

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 25, 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, Mutch, Wrobel

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

APPROVAL OF AGENDA:

CM 16-07-94 Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:

To approve the Agenda as presented.

Roll call vote on CM 16-07-94 **Yeas: Staudt, Burke, Casey, Markham, Mutch, Wrobel, Gatt**
Nays: None

PUBLIC HEARING

1. Establishment of an Industrial Development District for Daifuku

PRESENTATIONS

1. Master Plan for Land Use Draft Plan – Clearzoning

Planning Director, Barb McBeth introduced Consultant, Jill Bahm from Clearzoning, which is now Giffels Webster. She said Mrs. Bahm has been working with the Planning Commission since last August on the Master Plan for Land Use. Ms. McBeth said last month Council approved the Master Plan for Land Use Draft Plan, which meant Council approved the release of the plan for a 63 day review and comment period with the surrounding communities, Oakland County, and other entities. Ms. McBeth said Jill Bahm was here to make the presentation and Rod Arroyo may be joining us shortly.

Jill Bahm introduced herself and said she was with Clearzoning, which is now Giffels Webster. She said she had a brief presentation and noted there was a lot to cover in a short period of time. She presented slides for the presentation and said they started last August with a kick-off plan with the Master Plan and Zoning Committee. She said in October they shared with the public some of their findings and existing conditions with the public at an Open House at the Civic Center. She mentioned that in October, January and February of this year they met again with the Master Plan and Zoning

Committee and said they had been hard at work over those months. She also mentioned that the Planning Commission met twice in May and June to talk about what was in the direct document so far and to request that the City Council release the document to the Reviewing Agencies as is required by State law. She noted Council had released the document and said it is advancing on its own. She said they started off the document with existing conditions and moved into a discussion in the Master Plan of the Environment and Open Space, conducted a Market Assessment as part of this project and refined the Goals and Objectives building upon those that we had in the previous Master Plan making them easier to understand, read and implement as we go forward. She mentioned they talk about Future Land Use changes, the Future Land Use Map and they also have a Grand River Corridor section of the Master Plan which talks about redevelopment strategies. She said there were redevelopment strategies for three sites as well as implementation for the entire document.

Consultant, Jill Bahm wanted to highlight a couple of points in the Market Assessment and noted the number and value of residential sales in the City has increased since the peak of the Great Recession which was good news. She said that it was more so than many other communities so we were very fortunate in that regard. Manufacturing and related industrial space vacancy rates for the highest quality space have been and continue to be low. She said we are fortunate to have a variety of industrial activity that serves both on a national and as well as international level which is important. She also mentioned we have one of the most unique event operations in the country which is one of the few privately run convention spaces in the country and it supports a lot of our local businesses as well. Ms. Bahm said the area of medical institutions have grown and are likely to continue to grow. She said the Market Assessment looked at housing, economy, different industries and also at retail. She said the economic policies that we have recommended speak to all those different categories. She said they talked about housing, holding the current residents in the community as they age, seniors and empty nesters as well as younger adults and making the community an attractive place for both of those groups. She said they want to continue to improve for activity that meets the needs of current and future residents from an entertainment, workforce, and industry standpoint. She mentioned growth opportunities, talking about short term and long term viability and mitigating traffic and transportation issues. Ms. Bahm said they heard about traffic and transportation issues frequently from the very beginning through the present. She said she knows we are working on a transportation plan and she believed that we will be coming together for the Public Hearing when we get to that level in September.

Ms. Bahm noted the information they gathered from the Public Input Session that was held in October and categorized the Goals and Objectives into five different areas. She said they talk about quality and variety of housing, community identity which in addition to talking about traffic which was the next that came up the most frequently. She said they tried to come up with a true and authentic identity for the City of Novi that may be somewhat lacking. She also mentioned the continued stress on environmental stewardship, maintaining our infrastructure and our economic development activities. She said we have modified the Draft and modified the Future

Land Use Map and she said they highlighted the areas that have changed on that map. She said they reflect some of different redevelopment strategies, including the City West, the Pavilion Shore Village, and Berkshire Point which is something that is already been in the process of changing. She noted a change from the Tollgate Farms/Americana Foundation, not changing it, but maintaining that designation should be re-categorized as an educational facility which is what it has been and will continue to be. She said they also added in some of the approved PRO Developments that we have had over the last several years. She said those will also appear on the Residential Density Maps and listed the things that have changed there. Ms. Bahm said in the Master Plan document it is important to highlight all of the other planning work done recently on whether it is the Thoroughfare Master Plan, Non-Motorized Plan, Older Adult Services Strategic Plan, Community Recreation and Master Park Plan, Town Center Area Study and the Sustainability Plan. These are all documents that the City has been working on over the last 5-years and felt they were important to mention in this Master Plan document.

Ms. Bahm highlighted the Grand River Corridor and said that we have general goals and talk about improving transportation; expanding and improving open spaces; and creating a pedestrian oriented development. She said that would include connecting the entire Corridor as well as both sides of that Corridor and bringing what is there into that Corridor as well. She said they want to promote economic diversity, retail entertainment, culture, housing options, maintaining standards for high quality building and design. She also reiterated they want to create an identity for the City. She said the Grand River Corridor is a unique place to demonstrate or have projects that really reflect all of the City's Master Plan Goals.

Ms. Bahm talked a little about District Plan 2 and noted there were several natural districts that emerged as they studied that Corridor and they ranged from the Grand River East Section which does seem to be more of an area that serves the local residents. She said as you move further to the West Section we start to see more regional destinations, and plan for those areas in a way that is comprehensive that stretches the entire Corridor and recognizes that there will always be different functions that are inherently evident in those areas. She said they included in the presentation some sample streetscapes that could be used to tie the entire Corridor together visually.

Ms. Bahm said the Redevelopment Strategy Section of the Master Plan includes three redevelopment sites. She said one of the developments called Pavilion Shore Village is an area that can capture an authentic way with having the value of an existing park and the lakes that are right there to the north. She said these homes would be a smaller development, having economic opportunities, recreationally speaking with the park and the lake. City West Area is around the Conference Center, this would be denser, but would be walkable with buildings being 3 to 5 stories and perhaps as tall as 10 stories adjacent to the freeway. Having residential on the upper floors, mixed use, commercial, restaurant or entertainment uses, but really emphasizing high quality building materials, landscaping, lighting, public furniture and signage and also

including a mixed of public parks and plaza. She stated that the Anglin Property at Eleven Mile and Grand River in the Town Center District does have a pond that could be a unique amenity. She mentioned they would like to maintain a mix of uses and make it walkable throughout the District. She said the action items to creating new zoning districts, the implementation matrix in the document is broken into zoning items and into other items and that should help with moving forward with the Planning Commission and staff to try and identify where we need to go and how do we get there. She said the next steps would be releasing the plan which we already have done to the adjacent communities and the appropriate review agencies and they will have the opportunity to look at that and what they will look for is to compare the City of Novi's Master Plan with their Master Plan and look for any conflicts. It will be interesting to see any feedback we get. She said after the review period, the Planning Commission will hold the required Public Hearing on September 28 and that will be another opportunity for the community to come and give their input. Ms. Bahm said staff has been really good at keeping the Master Plan Drafts and the progress that we have been making, posting the agendas on the website for people to keep track and follow up. She said we have received comments through that tool as well.

Mayor Gatt thanked Ms. Bahm for the abbreviated, but detailed explanation of what is going on and said kudos to Ms. Bahm and the whole Planning Commission. He said some of the ideas sound exciting; some are already being talked about in Council terms. He said the Planning Commission does a wonderful job and he appreciated that very much.

Member Markham asked Planning Director, Barb McBeth a question regarding the development near the lake with the smaller homes which are geared towards the younger adults or empty nesters. She wondered how we take an idea from something in the Master Plan to real zoning and what would prevent someone from coming along and wanting to build a 5000 square foot house on a piece of property in that area if we think we would like to have more small development in an area. Ms. McBeth said this would be one of the recommendations of the Plan, if adopted, that there would be further review and study in that area and have possible changes to the Zoning Ordinance and Districts. She also mentioned anyone coming in to talk about possible development in that area we would be able to share the Master Plan vision for that area and see if we could get them interested in those kinds of ideas instead of single family homes. Member Markham thanked Ms. McBeth.

Member Mutch wanted to follow up on the previous point made and said that the Pavilion Shore Village concept looks interesting, but he felt that the lots were small. Ms. Bahm responded to his concern and agreed that some of the lots on the north part of the map are very small, although she felt there is enough room in that area for that type of development. She also mentioned pushing everything up so that they are really fronting the street will provide a little bit more room there. Ms. Bahm said she thinks we will need to make some changes in terms of a form based code for the Zoning Ordinance that would highlight how those units are to be laid out, what the relationship is to the street as well as between buildings. She said she has been driving up and

down that area and she thought it was pretty spectacular and felt it was a good opportunity to create something really special there.

Member Mutch mentioned a few other things that interested him in the presentation regarding future housing and said that the Master Plan mentioned there would be 50% to 60% percent of new units oriented to capturing active adults and he was wondering what type of housing that would entail. Ms. Bahm responded to his question by saying they will be different, with a focus on providing choices and options, some smaller in size, and some medium to large in size. She also said the highlight would be having a lot of amenities associated with the development. She also mentioned they would feature lower maintenance than single family homes. She said they are looking at townhomes, maybe stacked ranches and cottage style that feel might feel like single family detached homes. Member Mutch commented on another statistic that is in the Master Plan that said today fifty percent of the City's housing units are single family detached and he said most people would think of Novi as a community of single family homes. He then mentioned that it sounds as if the trend or vision is moving towards a community where the majority of housing units will be multiple families, attached units, rather than single family homes that are detached. Ms. Bahm responded saying she understood his question, but what was important to keep in mind is that it will not change any of the existing single family detached neighborhoods. She said this Plan allows for those areas to be preserved and we can have a variety of housing. Member Mutch asked if a developer came in and said he wanted to have high density residential in a location that is not illustrated in the Master Plan he assumed the Consultants would say that would not be recommended by the Master Plan. Ms. Bahm said that was correct and that is why we have the Residential Density Map included in the Master Plan.

Member Mutch touched on the retail side and said he was surprised that it stated we could support another 590,000 square feet of retail, with a potential of another 200,000 square feet of retail space that would accommodate growth in the surrounding areas. He said we should look around the City and he mentioned Fountain Walk where they tore buildings down because of the lack of demand and he thought those numbers was high. He wondered where she thought she would see this happening. Ms. Bahm responded saying primarily happening in the Grand River Corridor, redeveloping some of the spaces there and we have a lot of vacant land as well. She said she thought there was opportunity in the Town Center District, and mentioned the face of retail is changing, so we are also talking entertainment and the blending of those two things. She gave an example of a store that has a restaurant giving cooking classes for instance. She said they are trying to accommodate and adapt to the way retail is changing. Member Mutch also mentioned his concern with the City West concept when we are trying to build up Main Street and wondered if it would take away from the Main Street area. Ms. Bahm felt they were two different areas, in which City West was Entertainment and the Hospital and felt they create their own market. Town Center and Main Street are different market areas. Member Mutch expressed another concern regarding the Grand River Corridor near Suburban Collection Showplace

which is mainly parking space and wondered how we would bridge the "bookends" on either side and make it walkable. Ms. Bahm replied that we are looking at entertainment, restaurants with coffee shops and she said the face of retail is changing. She said with the parking, they may be looking at parking decks with frontage for retail attached. Ms. Bahm also said this would happen with phasing, it would not happen all at once. She mentioned that the Master Plan would have a 5 year review to see how things are changing.

Member Mutch mentioned the last area he would like to touch on was regarding the 12% of vacant land, some of which is developable and some which is not. He also wondered if they looked into natural features/resources and chose which areas would be more appropriate for development and to see which areas should be preserved. Ms. Bahm responded to his concern and replied that they did not specifically say for this particular area we have pristine woodland, although we know the City has that. She said they talk about in the Open Space Chapter regarding the strategies that we would use to protect those types of things; for example the Woodland and Wetlands Ordinances and Standards for Redevelopment. She said in the Implementation Chapter we touch on how we create and enforce more regulation on development and how do we encourage more low impact development overall. Member Mutch said he didn't see any recommendations in terms of parkland, and wondered if we need additional parkland to meet future needs. Ms. Bahm replied that they did cross reference the Parks Plan, but they have not had any specific conversations with them on where exactly they would be. Member Mutch thanked Ms. Bahm for sharing all of the information. Member Mutch said he felt more information would be helpful. Ms. Bahm said the Master Plan would be reviewed again in 5 years which would be a good benchmark, and also mentioned this would not all happen within that timeframe.

Mayor Gatt thanked Ms. Bahm again and said they will look forward to getting the final Master Plan when it comes to Council in the Fall.

REPORTS:

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

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 16-07-095 Moved by Casey, seconded by Burke; UNANIMOUSLY CARRIED:

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 1. July 11, 2016 – Regular meeting

- B. Enter Executive Session immediately following the regular meeting of July 25, 2016 in the Council Annex for the purpose of discussing labor negotiations.
- C. Approval to award an amendment to the engineering services agreement with URS Corporation for construction engineering services for the 2016 Neighborhood Road Program—Contract 2 (Concrete) in the amount of \$87,036.
- D. Approval of the request of Edward Rose and Sons for Rose Senior Living at Providence for the First Amended and Restated Planned Suburban Low-Rise (PSLR) Overlay Development Agreement application and revised Concept Plan. The property is located on the west side of Beck Road north of Eleven Mile Road. The applicant is proposing to add a seven-bay garage building to the west side of the property which is currently being developed as a 182 unit senior living facility with both congregate care and assisted living accommodations.
- E. Approval to purchase hydraulic extrication tools for the Novi Fire Department from Apollo Fire Equipment Company, the sole source provider in Michigan, in the amount of \$19,000.
- F. Approval of a Storm Drainage Facility Maintenance Easement Agreement from 45700 Twelve Mile, LLC for the office and industrial facility development located at 45700 Twelve Mile Road (parcel 22-09-451-012.
- G. Approval of the final payment to Warren Contractors and Development for the NC-1 Neighborhood Connector Road and Pathway (East Lake Drive to Novi Road) project in the amount of \$29,727.31, plus interest earned on retainage.
- H. Approval of the final payment to Reliance Building Company for the North Novi Road Pressure Reducing Valve (PRV) Upgrades project in the amount of \$4,952.46, plus interest earned on retainage.
- I. Approval of (1) a Resolution Concerning Acquisition and Approving Declaration of Necessity and Taking and authorization of Offer to Purchase; (2) a Declaration of Taking; and, (3) an Agreement of Sale and Offer to Purchase Easements over Real Property in the amount of \$23,100 for highway easements and temporary grading permits on one parcel (22-14-301-006) for the relocation of the existing median crossover and construction of a roundabout as part of the Crescent Boulevard Reconstruction project.
- J. Approval of a Resolution to cross over Ten Mile Road at Taft Road for a 5k run/walk fundraising event on Saturday September 17, 2016 for the non-profit Telugu of North America (TANA) Foundation organized by Sri Venkateswara Temple.
- K. Approval to award bid for 55 hot water heaters at Meadowbrook Commons to Maza Construction Engineering in the amount of \$52,728.50.

- L. Approval of appointment of Judy Reedy (Employee Delegate) and Tia Gronlund-Fox (Officer Delegate) as the 2016 City of Novi representatives to attend the Annual Municipal Employees Retirement System (MERS) Conference to be held September 28 – September 29, 2016.
- M. Approval to award geotechnical services to Testing Engineers and Consultants, Inc. for the Novi Road Rehabilitation (12 Mile Road to 13 Mile Road) in the amount of \$42,821.
- N. Approval of amendment to contract for City Manager.
- O. Approval to adopt a Resolution Regarding the Sunsetting of the Charter Review Committee.
- P. Approval of Claims and Accounts – Warrant No. 968

Roll call vote on CM 16-07-095

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

Nays: None

MATTERS FOR COUNCIL ACTION

- 1. Approval of Resolution to establish an Industrial Development District and Approving Application for an Industrial Facilities Exemption Certificate for Daifuku North America Holding Company, for an approximately 76,000 square foot facility to be located on Cabot Drive and related Agreement concerning Industrial Facilities Tax Abatement.

Member Burke said as soon as he looked at this he felt it was clearly an opportunity for investment in our future. He said Daifuku is an 80-year old company, recently purchase a Michigan company that was nearly 100-years old with over 175,000 square foot of manufacturing facilities in Michigan. He said he believed this is a long-term company and didn't think they would be looking for a bigger, better deal in the next 10-years. He said it made sense to him that we gave this serious consideration and base on that he supported it.

CM 16-07-096

Moved by Burke, seconded by Wrobel; MOTION CARRIED: 4-3

To approve a Resolution to establish an Industrial Development District and Approving Application for an Industrial Facilities Exemption Certificate for Daifuku North America Holding Company for an approximately 76,000 square foot facility to be located on Cabot Drive and related Agreement concerning Industrial Facilities Tax Abatement, with the form and content of the Agreement to be

finalized by the City Manager and City Attorney consistent with the Resolution.

Member Casey wondered why two similar abatements that came in previously to Council had time in between the District being approved in one meeting and the actual tax abatement being approved at a following meeting and wondered why this did not follow that same pattern that we have seen in the past. City Manager, Pete Auger responded by saying in the past the City of Novi did it in two separate meetings, it is not required by the State as long as we publicize both that are being considered. She said she was curious why it had changed and thanked Mr. Auger for the explanation.

Roll call vote on CM 16-07-096

Yeas: Wrobel, Gatt, Staudt, Burke

Nays: Casey, Markham, Mutch

2. Approval to purchase a 2017 Sutphen Monarch Severe Duty Custom Chassis Tanker/Pumper for the Novi Fire Department from Sutphen Corporation, through the Houston-Galveston Area Council of Governments (HGAC Buy) competitive purchasing contract for \$432,138.29.

CM 16-07-097

Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:

To approve purchase of a 2017 Sutphen Monarch Severe Duty Custom Chassis Tanker/Pumper for the Novi Fire Department from Sutphen Corporation, through the Houston-Galveston Area Council of Governments (HGAC Buy) competitive purchasing contract for \$432,138.29.

Roll call vote on CM 16-07-097

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

Nays: None

3. Approval to award a construction contract for the 2016 Neighborhood Road Program—Contract 2 (Concrete) and Fire Station 4 Parking Lot Rehabilitation to Fiore Enterprises, LLC., the low bidder, in the amount of \$853,264, subject to final review and approval of form of agreement by City Manager's office and the City Attorney.

Member Mutch asked City Manager, Peter Auger what the scope of work being done in Meadowbrook Glens, and wondered if it would be generally a full replacement of the concrete streets or a mix of replacement and rehabilitation. Mr. Auger directed those questions to City Engineer, Rob Hayes who had more information on this.

Member Mutch commented that his parents live in Meadowbrook Glens, not in the section of the subdivision, but in the asphalt side of the subdivision. He has driven a couple of the streets and he knows they are in pretty rough shape. City Engineer, Rob Hayes answered the question saying it would be a mix. He said some streets are not structurally deficient; they have bad joints so they will be discreet areas of full depth joint replacement, mixed in with some panel replacement. He said some of the streets, he could not name them at the top of his head, would be total reconstructs though. Member Mutch mentioned the City has already done some concrete streets in Meadowbrook Glens previously. Mr. Hayes confirmed we had, but not in continuous segments though, by some work was done last year.

CM 16-07-098 Moved by Mutch , seconded by Casey; UNANIMOUSLY CARRIED:

To approve an award of a construction contract for the 2016 Neighborhood Road Program—Contract 2 (Concrete) and Fire Station 4 Parking Lot Rehabilitation to Fiore Enterprises, LLC., the low bidder, in the amount of \$853,264, subject to final review and approval of form of agreement by City Manager's office and the City Attorney.

Roll call vote on CM 16-07-098

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

COMMITTEE REPORTS - None

MAYOR AND COUNCIL ISSUES - None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION - None

COMMUNICATIONS - None

CM 16-07-099 Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:

To enter into Executive Session for the purpose of discussing the POLC Union Contract.

It was noted that Council was expected to return to open session.

Voice vote on CM 16-07-099

Carried Unanimously

Council entered Executive Session at 7:39 p.m. in the Council Annex for the purpose of discussing labor negotiations and rose from Executive Session at 7:56 p.m.

CM 16-07-100 Moved by Wrobel , seconded by Casey; UNANIMOUSLY CARRIED:

To approve a Collective Bargaining Agreement between the Police Officers Labor Council, the Police Officers and the City of Novi for a Four-Year Term July 1, 2016 – June 30, 2020.

Roll call vote on CM 16-07-100

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

Nays: None

Mayor Gatt thanked Human Resource Director, Tia Gronlund-Fox and Administration for all of their hard work and also thanked the Police Officers for their cooperation.

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:57 P.M.

Cortney Hanson, City Clerk

Robert J. Gatt, Mayor

Transcribed by Deborah S. Aubry

Date approved August 8, 2016