

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 22, 2014 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

**Mayor Gatt called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Markham, Mutch, Poupard, Wrobel

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

**APPROVAL OF AGENDA:**

**CM 14-12-191 Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:**

**To approve the Agenda as presented.**

**Roll call vote on CM 14-12-191**                      **Yeas: Staudt, Casey, Markham, Mutch,  
Poupard, Wrobel, Gatt**  
**Nays: None**

**PUBLIC HEARING – None**

**PRESENTATIONS – None**

**REPORTS:**

1. **MANAGER/STAFF** – The 2015 Property Tax Projections was presented by City Assessor Glenn Lemmon. He explained the Oakland County Residential (24 month) Study showed there should be an 11% increase overall for 2015. Commercial and Industrial were both up this year 2.43% and 2.75%. He commented there was a turnaround for industrial properties. He indicated there have been several sheriffs' deeds over the past several years, but we are down to just 25 which are 2.6% of the total property transfers. The average sale in 2010 had dropped to \$227,000. In 2014, there was an increase to \$314,000 which is a nice turnaround for values in Novi. He is projecting \$3.6B in SEV and \$3.2B in taxable value for 2015 and if the values continue to increase they will surpass the previous high of \$3.9B for SEV. We won't reach our previous high for taxable value for five to six years. There was \$48M in additions from new construction that is down from the \$51M last year. Mr. Lemmon has projected an increase of 8.74% for assessed value and 3.36% for taxable in 2015. Next year, the legislation will go into effect that eliminates industrial personal property. It will eliminate everything purchased before 2006 and after 2012. It will be about a \$20M reduction on personal property. Consumer Price Index statewide for 2015 will be 1.6%. Michigan Tax Tribunal is at manageable low now. They settled 254 cases in 2012 and there are 32 cases remaining. In 2011, they had 26% taxable value loss of the amounts under appeal. 2012-2013 there was a 15% loss and 13% for 2014 with \$58M that is under appeal now. Member Mutch asked about

any Headlee rollbacks considerations. Mr. Lemmon thought they will not have to worry about the Headlee for this year. Going forward, when the industrial personal property is eliminated, there may be considerations at that point. Member Mutch asked how much loss is expected over the next five years. Mr. Lemmon he expects there will be some reduction this year. He expects in 2016 there should be about a \$20M loss from the personal property roll. There will be continued erosion of the personal property roll. He expects it to go down to about \$195M. Mayor Pro Tem Staudt asked how close he was to projections the Finance Department determined. Mr. Lemmon said long term, they expected it to be a 25% taxable value loss. He knew that they have always budgeted about \$50M of taxable value because of Tribunal. He is reducing it to about \$25M because the liability is not there anymore. Mayor ProTem Staudt would like to see the projections and have a comparison done with a presentation in the future.

2. ATTORNEY – None

**AUDIENCE COMMENT – None**

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 14-12-192            Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:**

**To approve the Agenda as presented.**

- A. Approve Minutes of:
  - 1. December 8, 2014 – Regular meeting
- B. Approval of a Resolution authorizing the implementation of recommendations necessary to receive Redevelopment Ready Communities ® Certification from the Michigan Economic Development Corporation (MEDC).
- C. Approval to award request for proposal for lockbox collection services to Fifth Third Bank with an estimated annual cost of \$36,000 for a three year period with two one-year renewal options.
- D. Approval to award an amendment to the engineering services agreement with Spalding DeDecker Associates for additional design engineering associated with the Beck Road Mid-Block Pedestrian Crossing project in the amount of \$6,697.
- E. Approval to award an amendment to the geotechnical engineering agreement with Soil & Materials Engineers for additional material testing services associated with the Metro Connector Regional Pathway project in the amount of \$4,672.

- F. Approval of traffic control orders 14-49 through 14-58 for the installation of traffic control signs on neighborhood streets in Summerlin of Novi, North Haven Woods and the northern West Lake Drive area.
- G. Approval to award an engineering services agreement in the amount of \$41,500 to Orchard, Hiltz, and McCliment (OHM) for professional surveying services related to the Nine Mile Road gravity relief sewer project to address capacity issues at the Park Place Pump Station.
- H. Approval of Claims and Accounts – Warrant No. 930

**Roll call vote on CM 14-12-192**

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

**MATTERS FOR COUNCIL ACTION:**

- 1. Consideration of Zoning Ordinance Text Amendment 18.271 to update, amend and re-format Appendix A, "Zoning", of the City of Novi Code of Ordinances (the prior Ordinance No. 97-18, as amended) and related Zoning Map for purposes of incorporating Clearzoning formatting and clarifying certain provisions. **SECOND READING**

**CM 14-12-193**

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

**To approve the Zoning Ordinance Text Amendment 18.271 to update, amend and re-format Appendix A, "Zoning", of the City of Novi Code of Ordinances (the prior Ordinance No. 97-18, as amended) and related Zoning Map for purposes of incorporating Clearzoning formatting and clarifying certain provisions. SECOND READING**

**Roll call vote on CM 14-12-193**

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

- 2. Approval to award an engineering services agreement with Orchard, Hiltz & McCliment for design engineering services related to the 2015 Neighborhood Road Program in the amount of \$114,300.

**CM 14-12-194**

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

**To award an engineering services agreement with Orchard, Hiltz & McCliment for design engineering services related to the 2015 Neighborhood Road Program in the amount of \$114,300.**

**Roll call vote on CM 14-12-194**

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

**3. Appointments to Boards and Commissions:**

City Clerk Cornelius provided the results of balloting: Andery Richert and Andrew Sarpolis were appointed to the Beautification Commission, Beverly Valente was appointed for a partial term to the Board of Review, Bob Copes was appointed to the Election Commission, Tammy Lee Knopp and John MacInnis were reappointed to the Historical Commission, William Lawler and Brandon Stewart were re-appointed to the Housing & Community Development Advisory Committee, John Roznowski was appointed to the Public Access Promotion Committee, Cynthia Gronachan was re-appointed to the Zoning Board of Appeals and Matthew Mosteiko was appointed to the Zoning Board of Appeals.

Mayor Gatt nominated Datara Michener for the Library Board.

**CM 14-12-195**

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

**To approve the appointment of Datara Michener to the Library Board.**

**Roll call vote on CM 14-12-195**

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

**AUDIENCE COMMENT – None**

**COMMITTEE REPORTS – None**

**MAYOR AND COUNCIL ISSUES – None**

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

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:18 P.M.

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Robert J. Gatt, Mayor

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Maryanne Cornelius, City Clerk

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Transcribed by Jane Keller

Date approved: January 12, 2015