of Fourteen Mile Road and Haggerty Road from OST (Planned Office Service Technology) and B-3 (General Business) to B-3 (General Business) subject to the related Planned Rezoning Overlay (PRO) Agreement and corresponding PRO Plan. The property totals 2.03 acres and the applicant is proposing to update and rebuild the whole site.

**CM 16-12-162**

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

**Recommend final approval at the request of McBride Dale Clarion for the Speedway at 14 Mile & Haggerty, JSP 16-13, with Zoning Map Amendment 18.714, to rezone property in Section 1, located at the southwest corner of Fourteen Mile Road and Haggerty Road from OST (Office Service Technology) and B-3 (General Business) to B-3 (General Business) subject to the related Planned Rezoning Overlay (PRO) Agreement and corresponding PRO Plan, and subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement. This motion is made for the following reasons:**

- a. **The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand and provide 5 more jobs, \$235,000 in sales tax, and \$3.1 million in investment.**
- b. **The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel.**
- c. **The concept plan improves existing non-conformities (minimum site size from 0.7 acres to 2.03 acres, location of driveways away from intersection, and upgraded stormwater management).**
- d. **There is a negligible impact on the utilities due to expected utility demand reduced from 4 residential equivalent units to 3, minimal impact on available water capacity, pressure, and flow, and no apparent impact of the downstream sanitary sewer.**

- e. The rebuild and expansion of this site provides an update to the visual aesthetic at an entryway to the City, modern fuel dispensers and convenience store, and replacement of underground storage tanks.**

Member Mutch praised the applicant and said as part of this PRO Agreement they have agreed to complete a sidewalk gap that they do not own. If it wasn't done it would have left a gap between their property and the adjacent property. He noted this will make a significant improvement to that corner, both from a traffic perspective with getting the driveways moved back and the addition to the "Welcome to Novi" sign at that corner. He thanked the applicant for the investment.

**Roll call vote on CM 16-12-162**

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

**Nays: None**

**Absent: Markham**

3. Approval of the Michigan Department of Transportation (MDOT) request for a Variance of the City's Noise Ordinance for the 2017 M-5 Expressway Concrete Patching Project between 12 Mile and Pontiac Trail (of which 12 Mile to 14 Mile is within City jurisdiction).

City Manager, Pete Auger said that staff worked with MDOT on this, which was similar to what we did with the I-275 project last year. Courtney DeFauw and Sandra Montes, MDOT representatives, were present to answer any questions if needed.

Member Mutch wondered what type of work was going to be done. He asked that they introduce themselves and give their title. Courtney DeFauw, Traffic Engineer said she worked for the Oakland TSC and Sandy Montes said she worked for MDOT and was the Oakland TSC Manager. Mr. DeFauw said they have done a few maintenance type repairs and tried to do small minor repairs of the joints. She said they are trying to do concrete pavement repairs to the longitudinal and transverse repairs to the whole section of M-5 so they can preserve this section for another couple of years. They would like to fix the joint issue. They put together a Capital Preventative Maintenance Project to come in and finish everything, including the ramps at 12 Mile, and the M-5 Connector which is really bad. They are going to finish where the I-275 project all the way to the north. Member Mutch did say some areas that they fixed are much better. He confirmed that this is a lot less intensive than the I-96 project. Ms. DeFauw said yes, but there is a lot of quantity, they want to fix as much as they can. The section in Novi from Fourteen Mile south is worse than the section of 14 Mile to Pontiac Trail. There will be a lot of repairs in that section. Especially the 14 Mile intersection, which is probably the worst intersection, so they will be making many repairs there as well. Member Mutch stated that looking at the proposal; it makes sense in terms of having to deal with this for 6 weeks rather than 6 months. There are residents that will be affected by the work on M-5. Ms. DeFauw said they are requesting a variance to the City of Novi's Noise Ordinance to allow for construction activities on M-5 from 12 Mile Road to Pontiac

Trail. This would include asking for extended hours from 6 a.m. until 9 p.m., which is a little bit outside of the time frame we typically have. They are also asking for Sunday work and they will restrict saw cutting and pavement removal at night. She stated that they are going to see if they will allow them to pour concrete at night, because that will help their schedule. They are reducing this project to the minimal amount of time that they think they can get this done. They are also offering an incentive to the contractor so that they can get in and out. She mentioned that MDOT had conversations with Novi, and other local agencies and realized the need to accelerate the concrete patching project to avoid overall impacts to this area during the 2017 construction season. Member Mutch wondered what impact they thought it will have if they close down some of the lanes. Ms. DeFauw said MDOT has decided to move forward with full closures of M-5 from 12 Mile Road to Pontiac Trail. They are proposing to close one down at a time, and to maintain all cross traffic. They are proposing to do southbound first, then flip and do northbound. Their schedule will be approximately 6 weeks. Member Mutch asked about how they will be communicating with the public. Ms. DeFauw said they are planning on hosting a public meeting of their own and also plan on coming to the City of Novi's council meeting, probably sometime in March, closer to construction. They will also have a press release and other normal communications that they usually do.

**CM 16-12-163            Moved by Wrobel, seconded by Staudt; UNANIMOUSLY CARRIED:**

**To approve the Michigan Department of Transportation (MDOT) request for a Variance of the City's Noise Ordinance for the 2017 M-5 Expressway Concrete Patching Project between 12 Mile and Pontiac Trail (of which 12 Mile to 14 Mile is within City jurisdiction).**

**Roll call vote on CM 16-12-163**

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

**Nays: None**

**Absent: Markham**

4. Approval of Resolution No. 1 to proceed with preparation of plans, specifications and cost estimate for a proposed Special Assessment District (SAD) for the financing of street improvements within the Vistas of Novi Planned Unit Development.

**CM 16-12-164            Moved by Wrobel, seconded by Burke; UNANIMOUSLY CARRIED:**

**To approve Resolution No. 1 to proceed with preparation of plans, specifications and cost estimate for a proposed Special Assessment District (SAD) for the financing of street improvements within the Vistas of Novi Planned Unit Development.**

**Roll call vote on CM 16-12-164**

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

5. Appointments to Boards and Commissions:

Mayor Gatt thanked everyone who applied and their willingness to become involved in the City. He said we need the volunteers. He said unfortunately they had more volunteers than we had openings. Specifically for the Historical Commission, there was only one opening and several very good candidates applied. He said soon the Ordinance Review Committee is going to review that and hopefully we can change the Ordinance that limits the number of people on committee. He said until we can change the Ordinance we can only appoint the one person tonight. He mentioned that all of our Board and Commissions are governed by either Ordinances or the City Charter.

Mayor Gatt submitted John Avdoulos for nomination to the Planning Commission.

**CM 16-12-165 Moved by Gatt, seconded by Burke; UNANIMOUSLY CARRIED:**

**To approve John Avdoulos for appointment to the Planning Commission.**

**Roll call vote on CM 16-12-165**

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

Mayor Gatt congratulated Mr. Avdoulos and said he was back on the Planning Commission.

City Clerk Hanson provided the results of ballots:

Beautification Commission – Carolyn Upton was appointed as a Partial Term Member.

Board of Review – Kevin Cassady was appointed as a Full Term Member.

Election Commission – Pamela Superfisky was reappointed to the Election Commission.

Historical Commission – Kim Nice was appointed to the Historical Commission.

Housing & Community Development Advisory Committee – Keith Mixer and Chester Roaden were appointed as Full Term Members and Katherine Dooley was appointed to a Partial Term.

Zoning Board of Appeals – Mark Garrison and Thomas Nafso were appointed as Full Term Members and Brandon Stewart was appointed to the Alternate position.

Mayor Gatt thanked everyone who applied and interviewed.

**AUDIENCE COMMENT – None**

**COMMITTEE REPORTS - None**

**MAYOR AND COUNCIL ISSUES - None**

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

**COMMUNICATIONS - None**

Mayor Gatt welcomed Member Wayne Wrobel back from Japan where he has been representing all the people of Novi.

Mayor Gatt wished everyone a Happy Holiday and thanked them for their support.

Mayor Gatt said they would enter into Executive Session at 7:31 p.m. for the purpose of discussing settlement of pending litigation and privileged correspondence from legal counsel. It was noted they may return from Executive Session.

Mayor Gatt and Council returned from Executive Session and they were back in session at 7:51 PM.

**CM 16-12-166                      Moved by Staudt, seconded by Burke; UNANIMOUSLY CARRIED**

**In the matter before City Council regarding Novi vs Knightsbridge Gate we move to direct the City Attorney and City Manager to pursue with settlement of the Knightsbridge Gate litigation along the lines discussed in closed session with any minor amendments to the draft consent judgement to be reviewed and approved by them prior to entry with the court.**

**Roll call vote on CM 16-12-166**

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

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:52 P.M.

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Cortney Hanson, City Clerk

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Robert J. Gatt, Mayor

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Transcribed by Deborah S. Aubry

Date approved: January 9, 2017