

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 16, 2019 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, Crawford, Fischer, Mutch

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

**APPROVAL OF AGENDA:**

**CM 19-12-207 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the Agenda as presented.**

**Roll call vote on CM 19-12-207** Yeas: **Staudt, Breen, Casey, Crawford, Fischer, Mutch, Gatt**  
Nays: **None**

**PUBLIC HEARING: None**

**PRESENTATIONS:**

**1. Sakura Way Update – Robert B. Aikens & Associates Vice President, Scott Aikens**

Scott Aikens said they would talk about the timeline later but first of all wanted to bring everyone up to speed. They are excited about where they are at and getting started with the next step. He showed some 3-D renderings and the brand identity for Sakura Novi. One of the renderings was for the One World Market superstore. The other rendering was for a plaza along Grand River Avenue with a restaurant and a green garden path around the pond. Another rendering showed the view of the project over the pond east of the site. The last rendering was looking east over the pond with overview of the project. He stated that Sakura Novi began in August 2016. He said that One World Market brought them in the work on this project for the prototype store in Oakland County in the City of Novi. He showed where they are at right now. They were asked to not have an ambiguous Phase 2 in the plan. This plan eliminates ambiguity. This is the plan they want to finalize with the Planning Department. The market is in the front with frontage on Grand River. He explained that was the 25,000 square foot One World Market with a food hall and grocery market. Right on Grand River we have the restaurants, the restaurant collection, and the restaurant on the pond. There is residential to the east and northwest. The pond has garden paths around with stamped concrete areas on the site. One World Market has been in business here since 1977. They do 80% of their business is with Japanese ex-patriots. They have very successful units in Clawson as well. He went over renderings that showed the grocery market with

the isles and on the left is about half which will be a food hall. They want to do something like Eatly in Chicago or New York. He said it was a dynamic integrated food experience grocery market. The next component is retail and restaurant collection. It's fascinating because this project is happening commonly along the west coast and in the south with Asian themed retail plaza with restaurants and retail collections. They've been working hard to put this restaurant/retail collection together. He thought there was a lot of opportunity to work with international corporations. He felt there was a really strong case to come to the Midwest. We think Novi is the perfect place for this kind of thing. He said they are also looking to have this restaurant collection very authentic. Entrepreneurs are looking to serve the ex-patriot customer. Another component is the residences at Sakura Novi. There are 118 potential townhome apartment units. They will have one and two story garages. He showed the site plan for eastern portion of it. He also had 3-D elevations of the units. He noted that the residential developer has been active for around 40 years around the Metro Detroit area. Other piece is the landscape components around the pond. They know it was an important item so they've taken it seriously. There have been soil issues on this land that made it hard. They wanted to abut the pond, but that was not possible to have due to the foundations. He said it is important to activate the pond for the community. He said they want to create an inviting environment for the community. The site plans show some very advanced kinds of ideas. They are interested in talking to the corporate community and getting broader involvement for some of these components to bring them online. He said this was just an overview of what's coming up and how it is coming together. We are extremely enthusiastic about it, they are locked and loaded and looking forward to the next steps. He said he was open to any questions. He said later on he can talk about the amendment and the timeline and the history of that.

Mayor Gatt said this gets him excited about the project again. When this comes to fruition it will cement Novi on the map. He said this was so unique and different that people will come from out of town to eat there and see these facilities. He got asked about this project a lot and how the project was coming. In Oakland County, people in the Economic Development Department are asking him monthly how it's coming. There is great interest in this project. He appreciated Mr. Aikens enthusiasm. He knows a lot of time and money have been spent. He thought he heard shovels in the ground next summer, maybe August. He said now was the time for comments, but questions later.

**MANAGER/STAFF REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENT: None**

**CONSENT AGENDA REMOVALS AND APPROVALS:**

A. Approval of Minutes of December 9, 2019 - Regular Meeting

- B. Enter Executive Session immediately following the regular meeting of December 16, 2019 in the Council Annex for the purpose of discussing privileged correspondence from legal counsel and property acquisition.
- C. Approval of recommendations from the Commission Interview Committee for appointments to Youth Council and Youth Boards & Commissions Representatives.
- D. Approval to purchase twelve (12) sets of protective turnout gear for the Novi Fire Department from Phoenix Safety Outfitters, an authorized dealer for LION, who holds the NPP (National Purchasing Partners) cooperative purchase agreement for \$30,442.80.
- E. Approval to award design engineering services to Spalding DeDecker for new pickleball courts at Wildlife Woods Park, in the amount of \$18,400.
- F. Acceptance of a Wetland/Woodland/Open Space Conservation Easement from Pulte Homes of Michigan, LLC for wetland, woodland, and open space conservation areas as a part of JSP16-37, Oberlin Phase 2 and 3, located on the south side of Eleven Mile Road between Wixom Road and Beck Road in Section 20 of the City.
- G. Acceptance of a Wetland and Woodland Conservation Easement from Robertson Brothers, LLC for remaining wetland and woodland replacement areas offered as a part of the Lakeview development, located on the east side of Old Novi Road, south of Thirteen Mile Road, and north of Wainwright Street in Section 11 of the City.
- H. Approval to award contract services to AECOM Great Lakes, Inc. for an Environmental Assessment of Beck Road from Six Mile Road to Pontiac Trail, in the amount of \$62,500.
- I. Approval of Second Addendum to the Emerson Park Planned Rezoning Overlay (PRO) Agreement, to adjust the date by which the required sidewalk and boardwalk improvements are to be constructed along Ten Mile Road, west of Novi Road.
- J. Approval of a cost share agreement with the Road Commission for Oakland County for the installation and maintenance of traffic signal modernizations at the intersection of Thirteen Mile Road and Haggerty Road, in the amount of \$65,000.
- K. Approval of Change Order No. 2 and the final payment to Great Lakes Contracting Solutions, Inc., for the South Lake Drive Storm Sewer Structure Rehabilitation (Lilley Trail to Old Novi Road) project in the amount of \$46,941.01, plus interest earned on retainage.
- L. Approval to award the Fuerst Sisters Wing Partition Upgrades to Integrated Interiors Inc., in the amount of \$51,561.

M. Approval to change the meeting date for the January 6, 2020 City Council meeting to January 7, 2020.

N. Approval of Claims and Warrants – Warrant No. 1050.

**CM 19-12-208            Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY**

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

**Roll call vote on CM 19-12-208**

**Yeas: Breen, Casey, Crawford, Fischer, Mutch,  
Gatt, Staudt**

**Nays: None**

**MATTERS FOR COUNCIL ACTION**

- 1. Consideration to approve a Fourth Amendment to the previously-approved Conditional Agreement of Purchase and Sale on North Grand River City Property, located north of Grand River Avenue, east of Town Center Drive.**

City Manager Auger stated that there are a lot of questions about the timelines. Our team has worked with their team and the timeline is realistic. It doesn't leave a lot of slack which is good. We have to continuously move forward to get this across the goal line. That is where we are at with the purchase agreement. He said the next step would be PRO agreement that will be coming forward on the schedule.

Mayor Gatt asked if Mr. Aikens if he had anything else to add before he opens this up to Council for discussion. Mr. Aikens said no.

Member Fischer commented that this project has been worked on for quite a while. He said he is new on City Council and has not been part of the previous discussions. He wanted to clarify we are only talking about the amendment on the purchase contract. City Manager Auger replied yes, that was correct. Member Fischer confirmed with City Manager Auger that it will go before the Planning Commission and then to City Council? City Manager Auger said the Site Plan and PRO will come through the normal PRO process and that will be the next step that Council will address. City Attorney Schultz stated that the Planning Commission held their public hearing on the PRO last week. They will have a second public hearing next month and hopefully it will get to Council shortly after that. Member Fischer had a question on the PRO and the change in the agreement. Originally it talked about clarifies the existing requirement that the PRO agreement will run with the land rather than terminate 2 years as provided by Ordinance. He wanted clarification to what that means and why we or the petitioner asked for it to be included in the agreement. City Attorney Schultz said it was the City's clarification. In the agreement now it says runs with land, but a varied reference. Under zoning ordinance the PRO approval if City Council gives it is good for 2 years and then it expires or can extended. If the developer decides to abandon that potential

development then it reverts back to previous use of the property. Here we are the seller of the property and we want this development to happen, Council would rather not have PRO approved, close on the property, lose ownership, transfer it to the developer only to have the developer decide they don't want to do this, wait the 2 years and be free of the approval. The idea is clear in the statement that this is what the development going to be unless we mutually agree otherwise. Member Fischer struggled because it's been ongoing. He said this is a unique situation he hasn't seen too often in the City of Novi where we are the ones that owning the property. We have the money tied up. It's in our best interest to get it developed. He is hesitant and not in support at this point. He wanted to hear comments from his colleagues.

Member Breen said she is excited about this project and thinks this will be a good cultural experience. One World Market is a gem in the City. She was also hesitant about the concept of letting the PRO run with land. She said we do want this development, we are excited about this, but based upon what we've seen to date and something else pops up then we are locked into a deal where developer can't capitalized on it. Who knows something better could come along. What don't know what will happen two, three or four years from now? That is where she was a little hesitant of; just making sure that this is sort of indefinite in nature. She was glad there was some clarification before that this is not on the actual Site Plan or what we are specifically going to see that is going to come at a latter point and time. She was hesitant to give an indefinite time frame for when this might be accomplished. She wondered if there might be another option rather than let this continue on. City Attorney Schultz said the first example was if developer and City decide there is a better opportunity, they can amend it again. He thought the idea was it would be like the Singh golf course. It is a property that has come to the Planning Commission a few times with different proposals by the developer. We've approved a development and RUD that govern the property so it runs with the land. Any PRO or RUD once some work is done, it runs with the land. Once they start on Phase 1, they are stuck with the whole development. He said we have had a couple of projects at the Singh property that Council has said that is not what they are looking for as a redevelopment, come back with something else and maybe we will agree. The fact that they're required to build what they promised to build doesn't mean they can't come forward with a better project and Council mutually say this is a better project so we will agree to amend. That is the idea behind that language.

Member Mutch said he reviewed the City Council Minutes from the last meeting. He had three main concerns with where we were. One was not having a good idea of what the timeline was in terms of all the elements that need to happen between today and closing on the property with the developer and seeing those realistically done. He didn't want to come back to this again. His second concern was having certainty about what was being proposed. It was shared in the presentation. The concepts have evolved. Some of the key elements have stayed the same, One World Market, the anchor, the pond being activated for public use in some way, and a residential component. The various elements have shifted and changed over time. Effectively one reason it didn't proceed at Planning Commission the fact that additional changes had

been presented last minute and to ensure that everyone had time to review those that is one of the reasons for postponing it. It felt like the concepts were too much in flux for him to feel comfortable. The third piece was communication back to City Council from the developer and City Administration. He mentioned that because they aren't involved in the daily process, these changes pop up after months of not hearing very much and they are left guessing where we are in the process. Information has been provided in the packet in terms of the timeline and it looked aggressive to him. In conversation with City Administration he had better comfort level that it's achievable. One of the things it does is clearly lays out the dates for Council. If we move forward it will be easy to see if we are staying on track or not. The presentation gave them clarity in terms of what's being proposed. We are still at the concept stage. We haven't gotten through the PRO process so we are not at that level of detail we might see at other projects. He stated that most importantly there has been communication on where everybody is at. He had the same question in terms of tying this development to the property instead of our standard PRO two-year limit. It addressed his major concerns. He had the same questions in terms of tying development to property versus a standard PRO 2 year limit. Other communities have zombie developments that sit there for 5-10 years and suddenly get reactivated. They use outdated ordinances. He didn't have that concern; this piece of property won't sit. This gives both sides the opportunity to re-negotiate. He felt we had the mechanism to do that. It's a reasonable approach. With all this information he had a better comfort level in granting the extension. It's an aggressive timeline. This has a lot of moving parts. He said he was willing to work through the process until the date that they requested for the end of September 2020 for the closing. At this point he was comfortable supporting the amendment as presented.

**CM 19-12-209            Moved by Mutch, seconded by Staudt; CARRIED UNANIMOUSLY**

**Approve a Fourth Amendment to the previously-approved Conditional Agreement of Purchase and Sale on North Grand River City Property, located north of Grand River Avenue, east of Town Center Drive, and to authorize the Mayor and Clerk to sign the same, subject to final review and approval of the terms and conditions of the Purchase Agreement by the City Manager and City Attorney's office, including minor amendments thereto.**

Member Casey echoed what her other colleagues have stated. She hoped this was the last conversation that we have about the conditional purchase agreement. That is really what we are talking about tonight is that piece of the puzzle. It is unusual for the City to be the seller. We made a decision when we had the land that this is what the process was that we were going to follow. Obviously owning the land there have been some opportunity costs for us from a city perspective in terms of tax revenue, etc. We have said that we are willing to in essence continue down this process with you, but she wanted to make sure that this is the last time we are having a conversation about the closing date on the purchase of the land. It is a pretty aggressive timeline from the feedback that she has heard around the table. She would like to say to City

Administration and the developer that she expected more frequent status updates through the City Administration on this project. She wanted to make sure that Council is clearly getting that information feed to them on an every other month basis at minimum or more frequently if warranted. She wanted that thought on the record.

Mayor Pro Tem Staudt said it was interesting that the four Council Members that have been there from the beginning have a lot vested in this, not just the developer. We do because it has been a long process from purchasing the property ourselves through the multiple incarnations of this project. It is important that this last step to see it through is critical to getting this done. He asked how long it takes to get a Brownfield done and is there any chance the County can delay this. If they did what would be the repercussions to what we are doing right now. City Manager Auger replied that it has been our experience that the process moves through the County rather quickly. The City's responsibility on that he believed is just passing a resolution supporting the process. He believed we had two or three brownfields with the County and have no hiccups getting through the process. Mayor Pro Tem Staudt wondered when we would have the opportunity to approve that motion. City Attorney Schultz said there was a benchmark that we did add in to the fourth amendment was the requirement that they submit to the City their brownfield plan by January 31st. The reason was so that we can control the PRO process. That is our approval; we can control at least our portion of the commercial redevelopment tax. After it goes from there those dates are set by statute. The brownfield is a little fussier in terms of when the County is going to act on it though so we wanted to make sure that we had an actual plan in hand to us so they are done with their information early enough that the County would now have a couple of months to deal with it. Their timeline put together with their environmental expert thinks that is a reasonable schedule. Mayor Pro Tem Staudt asked how much of the site is effected by the brownfield. City Attorney Schultz believed it was primarily the pond. City Manager Auger replied that it is mostly just fixing the pond so it is usable by people. Most of the site doesn't need a lot of remediation. The bottom of the pond is the major focus area. Mayor Pro Tem Staudt asked Mr. Aikens if they have completed any of the leases at this point or are they close to completing any leases. How far away are you with your primary tenant, One World Market? Mr. Aikens said it is a fully negotiated lease with One World Market. Mayor Pro Tem Staudt asked what they were waiting for to sign it? Mr. Aikens said they wanted to clarify one or two issues. Mayor Pro Tem Staudt wondered if the one or two issues including this meeting. Mr. Aikens replied that he didn't think this was an issue. Mayor Pro Tem Staudt said the rendering showed beautiful blue water, can we anticipate this with this pond? Mr. Aikens replied yes. Mayor Pro Tem Staudt said he wanted to make sure that he clearly understood that other Council Members said they would support this, but there is no more, this is it. We have been extraordinarily patient and he knew that they have spent hundreds of thousands of dollars getting to this point, but there is no more, this is the end. He said they really want to see this done. We want shovels in the ground. One of the things we would like to see as quickly as possible is for the site to be cleaned up. We are tired of the car wash; we are tired of the old buildings, and the fences. How soon after they agree to purchase this do we see action like the buildings coming down. Mr. Aikens

believed the rough grading would begin in anticipation in August. We will begin with the demolition and move on. Mayor Pro Tem Staudt said they will hold them to that.

Member Mutch mentioned they don't often get input in terms of design elements. We typically see these, especially with PRO, fully formed and developed. It's a nice plan, but he has high expectations for this plan. It has a lot of nice renderings. When this comes back to us as a PRO some of the projects that you have done elsewhere in southeast Michigan such as in Rochester Hills have a lot of nice detail elements to it. It is not just a different kind of development; it is different than your standard strip mall retail development. This is in the heart of our city. It is catering to a population of folks; many of them are world travelers. Having come from Japan with urban design is a focus of the society. If you come in with things that look like they were taken from a strip mall or cookie cutter residences he will not be happy with that. We have a unique opportunity. We need something different, more urban, and more upscale with a lot of attention to detail. That's what he will be looking for. This has opportunity to be unique to the region. Something we can point to when it's finished and be happy with all of the elements. Now that you have timeline to work with we will see it happen.

Member Fischer noted that he has a lot of respect for colleagues. He will support this time, but they have to see there is a line in the sand. There is a lot invested from their perspective. He felt this would be phenomenal for the City, but if we are sitting there six months from now he will realize that we will have to part ways because we will not get to where we need to be. It wanted to make sure those comments were clear.

**Roll call vote on CM 19-12-209**

**Yeas: Casey, Crawford, Fischer, Mutch, Gatt,  
Staudt, Breen**

**Nays: None**

## **2. Appointments to Boards and Commissions**

**CM 19-12-210**

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

Mayor Gatt submitted Brandon Stewart and Jeffrey Wainwright to the Corridor Improvement Authority for the two full-terms expiring December 31, 2023.

**Voice vote on CM 19-12-210**

**Voice Vote: Carried Unanimously**

City Clerk Hanson provided the results of the balloting. Lynn Fuller has been appointed to Board of Review for the full term. Pam Superfisky has been re-appointed to the Election Commission. Ms. Hanson said they had two openings for the Historical Commission. Kim Nice has been re-appointed to the Historical Commission. However there were not enough votes to appoint a second person. Chet Roaden has been re-appointed to the Housing and Community Development Advisory Committee. Ms. Hanson said there was a second opening, but we did not get enough votes to fill that opening. Linda Krieger and Dr. Mav Sanghvi were re-appointed to full terms on the



Zoning Board of Appeals and Mike Longo was re-appointed as the alternate. Mayor Gatt congratulated everyone who had been re-appointed or appointed. For those that were not chosen please don't stop coming, we have only so many openings. We appreciate your involvement. Novi couldn't be Novi without you. Thank you.

**3. Consideration of approval of the resolution to adopt the Novi Parks, Recreation and Cultural Services 2020-24 Strategic Community Recreation and Master Park Plan.**

Director Muck said the last plan was approved five years ago and he wanted to recap some of the successes they've had in the last five years. They earned their CAPRA accreditation becoming one of four agencies in the State of Michigan and of 175 out of 10,000 in the country. We have acquired 70 acres of parkland in addition to our agreement with the Novi Schools for the Bosco Fields property. Villa Barr Art Park opened and we are hosting artists-in-residence. Free rides and expanded rides were offered through Older Adult Services transportation program. They started invasive species removal in the parks. The ITC Trail was completed. We focused more on accessibility and inclusion, including recently becoming KultureCity sensory certified. Programming and events expanded as well, especially in the cultural arts. That is a testament to Council's support as well as administration and all other departments. That was touching briefly on some of the accomplishments. He said he was there tonight to ask for support in passing the resolution to approve the next five year plan. First in the process was talking to people in the community. There were several public input sessions and created a draft that was provided to the public and reviewed by the Parks and Recreation Commission. Now it is before Council for their approval. Once the plan is official, it will be submitted to the DNR and they can begin implementation. He said they are doing this because community input is important in Novi. We need to update the recreation plan and engage our community. We need to become grant eligible and this plan has to be on file with the state. Many of the 70 acres he mentioned were acquired through acquisition grants and at the direction of the Grants Committee. This also brings us into compliance with the State of Michigan DNR. For community input, they held stakeholder meetings, two public events, and an online survey with over 1,200 responses, a Park Commission public hearing and a City Council Public Hearing. The largest demographic group that responded to the survey was between 30 and 50 years old. Average time people have lived in the community was 15 years. All four of our zip codes were represented with 42% in the 48375 zip code. Lakeshore Park was our most visited facility. Almost 70% have participated in a Parks program. There was great response about what they like about our programs and pricing. He said some interesting things as we look to the future was the top thing people wanted to see was a splash pad. People indicated they wanted to see improvements at Lakeshore Park so he was glad they were doing that. They included some questions about a community center also. He said they held a meeting earlier that evening to find out what a recreation center would look like. The survey results showed there was 61% who think we should build a community center and the top two amenities people thought we should offer were a leisure pool and some type of fitness center. We do well in our communication which is a testament to our Community Relations team. He moved on

to their goals and explained they will look familiar because they tailored them to match City Council goals. The first was to investigate options for building and funding the operations of a Community Recreation Center. Another goal is looking at aging-in-place initiatives because Council has given that direction. They are also looking at a splash pad. Another goal is looking for opportunities to ensure all residents have a park within a 10 minute walk. He said regarding accessibility, they added a goal to focus on that. Some of their short term goals are already in progress, such as directly connecting the ITC Trail on 10 Mile, park improvements, and a Master Plan for Villa Barr Art Park. They are looking to be re-accredited for CAPRA as a long term goal, as well as art facilities in parks and facilities and marketing methods. For short term goals they are looking at how they market to our older adults and how we program our parks in terms of increased fitness activities in the parks. Also as short term goals was looking at how we collaborate with the sustainability efforts as well as programming Lakeshore Park once renovations are complete. Additional goals are looking at properties to potentially acquire or redevelop for park use, working with local property owners and developers. Long term goals in terms of public safety are wayfinding and mile markers on trails and continuing to work with Public Safety officials to keep parks safe. A short term goal is maintaining parks maintenance staff certifications as it has been a big benefit. The Capital Improvement plan is required to be outlined in the Master Plan and they will continue to look to Council for direction on that. Some of the highlights coming forward in the next few years include ITC Community Sports Park renovations, pickleball court construction, ITC Trail connectors, Northwest Park construction and playground replacements. He thanked Council for their ongoing support.

Mayor Gatt said he has been with the City for 45 years and has seen the City develop from small and rural to a big, beautiful destination City. He has heard people complain over the years and want changes, but no one complains about parks program. He said Director Muck and Deputy Director Ringle do a fantastic job. There was a lot of chatter recently about parkland and green space. He said he did some research and the City of Novi has twice as many parks as the average City of our size in the whole United States and we continue to grow. As our population increases and the demand for recreation increases; and as boomers age and want to be involved, a recreation center will be a living testimony to our desire to include everybody in the City of Novi regardless of age or anything. He thanked Director Muck on behalf of everyone who lives here. He was impressed with everything that goes on and you continue to amaze me and get better.

Mayor Pro Tem Staudt said 16 years ago he was part of the presentation of the first community recreation plan to City Council. Back then they were worried about invasive species, handicap, trees, and we didn't have money and things were tough. We are in a whole different world now. He sat in on the last Parks and Recreation meeting and listened to the presentation. He said the enthusiasm from 16 years ago is still there. He said it was great to see Chairman Dooley and how he is enthusiastic about this plan and the future. He wanted to give the Commission credit for working hard to get this done. It's a lot of work. You really hit it out of the park.

**CM 19-12-211      Moved Staudt, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval of the resolution to adopt the Novi Parks, Recreation and Cultural Services 2020-24 Strategic Community Recreation and Master Park Plan.**

Member Fischer echoed the previous comments. He said he has the unique opportunity of missing 5 years. He said when he thinks about what they've done in the last 5 years is amazing. It fits right in with the statement about the investment the City makes into green space and useable areas for residents. He said something new to him was the concept of accessibility and the 10 minute walk to a park concept, he fully supported that. He said great job to Director Muck, his staff, the Parks Commission, and City Council for all they've done.

Member Breen said great job, she was really excited about all of this. She said elementary schools talk about beginning with the end in mind. She was happy to see a lot of these long term goals had the end in mind. That includes pickleball courts, Lakeshore, purchasing parkland which partners with the goal of having a park within a 10 minute walk. She understood we always go for ADA access, but what about universal design to make it easier to everybody, not just those with special needs. She said she was proud of the KultureCity accreditation, which is a movement to make things more sensory friendly. Also, she was proud of the invasive species item and sustainability measures. She said they had a community recreation center meeting and that's touched upon in the Master Plan but there isn't a lot in there because they are starting with blank sheet of paper. Due to the research they did for the Master Plan, they have an idea of what community wants. It appears they may want a splash pad or a water play feature. She wanted to talk about the aging in place features and things we need to do as a City as our population ages. She had some concerns and the idea that as you move forward to address the needs of seniors and the aging population to make sure there is hand in hand work with other departments. We need to make sure we have affordable housing and mobility options. She said she looked forward to see what the departments can do working together to make sure all their needs are met. She said to continue to work towards the end goals. She thanked him, his department and the Parks Commission.

Member Mutch said this is best 5 year plan he has seen. He appreciated that the goals and specific elements of the plan reflected input he got from City Council and the community at large. He said that was an important part of the plan. He noted they got specific about what you want to accomplish in terms of facilities but also leaving things open to develop as circumstances evolves. He said his only criticism was it wasn't aspirational enough. There were some big ideas, like the community recreation center, but he thought the department and Commission constrained themselves by looking at their current ability to provide services. He thought we were getting to the point where there needs to be discussion about how we fully fund parks and recreation services. They have a relatively small millage to work with. He said that revenue wasn't necessarily a significant part of your overall revenue because a lot of it comes through

programming and the fees associated with that. Yet it's a very important part of your revenue because it allows you to do facility upgrades. He said that's been supplemented with the CIP millage but we won't have that forever. He said a lot of the things they are looking to achieve, if they had a little bit more money to do that, it could go so much further in terms of meeting community demand for recreational facilities. He said maybe that was a future discussion but he thought what they were approving was excellent. He thought it would set us up well for when we do apply for those grants through the state and partner agencies and anyone else providing grant funding. This is excellent framework and justification for what we want to do. If you accomplish 90% of this in the next 5 years, people would be astounded. This is an excellent map going forward.

**Roll call vote on CM 19-12-211**

**Yeas: Crawford, Fischer, Mutch, Gatt, Staudt,  
Breen, Crawford**

**Nays: None**

**4. Consideration of approval to award design engineering services to AECOM Great Lakes, Inc. for reconstruction of Cranbrooke Drive between Ten Mile Road and Village Wood Road, in the amount of \$160,327.92.**

Member Breen said the cover letter said that construction would begin in July if this contract is approved, but the letter from AECOM said June. She wondered which was correct and how the public would be notified. City Manager Auger said he could answer how the public would be notified. We started 2 years ago with meetings with the public with any of the other roads that were developing and get them on their own private social media page so all the updates are sent there. The public seem to enjoy the Facebook Groups that we have. Director Herczeg said the project is budgeted in the next fiscal year, so it would be the July 2020 date.

**CM 19-12-212**

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

**Approval to award design engineering services to AECOM Great Lakes, Inc. for reconstruction of Cranbrooke Drive between Ten Mile Road and Village Wood Road, in the amount of \$160,327.92.**

Member Mutch wondered about a couple elements that were being proposed for the reconstruction of this road, one is in the letter from AECOM that said the road will be widened about one foot in each direction towards the median island. He asked Director Herzog to explain what was going on with that. Director Herczeg said the existing road is 18.5 feet wide so we can actually pull a little from the boulevard on each side to widen the road a little bit to make a more comfortable passing lane for cars that are parked on the side. Delivery trucks and emergency vehicles struggle when there is traffic parked along there. Member Mutch said he understood that, but he hears complaints about speeding because it is a main cut-through between 9 Mile Road and 10 Mile Road. The concern he had was in facilitating making it easier for a truck to pass a parked car that we are not setting up a situation that we are

encouraging folks to speed through there through that section. Another thing he noticed was the center median he saw multiple trees that had been cut down in the stretch, have they been replaced? Is that part of the road work in this area? Director Herczeg replied yes, as part of the road work they will look at replacing any of the landscaping that had to be moved or didn't make it. The trees he believed were part of the bridge work that we did on Cranbrooke Drive. Member Mutch said there were stumps and the trees may have been addressed. If we are going to spend \$2.5 million on that the end product on that should be high quality.

Mayor Pro Tem Staudt said his residential property abuts the side of Cranbrooke Drive. He felt we were about 10 years past due on this. That road is at least 40 years old. There may be some short-term hardship they are looking forward to it.

**Roll call vote on CM 19-12-212**                      **Yeas: Fischer, Mutch, Gatt, Staudt, Breen, Casey, Crawford,**  
**Nays: None**

**5. Consideration of approval to award engineering design services to OHM Advisors for the 2020 and 2021 Neighborhood Road Program (NRP) in the amount of \$242,000.**

Mayor Pro Tem Staudt asked if this is for a partial contract because we may have significantly more dollars available especially in 2021 for the Neighborhood Roads Program. Director Herczeg said this is the full amount that they have budgeted. The 2 year program that they did in 2018-2019 we can push and pull and add to that contract. It wouldn't be a problem to add additional roads. Mayor Pro Tem Staudt said if the Road Committee comes back with recommendations he is expecting there will be a lot bigger project in 2021 moving forward.

**CM 19-12-213**                      **Moved by Staudt, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval to award design engineering services to OHM Advisors for the 2020 and 2021 Neighborhood Road Program (NRP) in the amount of \$242,000.**

**Roll call vote on CM 19-12-213**                      **Yeas: Mutch, Gatt, Staudt, Breen, Casey, Crawford, Fischer,**  
**Nays: None**

**AUDIENCE COMMENT: None**

**COMMITTEE REPORTS:**

Member Casey gave a quick update on the Roads Committee that was just referenced by the previous speaker. They had their first meeting on December 9th. It was a very quick meeting to introduce all the Committee Members to each other and level set what their expectations were for what the scope of the Committee would be.

She thanked Director Herczeg and City Manager Auger because they spent 2 hours with her today and they fully outlined the agenda for the meetings that they would like to have. They selected the dates for the meetings which will be alternating off Council Mondays and some Wednesday evenings to make sure that they had a reasonable progression in terms of timing. Those dates have been already sent out the Committee Members. She said they are building out a small web page so that the Committee can keep the public up to date on their progress. All of their materials will be out there for people to review. They will see the meeting dates and locations as those are final now. All of that information will be forthcoming in the next week or so for the public to have access to. She thanked the Committee Members in advance for the time that they are going to be committing to us in terms of the conversations that we're having. She looked forward to the plan that the Committee will be recommending to Council. Mayor Gatt thanked her for her hard work so far and they certainly look forward to a robust conclusion to that Committee.

Mayor Pro Tem Staudt said he had his Committee meeting today and they had a good robust hour of discussion. He thought they had a good timeline laid out. Many of the same comments made by the previous speaker and we will have our own web presence. They are looking forward to a plan for some type of recreation facility in Novi. Hopefully it will be available for the earliest possible election.

Mayor Gatt said this is the last meeting for the year and on behalf of the City Council he wanted to wish everyone a very Merry Christmas, Happy Hanukkah, Happy Kwanzaa, or any other holiday that you may celebrate or if you celebrate nothing at all. He thanked everyone for their support over this past year. We look forward to a very productive 2020. They entered into Executive Session and they did not expect to return back to Open Session.

**MAYOR AND COUNCIL ISSUES: None**

**COMMUNICATIONS: None**

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

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 8:13 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 7, 2020