

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JUNE 18, 2018 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, Markham, Mutch, Wrobel

**ALSO PRESENT:** Pete Auger, City Manager  
Victor Cardenas, Assistant City Manager  
Elizabeth Saarela, City Attorney

**APPROVAL OF AGENDA:**

Mayor Gatt asked that they add under the Mayor and Council Issues: Transit issues.

**CM 18-06-092 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the Agenda as amended.**

**Roll call vote on CM 18-06-092**                      **Yeas: Staudt, Breen, Casey, Markham, Mutch,  
Wrobel, Gatt**  
**Nays: None**

**PUBLIC HEARING: None**

**PRESENTATIONS:**

1. Proclamation in recognition of Parks and Recreation for the month of July – Jeff Muck, Director of Parks, Recreation and Cultural Services

Director of PRCS, Jeff Muck thanked City Council and recognized some of the other the staff in the audience. He thanked Older Adult Services Manager, Karen Kapchonick, Social Services Coordinator, Sandy Fisher, and Recreation Supervisors, Greg Morris and Amelia Purdy-Ketchum. He mentioned that two years ago they announced their National Accreditation and said they are still very proud of that. They strive every day to provide the best programs and services for all 60,000 residents of Novi. He expressed it wouldn't be possible without all of their support. He invited all of the citizens to enjoy the parks in July, but also year round. Deputy Director of PRCS, Tracie Ringle thanked Council for the recognition and said it was an honor to be in the City of Novi working with such a wonderful group of people.

**MANAGER/STAFF REPORT: None**

**AUDIENCE COMMENT:**

Shelley Thomopoulos , 425 S. Lake Dr., Novi. She said her comments were regarding the discussion on Lakeshore Park. She asked City Council to reject the 9,200 square foot building as an option. She stated the result of City Council listening to citizen input, there should not be a proposal for a 9,200 square foot building. She said twice in 2017 there was overwhelming negative citizen feedback regarding a 9,000 to 10,000 square foot building. The Mayor asked City staff to pull back and to focus on the kids' camp and a smaller building. She said City Council supported those statements. A 9,200 square foot building overwhelms the park and displaces too much green space which is currently used by families for picnicking. The present camp building is licensed for 60 campers and staff wants to increase to 100 campers. The usable space is about 2,000, so a 6,200 square foot building is already three times more, and a 9,200 square foot building is five times the current size. An independent consultant recommended a 4,800 square foot building and that was what was presented to voters before the August 2016 vote. She stated City staff cited voting as a reason to have 9,200 square feet, however voting Precinct 11 currently votes in a space approximately 1,000 square feet. Precinct 12 currently votes at Hickory Woods Elementary which is where their children attend school. Other non-profit locations exist in north Novi which can be used and some were used previously. Please reject the 9,200 square foot building; and ask City staff to explain better why 6,200 square feet is needed when the consultant recommended 4,800 square feet. She thanked City Council for their consideration.

Adam Bell, 1309 East Lake Dr., Novi shared a plan on the projector for the audience and City Council. He created a plan in 2017 when he was employed by NSA, a subcontractor. The last meeting on October 9<sup>th</sup>, the Mayor's direction was to make the building 4,500 square feet, get it away from the road, put it in a corner somewhere, and not make it so elaborate. He explained that when he looks at the plan he created verses the plan that was displayed to the public on June 11<sup>th</sup>, there were not too many differences. He said the buildings are set back from the road a little further, and also further to the west. He noted there is a new retaining wall in the north east corner, a few extra trees in between the road and the building, and the parking lot got a little bit smaller. He did note that people would like a different entrance at 12 ½ Mile Road. He stated that he is a civil designer and the biggest restraint to that would be the wetlands. There is a small 85 foot window to put that entrance off Dixon and 12 ½ Mile Road. He said it is approximately 0.6 miles to the south side of Lakeshore Park. He also included a new guard shack at the entrance that could be used to pay the entrance fees. He said he eliminated the north end entrance. He made it a pedestrian and bicycle path. He also showed a new pavilion in the north end as well as a new playground and patio that NSA proposed; the existing volleyball courts stay as is. The existing recreation building could be converted to a public restroom with a large women's restroom, men's restroom, and possibly a family restroom. The parking lot was a little smaller, but if they maximize it, it will work out well. If you follow the road to the south, there is a park and soccer fields, and that is where you could put the brand new 10,000 square foot building. The problem with that is that you would be removing the restroom and the pavilion that was just built. He said if we were smart we could reroute the utilities from the existing restroom to the new building you would have a win-win. He stated he also planned 150 parking spaces throughout this site. That includes the existing parking that

was not in the original plan. The parking he has shown in his plan has a double striped parking that has eight feet edge to edge, ten feet center to center, it forces people to park correctly. He asked Council to instruct the design team to go back and follow the direction given to them by the Mayor on October 9<sup>th</sup>, by making the building 4,500 square feet and tucking it away in the corner. He also asked Council to direct the design team to fulfil the requests of the residents and provide a park entrance at 12 ½ Mile and Dixon. He thanked City Council for their time.

Doreen Poupard, 41360 Fox Run, Novi said she had two messages. Her first message was to commend City Council for their leadership and service to the parks and green spaces of the City of Novi. They had a vision for Pavilion Shore Park and made it work. They facilitated ITC and opened up pathways around the City. She expressed on behalf of the grateful community that they are thankful for their commitment to the green and parks of the City. Her second message is a challenge for the "Grand Ole Lady," Lakeshore Park. It's been around a long time, she is getting tired, and she served this community long and hard. Lakeshore Park does need to be refurbished, her bones are still good, but she needs a lot of help. The facilities have grown old, they need to be replaced and refurbished. She mentioned that the devil will be in the details, but said to them they have a tremendous responsibility and respect from this community for doing the right thing to the "Grand Ole Lady". Last December they invited input from the community members. They had Councilmembers, Library Board Trustees, as well as officials from City Administration all listening. Council came back after looking at some more information. She said it was impressive work and she hoped that the results of all the input, skill and knowledge will pay off. While commending Council for the past and starting new things and having created ideas she asked Council not to forget that "Grand Ole Lady", Lakeshore Park. We have taken her for granted for many years and she has served this community well. She thanked them for their commitment and hope they do well making their decisions.

Ginger Barrons, 24777 Glenda, Novi said she cared about the park even though she doesn't live adjacent to the park. She said she was concerned about timing; there is a small window of time that we need to get this through because of the money that was approved through voters to improve the park. However, she said the meeting last Monday was just seven days ago, it was carried out in a format where they moved from station to station and were only given one hour. Citizens got their first view of this park and a lot of questions were answered, but many were left unanswered due to the timing. It did go on the City website about six days ago, that is a very short window of time. There were about 55 people, including staff that attended that meeting. We have 60,000 residents and we owe them the respect of giving them more time to see this plan and be able to voice their input on this plan before City Council votes. Another concern she had was in regards to the location of the building. She looked at the buildings and setbacks from residences and she realized that the building will be close to the homes that live near the park. She was concerned from a conservation perspective that we would be tearing down the existing bathrooms instead of revamping them. She thought we could do better there as well. She heard the cost is about \$1 million to move the building towards the back of the park. She thought it

would be a million dollars well spent even if it means a smaller building. We would have utilities back at the back of the park that would allow for future growth in that park even further. Her main concern was that they owe the residents and yourselves more than seven days with this plan before they make a decision.

Maureen Zack, 359 S. Lake Dr., Novi said she was there to talk about Lakeshore Park. She thanked Mayor Gatt and City Council for halting the September 2017 plan which was so large. She thought Option B at 9,200 square feet which includes a Library presence, and may also serve as a polling location is very similar to the September 2017 plan which caused so much unhappiness. Option A at 6,200 square feet is quite a bit better, but is still too large. The building should be sized for park purposes only. She didn't feel there was a need for multi-purpose room, unless that room will be used for campers with special needs. There is no need for a lobby and probably only a minimal, if any, need for corridors. The siting in the new plan has been improved, but it is still obstructing views in the nicest part of the park. The present camp building site is much better. Heated restrooms would be nice for winter. Perhaps oil can be used so natural gas lines can be used. It continues to be a long distance in the new plan between the handicap parking and the shelter closest to the restroom. She would like Council to consider glass block windows in the new building to discourage vandalism due to the isolated location. She thanked them for including information about the Dodge brother's donation of the parkland. She concluded that a small park building which doesn't block lake view is best way to keep the up north feeling that we all love about Lakeshore Park.

Michel Duchesneau, 1191 S. Lake Dr., Novi said he supported an access on 12 ½ Mile Road for parking, mountain bikers, and cross country. He felt it should be gravel or wood chips. He echoed the previous resident and supported a smaller building of around 4,500-4,800 square feet. He pointed out as far as safety enhancements; he thought it was a shame that we didn't have a sidewalk in front of park. He would appreciate it if we could make that path part of this plan.

Dorothy Duchesneau, owns the home at 125 Henning, Novi noted that the new concept plan for Lakeshore Park is much improved over what was shown last year. She thanked Council for making that happen. However, she cannot support the use of making a building 50% larger for the potential future polling place, and a library kiosk. The City has a copy of the polling locations online. Precincts 8-12 on the north end are all within Walled Lake Consolidated Schools. She mentioned Precinct 13 touches the south end of the park. She wondered what was wrong with where the people in Precincts 8-12 vote now. She thought if you asked those voters, they would agree they didn't need it.

Karl Migrin, 49450 W. Nine Mile Rd., Novi said when the Villa D'Este was proposed, the Michigan Zoning Enabling Act only requires that they only notify residents within 300 feet which is the minimum. He said in this case, only 21 property owners around the property were notified in writing that it is to be rezoned. He pointed out there was a notice in the paper and the City's website. Nobody notified the other residents along Garfield or

Deer Run who would be impacted. He thought we could improve on that. He thought the City could send a card so the residents could give input for the area residents that could be most affected by that. He also noted that the courts have ruled animals are not given legal rights beyond being guaranteed the right to be free from physical abuse and other mistreatments. He wondered why destroying one's home shouldn't be construed as a mistreatment. We have no one to speak for the animals; he said he is fighting for them. He thanked Council for their time.

Gary Zack, 359 S. Lake Dr., Novi said he wanted to mention an email he sent to Council with history about Lakeshore Park because it was interesting. Howard and Amy Blumer donated that parkland to be preserved in the natural state for the citizens of Michigan to enjoy in 1922. He said it was actually donated by The Dodge Brothers Corporation, but the day before the Dodge Brothers Corporation donated it, Howard and Amy Blumer transferred it through their name, they purchased it for \$1.00 from the Dodge Brothers Corporation. Howard was the Chairman of the Board of the Dodge Brothers Corporation. This gives us a great responsibility to leave that area in its natural state as they desired. He thought we should keep the focus on the park type outdoor activity uses and not expand scope to include voting, library, and senior activities. That may all be needed, but there are other locations that can be used. He sees people enjoying that property all the time. He stated that a community center is not appropriate in a park setting. In addition, bringing in other programs will increase the traffic on South Lake Drive. He could support a modest building to accommodate a kid's camp, restrooms, changing rooms and park type activities. He felt we should stay away from expanding that scope. He stated he followed some comments on social media regarding low turnout of voting on the north end and how this will increase that. He didn't believe the distance one has to drive is really a factor. Typically it is voter apathy. People don't feel their voice is heard and doesn't count. Many people have spoken and he echoed one of the previous speakers, it has been here for 100 years. He asked if they really had to make major changes, couldn't we just spruce it up. He thanked Council for listening to his concerns. They are all there today because they care about the City of Novi and Lakeshore Park.

Benjamin Hadden, Wixom, MI said he was concerned for his mother who lives at 22550 Brookforest. He was having lunch in Novi with his father who suffered stroke like symptoms and he needed to be transported to the hospital. As a result he became aware that the Fire Department couldn't transport him. He was curious to know why. He was lucky it happened before 6:00 P.M. because after 6:00 P.M. the staffing levels are almost cut in half from what they are during the day. He beat the ambulance to the hospital. His mother lives alone. If something happened to her after 6:00 P.M. she would have to wait even longer than his father did. Having grown up here, he never thought he needed to worry about this. He said the lack of staff concerns him. He stated the City is growing at an incredible rate and it is only common sense to expand staffing. He wanted to make more people aware of this system in which the Fire Department has firefighters trained to render medical assistance, but can't give assistance in getting someone to the hospital. As his mother grows older, he wants her to be confident that if she calls 911 there will be enough people on duty to respond to her in an acceptable

amount of time. The combination with the lack of fire response, relying on a third party company to take someone to the hospital, and the fantastic growth he sees happening in Novi should be important enough to make the necessary changes to ensure the citizens are as safe as possible to the best of the City's ability. He said this was about the Fire Department, and not the Police Department. He has been a beneficiary of the Parks and Recreation services when he lived here. He thanked City Council for their time.

John Duneske, 357 S Lake Dr., Novi said he supported a new building at Lakeshore Park, but was not in favor of the two proposals that were presented this past Monday. He was in support of all of the items the previous speakers discussed. In December, a lot of the concerns of the citizens were looked at and addressed at the Monday presentation. They were minor concerns. The major concerns were basically with it being simple, small, and discreet. He said there were some comments about the cost. He thought if they looked at the budget and the cost to relocate the building, even though there is a cost, if they reduce the size of building, we could recoup that cost. He thanked Council for their time. Keep it simple, small, and discreet.

Rachel Sines, 2219 Austin Dr., Novi, said she attended the meeting in December regarding Lakeshore Park and a very large concern of the residents was the traffic that a large building would bring. She noted there is a massive development coming in at 13 Mile Road and Novi Road and another at 13 Mile Road and Old Novi Road. In addition to the developments the City wants to bring in another large building. She felt the area does not have the infrastructure that is going to allow that much more traffic coming into the area. She picked the area because it reminded her of the upper peninsula. She has watched all the green area around her disappear. She asked Council to keep things as natural as possible and limit the traffic to the area.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 18-06-093            Moved by Markham, seconded by Wrobel; CARRIED UNANIMOUSLY**

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

- A. Approve Minutes of:
  - 1. June 4, 2018 – Regular meeting
  
- B. Enter Executive Session immediately following the regular meeting of June 18, 2018 in the Council Annex for the purpose of discussing City Clerk and City Manager Performance Evaluations.
  
- C. Approval of request for Fireworks Display Permit by Funfest Productions, Inc. to be operated by ACE Pyro, LLC on Tuesday, July 3, 2018 for the Stars and Stripes Festival.

- D. Acceptance of a Woodland Conservation Easement from Marty Feldman Chevrolet Inc. for woodland conservation areas offered as part of the Feldman Chevrolet parking lot addition, located on the south side of Grand River Avenue, west of Fountain Park Drive in Section 23 of the City.
- E. Approval of Resolution Appointing Charles Boulard to the Economic Development Corporation Board of Directors.
- F. Approval of amended Resolution clarifying Recreation Passport (RP) grant application cost match for renovating the Tim Pope playground at ITC Community Sports Park, per Michigan Department of Natural Resources recommendation. Total estimated development cost, including \$150,000 grant, remains \$409,000. The Resolution match amount is being amended from a minimum required 25 percent at \$37,500 to now be 63 percent at \$259,000 in order to reflect the full existing budgeted amount.
- G. Approval to award civil engineering services to Spalding DeDecker for design engineering services associated with the Bosco Park Property project in the amount of \$85,225.00.
- H. Approval to award civil engineering services to Spalding DeDecker for design engineering and inspection services associated with the South Lake Drive Storm Sewer and Storm Structure Rehabilitation project in the amount of \$50,850.00.
- I. Approval of the final payment to Bricco Excavating Company, LLC, for the 8 Mile Water Main (from Turnberry Boulevard to Club Lane) project in the amount of \$2,561.34, plus interest earned on retainage.
- J. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Maly 10 Mile Properties, LLC for the Maly Dental project located at 43025 10 Mile Road (parcel 22-26-101-027).
- K. Approval of a license agreement with International Transmission Company (ITC) for construction of a non-motorized pathway on ITC Property between Nine Mile Road to Eleven Mile Road (Phase 2 of the ITC Corridor Regional Trail).
- L. Approval of resolution seeking reimbursement from Oakland County's West Nile Virus Fund Program for expenses associated with the City's annual mosquito control program.
- M. Approval of Claims and Accounts – Warrant No. 1014

**Roll call vote on CM 18-06-093**

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

**Nays: None**

## MATTERS FOR COUNCIL ACTION

1. Approval to enter into final design and bid the construction contract for Lakeshore Park renovations to include:

**Option A:** A community building approximately 6,200 square feet to be used for PRCS programming.

Or

**Option B:** A community building approximately 9,200 square feet to be used for PRCS programming. Building design will include a Lending Library Kiosk operated by the Novi Public Library and space for additional Library programs and services. The building may also serve as an election polling location.

City Manager Auger stated that after this project was before Council, staff has taken their direction to revisit many things and held a public listening session. Council requested we look at a smaller version of the building that could be just for recreation programs versus a multi-faceted building that would provide residents in the north end closer Library access and a more convenient polling location for elections. He believed the Mayor's guidance at the time was "like a 4,500 square foot building" to just cover the needs of PRCS programming. He stated they were provided a breakdown of the minimum square footage required just for Parks and Recreation programming. This is not only based on experience in these programs, but also driven by ADA and State of Michigan requirements. The children's summer program is a licensed program through the State of Michigan. He explained that the smaller option is 6,200 square feet and referred to as Option A. Option B is a facility that will be available for more City services and opportunities for the north end. Option B could include items such as; possible voting precinct, library materials, programming, senior activities, and possible sheltering space during events such as power outages. He said they had a very good turnout at the public input meeting last fall to hear what the residents would want regarding improvements of this park. They shared many ideas. Some of the ideas from the public conflicted with each other. Our staff had to work through the pros and cons of all of the conflicting ideas while still staying within the budget. The City staff has broken the project down into three areas. The first was the current site plan which showed the overhead view of where the work will take part in the park. He stated that along the right hand side was the existing park facility building interior/exterior. They broke down the project; the first area was site plan. The second is the community building, and third is sustainability. The next slide showed a site plan and how it changed from the first plan, it's not just a building, but an entire improvement to entire park area. This will create efficiencies, safety; it works on sustainability, and rain water runoff. One of the major changes is the driveway entryway, there is a bike lane going down the west side of the area, then you would have your lanes of traffic, and then parking. The difference on this plan from the current layout is that all of the play structures and activities will be on the east side of the roadway which reduces conflict between bicycles, vehicles, and pedestrians. There are walkways connecting the entire park. The parking lot up at the



front is actually a smaller footprint than what we have right now. Since last time, they will notice that the building is moved 100 feet off the east side and moved it back from the road. There were two variances in the first project that went before City Council. There are no variances needed in this plan as it fits all of our requirements. By moving the building that far to the south and over to the west, they lowered the elevation by five feet. He noted that with this project will have more trees in the park when they are done than exist right now. The most common thing staff heard from the public was to keep the park as natural as possible and move the building back. The new site plan needs no variances. One other thing that was requested during the public session was restrooms and changing rooms for the beach area. They accommodated that with a separate entrance on the beach side just for the beach goers. He pointed out the break down on the square footage just for the Parks and Recreation programming. It shows the square footage of each room that is utilized including storage and hallway space. Bullet point #6 highlighted the Library presence in Option B. He added that there was an interesting note, the disparity between the neighborhoods around the Library near the Civic Center and the neighborhoods around the park. We have the same amount of subdivisions around the two areas, but there is a 21% vs 53% usage of our Library sources from those residents. He said we all know about getting childhood access to reading programs and books and how that impacts a child as they grow older. He pointed out the erosion of sand at the beach and they intend to correct that in this plan by moving the building and changing the direction of the stormwater runoff. This will play in the sustainability of this project. They will be replacing our busiest picnic shelter. This was constructed 18 years ago and is now facing electrical and structural problems. He said they will be moving it closer to both parking areas. He mentioned they will be replacing playground equipment and adding age appropriate areas. These are now on the same side of the road avoiding opportunities for conflicting pathways. He stated they also heard concerns about traffic due to increased park usage. The amount of vehicles using the park is estimated to peak at 300 vehicles per day. A study by AECOM show the average speed is 27-30 MPH. In the past 30 years we have never had a fatal accident on South Lake. All of the accidents ever reported were minor in damage. There have been a total of 11 accidents in the last five years. Approximately 1/3 of tickets written go to residents in that area. The Police Department will remain vigilant in their patrols no matter what size building we put up. He said we are improving the parking lot and allowing better accessibility and ADA compliance. We are also shrinking the actual size of parking lot and bringing it up to standards as we require private development to do. While they are not building the facility to be an emergency facility, Option B would be adequate space to serve the north end in times of man-made or natural emergency situations. We will add maintenance facilities to keep some of our equipment there and that will assist in our efficiencies in maintaining this facility. They looked at moving the building towards the rear of park, but this was in direct conflict of maintaining as much natural space as possible and keeping the up north feel to the park. He pointed out that there would be an additional \$1 million in cost just to bring the utilities back further in the park. We would also have to create two parking lots. This would take away from natural elements of park. The third area addresses the sustainability. We looked at the suggestions of creating a second entrance off West Park Road and/or 12 ½ Mile Road. Both the ideas would have us

cutting through much wetland and heavily wooded areas. Not only are these types of projects expensive, but we would be removing the natural feel of the park and possibly displacing some of the mountain bike trails that are enjoyed by many. He detailed the elevations that they came up with and they have changed drastically from the first elevations that they saw. He said one of the comments from the public meeting was making it look more like the federal parks. Our architects actually went in and these are the latest federal standards in any federal park you go in you will see to this style. They are built with low maintenance material to keep the cost down moving forward. He said the dormer lets natural light into the larger room. He said we added trees to the front of the building. He recommended Option B because it brings more value to the residents in the north end of the City, but also the entire 60,000 residents. We are also comfortable moving forward with Option A just to improve the Parks and Recreation presence in the park. He has heard since arriving in Novi that the north end is ignored. This is an opportunity to bring more of our services and programming closer to the residents that are north of I-96. He expressed that the staff is eager to start either project.

Mayor Gatt thanked staff for all of their hard work. He knows a lot of time and effort went into the project. He understood the emotions are high on the public side and also on the staff side. He said he has been against the project from the moment it was shown to him. The first time he saw it he said it was too big. He hasn't changed his opinion and he will not change his opinion. He has been around Novi for 45 years. Lakeshore Park was a mini station for the Novi Police Department and it worked very well. The sergeant in the area would stop there and conduct business from that building. He said Lakeshore Park is where his son started work at 10 years old and worked until he was 22 years old as a camp counselor. He has been part of that park forever as a Police Officer, Councilmember, as the Mayor Pro Tem and now as the Mayor. He has said over and over it is a crown jewel of the City and he wants to keep it as such. He doesn't believe the park is the spot for some of the things proposed. We need those things, a Library on the north end, a building for people to meet, to vote, but it doesn't belong in the park in his opinion. The park should be improved. Ms. Poupard said the park was a "Grand Ole Lady" and she's tired. He has noticed the deterioration. We have to spend money to reinvigorate that park. He thought we should build more pavilions and play areas. We have to spend the money that we have in our budget to make that park new. We need to keep the "Grand Ole Lady" alive. Building a large building is not conducive to that park setting. We spent a ton of money at Pavilion Shore Park. He was proud of that park, it is a passive park. People have tried to do different things there and make it more active. His answer is no, it's a passive park. Lakeshore is meant to be active and a recreational spot, but not with a huge building that takes away from natural beauty. This wasn't political, there is no election coming up. He knows he is angering some people. He loves the City and the park, but wants to keep it natural. He didn't think it's good for the City or the park. He still thinks we need a building on the north end, north of I-96. Let's take some of the CIP Fund in this budget, and there is no reason we can't build up there away from the park and South Lake Drive. It would give the Library a place to expand and a place for people to vote.

He said he will not vote yes for either Option A or Option B. He will not be in favor of funding either.

Mayor Pro Tem Staudt wanted to get to some of the specifics, he thought there was a lot of public input into the plans that were presented, but he didn't think there was much Council input. His concerns weren't addressed. One of his biggest concerns was the front of the park should be open field where people could recreate. It's convenient to have a building there, but it's the best part of the park. He felt putting pavilions there is important. He wasn't too concerned about the overall size of the building, but tends to agree with the Mayor, and thought 4,500 square feet. If the 6,200 square foot building was a lot further from the road, and a lot more into the parking lot and we redid the rest of the facility to accommodate that, he would be a little more inclined to support of a building that size. He felt one of the big problems with this deliberation was that he felt that they did not have good financial numbers. As a person who does accounting, he wants to know every penny that would be spent on both options. He didn't think he had a clear understanding what the differences between the 6,200 square foot and 9,400 square foot building were to make a decision that evening. Another point he wanted to make was that he wasn't for spending millions of dollars on a building that we cannot make available to residents to rent for community purposes. He felt the whole banquet discussion has been mind boggling. When that was voted in, no one intended to make a 10,000 square foot building. They were talking about a golf course or country club, not a 10,000 square foot building. He understood that it might bring too much traffic to that area. He echoed the Mayor and said we could build a larger facility for other purposes somewhere else. He felt a lot of things had been resolved with this plan, but others have been ignored. He stated that he could not support Option A or Option B. He wanted City staff to come back with a much smaller building. He was concerned we would spend millions on landscaping, roads, parking lots, and all of these other things. He was the person who presented the CIP and thought about this property at the beginning. He never envisioned spending all of this money on a building, digging into the hill, and planting trees. We need to go back to drawing board on this building, whether it's in the back of property or it is relocated away from the road. We need to keep the front of park as an active area with a pavilion. That is where people want to hang out. He thought the Mayor was very articulate in how he described it. This has to get done, but this isn't the plan. He said there has also been conversation out there that City Council is micro-managing the development of plans and providing input along the way, but that's not the way it is. This is a staff function. They have as much right to do it on their own as they need to, but they are seeing this about the same time as the residents for the most part. Our reactions are human, and his reaction was frustration. He hoped his colleagues would consider moving forward in a different way, but he could not support this.

Member Wrobel stated that this is a very heated topic, both for and against. He heard from residents in other areas who would use the area more. He has heard about more traffic, but has yet to see the numbers. They talk about moving the building to the back and that it would cost more, but he hasn't seen the figures on it. Personally he didn't like the building being up front. He preferred it to be in the back. We received a lot of

input from residents. Some say it will cause more traffic, but we don't have the numbers. Some say the building is too large, but they get variances on their property to put up large homes. We can't have it both ways. The City has changed and it continues to change. They have to do what's best for all residents, not a hand full here and there. They won't get everything they want all the time. He lives off of Ten Mile, and doesn't like the traffic there, but you have to deal with it. There will always be change. Nothing stays the same. He said based on both plans right now, he didn't have enough facts. He also leaned towards the smaller building. He was aware that we need help for restrooms and maintenance, but wasn't sure if a large building was the answer. He asked that the City staff present a smaller building. Maybe if we save money on the building, we may be able to get a second entrance. It will cost a lot of money to put another access road and move utilities. He could not support Option A or Option B at this time.

Member Markham believed that we need to improve the park. She disagreed with the other speakers and thought we needed the larger building. However, she was willing to consider the smaller building. Lakeshore Park is for everyone. She doesn't live near the park, but has spent a lot of time at the park. She mentioned that her son did his Eagle Scout project up there and she helped build the bridges and mountain bike trail with the Eagle Scouts. She's been going there for more than 20 years. The people in this part of town are not served by the park in its current condition. We need a public space north of I-96 and we've needed one for long time. She felt there was not enough space for the shelter and other needs. Tonight was the first time she heard that we own other property and we can build at another site. She's been talking with the City about Lakeshore Park and the needs on north end for many years. It does not have the infrastructure we need. A resident spoke about a new development, those people need the infrastructure that this park is part of. In terms of a different entrance to the park, she would never support that. It is not the money. She didn't think it made sense to cut through a big section of untouched wildlife habitat, wetland, and woodland. It's a jewel and trying to drive a road through that would be huge mistake. She stated the building as described improved accessibility, sustainability, and water quality. She liked that fact that we are building where the property is already disturbed. She was happy that the building was at the front of park because one of her big complaints in this City was that you can't find what you're looking for. Our sign ordinance for a long time only allowed little tiny signs and only one sign on a building. If people are not familiar with where the park is and the signage is not good, it becomes a traffic issue. She was impressed with the rendering of the building and said it looked like a national park building. Her point was, if she was coming to park, being able to see the building as she drives, tells her she is at the park. It does that without disturbing the cool parts of the park which are in the back such as; the shelters, playgrounds, and the bike trails. She liked the building towards the road and maybe even less screening from the road because it is a nice building and it tells us that it is a park. She appreciated that we did move it farther from the residents than the last rendering. The last concern she had was in regards to the voting location and she has had a lot of questions about it. Those 325 apartments that are being built are adding people to north end. She noted that there are other populations coming in, there has been a lot of building up there. She didn't

want to speak for the City Clerk, but every few years she looks at where the people are, where the facilities are, and makes adjustments based on population, and building availability. Last year there were adjustments made in the south end of the City because one of the schools couldn't handle it at the time. She said the State election law prefers a public building such as schools, then non-profit for voting. We use schools and churches, but sometimes there are problems with that. Some have said it's not a problem if they can vote where their kids go to school. If you are part of Precinct 12, in the 2016 Presidential Election, that precinct voted in a public school that belonged to Walled Lake. There was a problem between the school and the City and we had several hundred residents who had a problem voting at that location. When she hears that people shouldn't care if they have to get in a car and go a distance to vote. She didn't think it was fair to have to drive 15 minutes to vote. It is our job as the City and the Clerk's job to decide what the fairest way to handle voting. The Clerk would look at all of the precincts and make adjustments. They are trying to add space for a voting location because what we have is inadequate on the north end. We don't want a repeat of what we had in 2016 where people were leaving the polls because they could not vote. The poll didn't close until after 10:00 P.M. There were people that told her that they came three times to vote and had to leave because they had their kids with them. She indicated that maybe the park isn't the place for it, but it is their responsibility, especially the City Clerks, to make sure voting is fair and accessible for everyone. When they talked about making a larger building the natural progression was to use for a precinct. She would vote for the larger building. When the Dodge Brothers gave it to us, maybe there were 3,000 to 4,000 residents, now there is over 60,000, and future projections show around 77,000. Our facilities and infrastructure need to be adequate for today and the next 20 to 30 years. She believed that this plan was robust, well designed, and could handle all of our needs.

Member Breen stated they wanted citizen input and they got it. She thanked everybody who gave them comments. She thanked staff for taking time to listen to input from the citizens and Council. She echoed a few of the previous speakers and said she was disappointed in how this process developed. She requested information before they got to the two final options to see where we were at with the size and location of the building. What bothered her about what was presented was that they don't have the financials regarding what either of the options will cost, and what the actual feasibility will be for moving it back, or adding second entrance. Staff may have that information, but it's not out there for public to view. If it was presented, they could make an educated decision on what they should do tonight. She also echoed Member Markham that we are a growing community. Whatever we do now needs to be sufficient for the future. We need to make sure these people have ability to vote. She agreed that we need to put a polling location at Lakeshore Park, or somewhere else on the north end. She lives on the north end and has two small children and was excited about the new options at Lakeshore Park. She wasn't sure if they could have Library programming in the smaller building. She didn't feel they had the necessary financial figures and information on the alternatives. She wanted to see cost projections for putting a small restroom and changing area near the front and another in the back. She wasn't sure where she would fall. She wanted more information, but didn't want to

delay this any longer. She would like staff to provide additional details on the cost and alternatives that were not set forth in either of the two plans.

Member Casey thanked residents for their input and staff for doing a tremendous job trying to parse through different types of feedback. Feedback about traffic, building size, and it doesn't always align with each other. She thought it was interesting and she read all of the Council Minutes from January of 2017, and tracked how this progress has gone. What is really interesting was they talked about a building at the front of the park in January. We started with a two story building and had a conversation about a lot of glass because we wanted to make the building something that people could come and sit at and enjoy beach and views. Over time that has changed, they've gotten feedback, and had further conversation. Now they have a couple plans in front of us that staff has spent a lot of time working through. She said she has been in favor of the larger building for a lot of the reasons her colleagues are talking about. We need to be cognizant of services that aren't available to the residents on the north end. From a Library perspective, providing services to the residents of the north end has been a goal of the Library Director and the various Boards for some years. This looked like a great opportunity to make that happen. She mentioned other colleagues talk about the election that is another opportunity for us. She agreed it is not the only opportunity. Some of the things that they are not talking about in terms of having extra programming space were really the older adult programs that we wanted to put on the north side, along with additional children programs. If you were to ask her, until Sunday at noon, she was firmly in support of the larger building at the front. She went to the park, sat down, and observed. She watched how people are using the park. There were a lot of people going to the beach. Many people were trying to get into the changing room, and many were driving towards the back to the mountain bike trails. It stopped her and she really started to think longer about size of building. The conversation her colleagues are having at the table about what the cost and how the process has gone is relevant and fair conversation. She said she was leaning towards the 6,200 square foot building. She thought there are some conversations that staff has heard us ask for more clarification on cost, can we see the numbers that were generated to look at some of the other locations. She agreed that having an entrance at the back of the park is not the best opportunity for us, but she would like that information. She stated she will leave it up to the last speaker and hear that point of view to see what our next step should be going forward.

Member Mutch said his colleagues had a lot of ideas and they brought forward important points of argument. This is a challenging project and one of the things he said early on when they first started talking about doing something at Lakeshore Park was the fact it was a challenging site placed within an existing residential area. It is an oddly shaped piece of property at the front. It has a lot of wonderful environmental features on the lake and back into the park. Not only the historic 25 acres that were donated almost 100 years ago, but almost 600 acres of property the City has acquired over the last 30 years to make Lakeshore Park into our crown jewel from an environmental perspective. Anything they were planning to do there would have to be done carefully. There are constraints that exist that we have to work around. At the

same time we have a lot of competing visions for what the park should be. Some enjoy the existing open space. At the same time we have existing facilities that are quite dated. No one would consider the existing building meeting the City standards. It obviously needs to be addressed. He mentioned the gravel parking lot and how that has always created issues. It is a lot of things to take care of. The residents feel passionately. He stated that his goal is to ensure we build a high quality building that meets the needs of the City at the park. Currently we are being asked to consider two different plans, one is 6,200 square feet, and the other is 9,200 square feet. We can go back through the process and there was an original concept for a two story building at the front of the park that was going to 4,800 square feet with a wide range of uses, including a polling location. He shared his feelings with some residents on his feeling of the numbers was that it has to be based on uses that will occur in the park, and appropriately sized for that. He didn't believe in designing buildings off of arbitrary numbers. No one buys a house that way. You ask a real estate to find a house with x bedrooms, x bathrooms, and they find an appropriately sized house, you do not just ask for a 2,500 square foot house. We should do the same at Lakeshore. We should be designing the building at an appropriate size, cognizant of size, and the budget. He expressed that he wants to move forward with a plan, but he wasn't comfortable he had enough information to make a good decision in terms of what is the best plan for the park. He wants to make sure that we are doing it right. We are going to spend a significant amount of money to improve the park; it should be done with as much information as possible. Based on what he heard that evening he didn't think they were in a position to vote. He thought they should act as a group with consensus. We should take more time and get more information, it would provide an opportunity to come around to a plan they all support. He made a motion to postpone the item. He directed City Administration to provide additional information to City Council, including information regarding the financial cost of the various options, alternative locations within park, and the specifics related to that. With that information City Council can move forward in a more informed way. If any other Councilmember has information they are looking for, he would gladly incorporate it as part of the motion.

**CM 18-06-094      Moved by Mutch, seconded by Casey; CARRIED UNANIMOUSLY**

**To postpone the item and direct City Administration to provide financial information related to Option A and Option B, alternative locations for the building within the park, information and costs for adding a second entrance away from South Lake Drive, and research placement of a second building that would accommodate other uses at alternative locations outside of Lakeshore Park.**

Mayor Gatt said the motion would be to postpone this matter to another Council meeting and have the City Administration come back with more information. He asked Member Mutch, the maker of the motion if he wanted more information on the two plans presented that evening. Member Mutch clarified the Councilmembers were looking for information on not only for the financial information related to the two plans

presented tonight, but also looking at alternative proposals for the park. He heard two key concepts; one was a smaller building, not located directly at the front of the park. He said it sounds like there are a couple of different concepts. He wasn't looking for City Administration to get into super detailed drawings. He just wanted enough information for City Council to understand if any other alternatives are feasible, and what the cost associated with those would be. Mayor Gatt asked if he meant he wanted City Administration to come back with an Option A and B, and possibly an Option C and D, which would include a smaller building. Member Mutch said a plan with the building moved towards the back of the park, which by necessity, would have to be a smaller building because we are going to have to split some of the functions out. We still need to have restrooms at the front of the park for the beach area.

Member Markham wanted to make sure we get more some more specifics as to looking at the different sizes in square footage. What particular activities could be done in those different buildings, such as; can this be done in the 6,200 square feet or must it be done in the 9,200 square foot building to have a particular program there.

Mayor Pro Tem Staudt mentioned that one of the things they talked about previously was potentially building a second building somewhere else. There is property on West Road that would probably be a perfect location that doesn't affect much residential. He said it would be off the road, it would allow for us to do basically whatever we wanted. He thought we should take a look at that property because he could never support anything that would include voting precincts in the park. He didn't think that was an appropriate use for a park and he suggested we look for other options.

Mayor Gatt agreed with Mayor Pro Tem Staudt. He believed a building in the park should be park related, and focused on the campers. Make it big enough for them, upgrade the restrooms, spend a ton of money on upgrading the park, but a building for voting precincts and everything else belongs someplace else. He asked if the maker of motion could add that to direct the City Administration to explore that and give us some preliminary thoughts.

Member Mutch said he was fine with that. He stated earlier that he felt City Administration is listening to what each Councilmember is saying. The message that several Councilmembers shared that evening was that they didn't feel like City Council had enough opportunity to provide input between the last time this plan came forward and tonight. He hoped that City Administration is listening to each of the Councilmembers, taking note, and will provide information on each of the points they expressed.

**Roll call vote on CM 18-06-094    Yeas: Casey, Markham, Mutch, Wrobel, Gatt, Staudt, Breen**  
**Nays: None**

2. Approval of resolution to authorize Budget Amendment #2018-4.



**CM 18-06-095      Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY**

**To approve the resolution to authorize Budget Amendment #2018-4.**

**Roll call vote on CM 18-06-095      Yeas: Markham, Mutch, Wrobel, Gatt, Staudt,  
Breen , Casey  
Nays: None**

3.      Appointments to Boards and Commissions.

Mayor Gatt submitted Michael Lynch, Julie Maday, and Mark Pehrson for appointment to the Planning Commission

**CM 18-06-096      Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY**

**To appoint Michael Lynch, Julie Maday, and Mark Pehrson to the Planning Commission.**

**Roll call vote on CM 18-06-096      Yeas: Mutch, Wrobel, Gatt, Staudt, Breen, Casey  
Markham  
Nays: None**

City Clerk Hanson provided the results of balloting: Jay Dooley and Supriya Joshi were appointed to the Parks, Recreation & Cultural Services Commission.

**AUDIENCE COMMENT:**

Gary Zack, 359 S. Lake Dr., Novi stated that in regards to the need for voting, Library presence, and the Parks and Recreation functions on the north end is needed, but the issue is whether the park is the right place. If we fill the park with those needs, we would subtract from parkland, we will need more parkland as the City grows. He liked the idea of looking at West Road. He thought that we needed to protect the legacy of people who donated that park. He was cognizant it was only 26 acres, but that set the stage for Lakeshore Park. He wasn't sure if any of it would be there without that. He said they are not denying a need for that. He didn't think residents should have to drive 15 minutes to vote, but the polling doesn't belong in a park.

Michel Duchesneau, 1191 S. Lake Dr., Novi thanked Council for being thoughtful. He said he has attended quite a few meetings lately and thought the process was interesting. He agreed that making the right decision isn't always easy. He wanted to clarify his thoughts on the 12 ½ Mile entrance. He wasn't looking for a road to get people to the north end of the park. His vision of a 12 ½ Mile entrance is a gravel or wood chip parking lot for 20-30 cars where bikers can unload their bikes so they can ride through trails or where people can park and walk to enjoy the park from the south end. It's a totally different park. He didn't envision a fancy road. There is probably too much asphalt in this proposal as it is. He understood the need to plow in winter, but

hopefully this doesn't become a huge parking lot. He supported the idea of looking at the West Road parcels. As a resident of South Lake Drive, he sees a constant parade of police and fire going up and down South Lake Drive to access the west end of the City. There is probably a need for a polling location and possibly a fire station. He was surprised by a comment from a previous speaker who didn't feel he received an adequate service on an emergency with his father. He mentioned that wasn't his experience on the north end.

John Duneske, 357 S. Lake Dr., Novi, thanked City Council for their time, patience and consideration all of the citizens views.

Maureen Zack, 359 S. Lake Rd., also thanked City Council for postponing this decision for more information and listening to the citizens.

Dorothy Duchesneau, 125 Henning, Novi, thanked Council for taking comments, emails, messages, to heart and researching into this more deeply. She wanted to comment on a view that was shown of the building facing South Lake Drive. The view of the park and the lake is what makes it unique. If you put a huge building there, and hide it with trees; people on the interior of the park can't see the lake. That's why she and her neighbors are asking for them to find another spot for the building or make it smaller.

Karl Migrin, 49450 9 Mile Rd., Novi commented that the traffic studies tell you the amount of vehicles, but not which roads will be driven on the most time. In this case, drivers would choose the clean Garfield Road or 9 Mile Road. People who have nice cars and live in expensive houses would probably take Garfield. The reason we need to listen to those people is that our City Charter calls for the safety of persons who live there. He said there is nothing in the City Charter that says we must develop the land. The Michigan Enabling Plan says we should lessen congestion on streets for safe and efficient movement of people and goods. He mentioned the developers are proposing to pave part of 9 Mile Road for his development there. Please listen to the City Administration who recommended not paving there because it would cost the City more maintenance and upgrade to the dirt road. The developer is not going to pay for it; the residents will pay for it as tax payers. He pointed out that the City Manager and City Clerk have been very responsive to answering his concerns and they get back with him within a few days. He appreciated it and commended them for their quick response.

#### **MAYOR AND COUNCIL ISSUES:**

Mayor Gatt said at the last City Council meeting the approval of a resolution asking for Oakland County to support a ballot proposal related to the Regional Transport Authority (RTA) was passed by 4-3 vote. He quoted Member Markham said "Once again Novi was in the spotlight and not in a good way." He believed she was eluding to what he considered to be a publicity stunt that Wayne County Executive, Warren Evans pulled. He took a bus from downtown Detroit to get to 8 Mile Road and Haggerty. Member Markham said it took him three hours simulating trying to get to a job in Novi. He said

that Member Markham also mentioned that at the recent Mackinac Policy Conference the regional leadership asked that something be done to break this impasse on transit. She then went into a history of the SMART. He believed it was called the SEMPTA System back then and she pointed out that Novi opted out of the system in 1995 by a 6-1 vote. She talked about how many people leave Novi to work somewhere else and how many come here to work. He stated that up to that point he agreed with everything that she said. He said where she and the others who voted for the resolution lost him was that they are pushing for the RTA #2 proposal on us, the residents of Novi. They want the question to be put on the ballot, seemingly not caring if the Novi voters want it or not. Just two years ago the Novi voters said no. At the last meeting the resolution passed was that the Oakland County representatives allow the voters, not just the voters in Novi, but Wayne, Oakland, Macomb, and Washtenaw Counties. They asked them to decide whether Novi should have the system. He thought that was wrong. He didn't think people in other Counties should tell us how to spend our money. However, he believed that Novi has changed, as Member Markham said and is poised to have a transportation system in this City that will allow those coming to Novi to get here and those leaving the City of Novi to do so. That system is already in place and it is called SMART. It stands for the Suburban Mobility Authority for Regional Transportation. It already exists, in fact, it has buses. RTA does not have any buses. They would have to make a deal with SMART if that proposal ever did pass. SMART will serve Novi and do so cheaper than the RTA system. If the people of Novi don't like it they can opt-out. The RTA #2 would cost 1.5 mills for 20 years. SMART is 1 mill and we could opt-out. SMART management can and will design a system just for Novi. We would control it, we are our destiny. We control where our tax dollars go. He knew that those who voted last time said their proposal wasn't tied to one specific proposal however there is only one proposal that is being talked about as a potential of being on the ballot and that would be the RTA #2 proposal. He didn't believe that the RTA will make the ballot. Both Oakland and Macomb County Executives would have to do a 180 and vote for the proposal for that to happen. He doesn't hang out with those two gentlemen so he doesn't have any inside knowledge. He said he would bet that neither of the two gentlemen will change their mind, thus sealing the fate of the RTA #2 for at least another two years. He said if he assumed correctly, the poor people that we talked about walking down 12 Mile from Haggerty will not see help. Warren Evans won't get help on his endeavor to get to his job at 8 Mile and Haggerty. He said Member Mutch agreed with Mayor Pro Tem Staudt that the RTAT #2 proposal wasn't likely to go on the November ballot. He does agree with him on that. He proposed that the City Council explore joining the SMART system. He said it is an opt-in by our City Council. He felt it would resolve the issues and the problems articulated by his colleagues. It will resolve the transportation problems that cause the negative spotlight on Novi that Member Markham had pointed out. It would add 1 mill to the taxes of the residents and businesses, but it would be a first class regional transportation system to our City. At this juncture unless the majority of Council disagrees, he would like to see our City Administration make some recommendations to City Council within the next 60 days as to proposed SMART routes. He would like it to show; where, when, and how often. He would appreciate it if City Administration would invite the SMART General Manager, John Hertel to an upcoming meeting to explain SMART and all the good things that it

can do for Novi. We will know very soon if the RTA #2 will be on the fall ballot. If it is, then let's bring in their leaders to explain their system to give us the opportunity to decide what we what to do. He believed the RTA #2 is a partisan issue and he won't buy into that. He said if we want regional transportation, we have it in the form of SMART. Council has the ability, or he believed the duty, to explore having it part of Novi. We budgeted to set aside \$50,000; we could use some of those funds towards consulting to see what bus routes could or should be in Novi that would help all of the citizens in this City, instead of having just one bus route going down Grand River and one on 12 Mile Road.

Member Mutch appreciated the Mayor taking a leadership role on this very important issue before the City Council. He thought what he outlined in terms of exploring SMART as a possibly here in the City of Novi is appropriate. He agreed we should be asking leadership of SMART to provide us this information and outline what potential benefits would come from that. He knew from reviewing RTA plan, the question was whether it was guaranteed or not. Obviously that would be one of the discussion points with SMART is how they guarantee services to the City of Novi. The RTA has outlined a number of routes that would serve Novi, and we could see how well SMART lines up to that.

Member Markham echoed what Member Mutch said and she was glad we are tackling this issue and he is leading it. It is a problem and glad we are stepping forward. She stated she would love to hear from SMART and how they could serve community for 1 mill. From her reading of the new RTA proposal, over the two years since it failed in Novi, a lot had been added specific to Novi and would really benefit Novi. Tonight is not the night to address it, but she is encouraged. The way she understood the RTA was that it was a funding model, but SMART will still exist with the RTA. The RTA will help SMART grow. She was interested in hearing both groups talk about what is the best bus service for Novi going forward. She was really happy that the Mayor brought this forward.

Member Casey also echoed the previous speakers. The comments she made when they had the resolution two weeks ago was that it wasn't specific to RTA, but giving the people a chance to vote. That being said, she was thrilled. She is looking forward to opportunity for people to have further conversation about the transportation needs here in the City and how we can make it work for our residents. She thanked the Mayor for his willingness to look at all options.

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

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 8:53 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: July 9, 2018