

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, FEBRUARY 5, 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: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

Mayor Gatt suggested moving the presentation for the 2018 Property Tax Base Projections to occur after the interviews for Boards and Commissions instead of before, so that the people interviewing would be free to leave after the interviews.

CM 18-02-012 Moved by Casey, seconded by Breen: CARRIED UNANIMOUSLY

To approve the Agenda as amended.

Roll call vote on CM 18-02-012 Yeas: Staudt, Breen, Casey, Markham, Mutch, Wrobel, Gatt
Nays: None

PUBLIC HEARING: None

INTERVIEWS FOR BOARDS AND COMMISSIONS:

1. Julie Maday- Planning Commission

Julie Maday said she has lived in Novi for 10 years. Novi offers so much, such as the cultural diversity, and economic diversity. They have had several opportunities to leave Novi, but feel that they have everything they need in Novi. She liked the idea of giving back to the community. She has two children, one in the middle school, and one in high school. They are getting to the age where she has some free time to give back to the community other than for the schools. She mentioned she has her degree in environmental studies and science. She is currently not working, but most of her career was spent working in environmental risk management. She helped lending institutions decide whether or not the property had a risk associated with it. She spent a lot of time assessing different lands throughout the state and the country. She felt the volunteer position would be interesting, challenging, rewarding and fun. On a local level there is so much impact that we can make. She loved the idea of helping make something happen on a local level. For example, there was a street light that needed to be put up near her subdivision, it took a long time to get it done, but when it was done, everyone felt it. She looked forward to giving a positive feedback to the City.

Member Markham thanked her for coming out and volunteering. Member Markham said she had served on the Planning Commission a few times and she can appreciate how interesting a job it is. She appreciated her background in environmental services and studies. With that view in mind and an interest in planning, she wondered what her thoughts on what the City should be doing differently or if we could improve upon what we are already doing. Ms. Maday thought we have to worry about infrastructure; we have to make sure that whatever we do is going to be sustainable. She felt we shouldn't just look at the economic impact, but in a much broader picture. We must look at everything and then make the best decision for our community. Member Mutch thanked Ms. Maday for stepping forward and willing to serve as a volunteer for the community. He wondered if there was anything in particular from a development perspective in Novi that we are missing. Something we can use in Novi that we currently don't have or isn't planned for in our community. Ms. Maday said the one thing she would love to see is more bike paths, she thought that is a huge part of people getting out and enjoying the City of Novi. Mayor Pro Tem Staudt welcomed Ms. Maday. He wondered how she felt her background in environmental studies would benefit the Planning Commission overall. Ms. Maday recapped what she mentioned earlier, that she has looked at many properties around the state and the country. She would assess everything about it and look at how it would impact not only the environment, but everybody around it. She thought her background alone gave her experience that would make her feel comfortable making decisions. Member Casey thanked Ms. Maday. She said there has been a lot of interest in her background and she also found it fascinating having an environmental studies degree. Member Casey asked her why she decided to volunteer at this time. Ms. Maday said she had stepped out of her career full time for 16 years. She has worked part-time and has done some consulting. She said her children are older now and she wanted to do something fulfilling and rewarding. She loved the idea of getting involved locally and really stepping up. Member Wrobel also thanked Ms. Maday for stepping forward. He wanted to know what unique skills she would bring to the Planning Commission. Ms. Maday said she has lived in Novi for a while and she knows a lot of people in the community. She is aware of what people in Novi would like to see in the community. She is not afraid of conversation and communication. Member Breen thanked Ms. Maday and said she was also interested in her environmental studies background. She wondered if there were any particular trends that she sees in sustainable development that Novi is either lacking or in the forefront of. Ms. Maday said that sustainability is a community issue. Everyone wants to find that perfect balance. Sometimes finding that perfect balance can be difficult, but it also can be done easily. When you look at a piece of property and look at what somebody proposes for that property, you can't just look at it from one perspective. You have to take everything into consideration. You have to make sure it will support the infrastructure, look at the environmental impact and look at everything. Mayor Gatt said he did not have any questions, he thanked her for coming forward and volunteering her services.

2. Margie Avery- Planning Commission, HCDA, Historical Commission - Absent
3. Dr. Willie White- Planning Commission, HCDA - Absent

4. Shaun Page- Planning Commission, Beautification Commission, PRCS – Absent
5. William Lawler- Library Board *reappointment

William Lawler noted he has been a resident of Novi for 30 years and he retired from the IRS seven years ago. He has been on the Library Board for three years. He said it has been an extremely rewarding and enjoyable experience for him. The Library is one of Novi's jewels. The Library Board has an oversight role which he appreciates. He is known as a "skeptic" on the Board, but a "supportive skeptic". The Library operates at an extremely high level. One of the things he is proudest about on the Board is fiscal issues. It is a large and a diverse budget. We look at things prudently, yet look at things forward thinking. We cannot afford to stand still in an industry like the Library at this point. He said he would very much like to continue on the Library Board. Member Mutch thanked him for stepping forward to serve another term on the Library Board. He asked Mr. Lawler looking forward if he was to be reappointed what he would like to see the Library accomplish during the next three years. Mr. Lawler said there were a couple of things that are real critical. One would be that the Library would like to increase their exposure throughout the City. We have a lot of information about where we have a lot of membership, patrons, and there are some areas of the City that we don't. We have worked hard to try to reach out to the entire City. We are also in the midst of a LED lighting project, which will ultimately save significant money. We need to be good stewards of the community's resources. Member Mutch said the Library Board has turned around the library budget the last several years. He said he appreciated his role in that. He looked forward to serving another three years. Mayor Pro Tem Staudt said he did not have any questions for the three Board Members that are up for reappointment. He said they watch them from afar, which is their role, and he believed they did a good job of appointing them and he hoped that Mayor Gatt will reappoint them all. Member Casey thanked Mr. Lawler for stepping forward again. She said she enjoyed seeing him at Library functions and out in the community. She appreciated his dedication. She also agreed with him that the Library Board is a very diverse group, but they are also very skilled. She had no further questions for him. She looks forward to him being reappointed to the Board. Member Wrobel thanked Mr. Lawler for stepping forward again. He had no questions and said he was very pleased with the job he is doing and gave him his full support. Member Breen stated she had no other questions and thank him for everything he has done for the community. Member Markham is pleased with the way the Library has been operating and the fiscal prudence with which it has been managed the last few years. She said with his background that is clearing one of his interests. She mentioned that she wanted to see us continue to move forward, be innovative, and do more things at the Library. She thanked him for his service. Mayor Gatt echoed some of the other Members, and said he didn't have any questions. He did give him his full support.

6. Craig Messerknecht- Library Board *reappointment

Craig Messerknecht expressed his interest in being reappointed to the Library Board. He said he was first appointed to the Board in 2013. He has had the pleasure of serving a

number of different roles since then. He is currently on the Finance Committee. He is also Chair in the Building and Landscape Committee. He has served as Treasurer and he is on his second term as President of the Board. The Board has two primary responsibilities the first is fiduciary, and the second is the supervision of the Library Director by statute. He said they are fortunate to have Julie with her energy and enthusiasm as our Library Director leading us forward. He said the fiduciary responsibilities have had its challenges the last several years. Primarily that was due to the revenue cut that everyone is familiar with. The Board and the Director work hard to keep or improve services while maintaining a Fund Balance. They have new things now; the key is that the Library has become a community gathering place. That is a roll that we appreciate and want to continue to be supportive of that. There is really no other place in the City to have conversations about difficult topics as well as a million other things. He looks forward to the opportunity to continue to serve. Mayor Pro Tem Staudt said he would like to take credit for recruiting Mr. Messerknecht, but he didn't remember. We have a very good Library Board and he is looking forward to the Mayor reappointing each of those members. Keep up the good work. Member Casey thanked him for stepping forward. She said she has watched his growth on the Library Board and thanked him for all of the contributions that he has made serving as President for two years is a job that takes a lot more time then people recognize. She had no questions this evening, and looked forward to him being reappointed. Member Wrobel thanked him for stepping forward and thanked him for being President. He said he had his full support. Member Breen thanked him for serving and asked him what his favorite program was at the Library and why. Mr. Messerknecht asked if he could pick two. One favorite was the early reading program called Read 1000 Books Before Kindergarten. They think it is so important that young children have that experience with a parent or relative to get into reading. He mentioned the other which was the Enable Program where we are using the 3-D printer to make components for artificial hands. The community has gathered together to start to assemble those things and we will be shipping those around the world in conjunction with other people doing the same thing. He said they are providing artificial hands to children that wouldn't have a hand otherwise. Member Markham thanked him for doing all of the work that he has done. She wondered about the Committee that looks at landscaping for the Library. She said we have natural plantings and berms at the Library and she wondered how they were doing and what his impression was on that. He said he has learned two things; bioswales are not as easy as you think they are; and LED projects aren't as easy also. We have some things on the drawing board for the bioswales and replacing some of the plants. We have had a few issues over the past couple of years. There is still a ways to go, they present some challenges for us. When they are working right, they really are really good. Snow, ice and salt can cause some issues. Member Markham believed they are an important feature at the Library because they do help educate the public about how important it is to put natural Michigan native plantings in their own yards. The Library provides a place that somebody can take a look at something like that. He also mentioned they had a scout who put together a board that talked about the plantings that were in the area between the Library and Novi High School. It is something for people that walk down to see it so that they know what it is. Member Mutch thanked him for being willing to serve another term. He wondered

looking forward over the next three years what the biggest challenge would be for the Library in terms of role and services within the community. Mr. Messerknecht indicated earlier that one of the things that has improved over the years is that they have seem to be getting more and more community involvement, more programs, speakers, and book clubs, talking about different issues. Some of those issues are not easy to talk about. That is an important role that we can play to foster that kind of community communication. Member Mutch said he appreciated his willing to serve again and the time he has put in already. Mayor Gatt said he didn't have any questions for him and thanked him for his service. Mr. Messerknecht commented on behalf of the Library Board about all the help they get from the City. They wanted to say thanks to the City for their support. It is a great relationship between the Library Director, and the City, which really helps the Library Board.

7. Megan McAllister- Library Board, PRCs

Megan McAllister said she is a Michigan State University business graduate who is currently working in marketing in a Michigan based company. She felt she was a good fit for the business aspects of the Library Board and Parks, Recreation, and Cultural Services. She was more than willing to serve on any of them. She said she moved to Novi eight years ago, it has been fantastic. She moved after she graduated from Michigan State with the hopes of dreams of making Novi her long-term home. Since then she has gotten married, has one child on the way and one at home. She said she is deeply rooted in the community and she is glad she made that choice to move to Novi. Novi is a great community; she loves the Library and takes her son there all the time. She said she would like to give back, volunteering is a big part of who she is, and she would love the opportunity to serve. Member Casey thanked her for stepping forward. She said she was excited to see someone with a marketing background come forward. It is important to have good communication with the residents. She wondered what the Parks and Recreation could be doing better to get the word out to the people in the City. Ms. McAllister thought that was exactly what is missing. She suggested using all of the diverse opportunities that we have now a day to obtain social media, virtual contact, and print. They could tap into NextDoor, Facebook, City Website, and possibly ListServ for the City where we could obtain the residents emails. She thought there were a lot of people that would want more information, but they want it on their phone, and they want it fast. She is a busy mother, they want more information, but they don't always want to dig for it. Member Casey thanked her for her detailed answer. Member Wrobel thanked her for stepping forward. He asked her what program she thought we should offer that we currently do not offer in Parks and Recreation at this time. She said it was a difficult question. We do have a lot of great programs, but she felt one of the things missing would be the cultural diversity piece. We have a fantastically diverse City. For example we should look into the Indian New Year and possibly having that as part of our community, so everyone can experience other people's cultures and embrace the opportunity that we have as a whole community. Member Breen said she was impressed with her background and thought she had a variety of different skills. Member Breen asked her to give an example of how she would use her set of skills to address a specific problem with either Parks or Rec

or with a different Board and Commission that she was interested in. Ms. McAllister didn't think there were any problems in particular with the Boards and Commissions. She mentioned she would put forward the opportunity of her skills such as; a good ability to balance budgets, finances, and still have a creative aspect to it. She noted on her application that she previously has had event planning experience. You need a certain amount of creativity that you have to be willing to think outside of the box, but still stay within the restrained within your budget requirements. She thought there was a very important part of balancing our Commissions with keeping that balanced budget and our fiscal responsibility while still being able to reach out to those new and unique ideas. She believed that balance would be one of her skills that would be the best fit. Member Markham thanked her for coming out. She said she was impressed with her versatility. She looks at things from a variety of viewpoints. Member Markham wanted to confirm with Ms. McAllister that she was in fact interested in serving on a number of Boards and Commissions. She said with her skills she would be willing to serve on any of the Boards and Commissions. On her application she put Parks and Rec, and Library because those are the two that she is most passionate about. Member Mutch thanked her for stepping forward and offering her skills to serve the community. He asked a similar question with a different focus. He wondered what her thoughts were in terms of facilities and amenities in the area of Parks, Recreation and Cultural Services. Is there something we should be pursuing such as buildings, fields or parks? Ms. McAllister thought there was an opportunity to expand the opportunities for children in our parks. We have fantastic green space and beautiful waters, but not a lot of enrichment for the younger children that we have. She recommended some simple signs about how beautiful the water is and how to keep it clean. She also suggested a small jungle gym area for the young children in each of the different parks. Member Pro Tem Staudt said he was excited to see people with a social media background. They see things a lot differently than he does and how he uses social media. He wondered how she would use social media for the Parks and Recreation Programs. Ms. McAllister said the hardest thing about social media is that it is a little bit volatile. You can throw money at a campaign and it doesn't always hit. There is a little more risk there, if you look at search engines and see what people are clicking through, and then you can do the back end of the work so that your campaigns don't flop. You need to do some leg work first before you put a small amount of money into advertising on Twitter or Facebook. If you do that it will be very rewarding. Member Pro Tem Staudt said we have some big initiatives on the way in the near future related to Parks and Recreation, especially Villa Barr. It will be interesting how we use social media to promote that. Mayor Gatt didn't have any questions. He thanked her for volunteering to come out. Novi is a great City and thanks to people like her that are willing to volunteer, they make Novi even greater.

8. Aejez Khan- Library Board, HCDA, PRCS, Beautification Commission

Aejez Khan said he has been living in Novi for 10 years and has recently become a citizen of this country and is very proud about it. He stated he worked at Ford Motor Company in Dearborn and that he has two children in college. Prior to coming to the

USA he worked at Ford in India. He also mentioned that he serves as a Home Owners Association Board Member in his subdivision with 305 homes. He has been on the HOA Board for the last five years. He also served for six years on the Board of the Cricket League at Ford, with the last few years as President. He thought he would like to get some exposure on the City Boards and Commissions as well to give back to the community. His educational background includes a MBA from Ross School of Business in Ann Arbor. Member Wrobel thanked him for stepping forward. He wondered if he were to choose one, which would it be and what skills would he bring to that Board. Mr. Khan responded with Parks and Recreation. He thought that would be something he would like to do that, he had served as a soccer coach when his son was playing. He loved the energy of the Parks and Recreation Board has and he would like to give back to the community doing physical activities to help people move. Member Breen thanked him for coming out to interview. She wondered what his second or third choice would be and why. He said the Beautification Committee would be something he was interested in. He wasn't sure if they had anything to do with roundabouts, but he would like to see more of those in Novi because of the traffic. He would like to see more lighting in some of the subdivisions. Member Markham thanked Mr. Kahn for volunteering his time. She had a question regarding his HOA Board Member duties, and wondered if he thought the City could be doing something better to communicate with the HOA or serve the HOA Presidents. He responded by saying most of the communications between his HOA and City come from the management company that is the liaison between the HOA and the City. He noted that they came to the City with a few things and found that the City was cooperative with them which made them happy. He asked what the challenge would be if he were a volunteer and he said it would be people. People are very complex. Sometimes it is hard to explain everything to people and make them understand how difficult the job is. Member Mutch thanked Mr. Kahn for stepping forward. He agreed that the HOA Boards are one of the most challenging jobs that they have in the City. Sometimes it is more challenging them being on Council. When people go home unhappy they do not go to the house next door like they do in the HOA. He appreciates his willingness to step forward and serve beyond that roll. He mentioned the fact that he had been President of his Cricket League and wondered if he saw a need for Cricket in the Novi community and how could we accomplish meeting that need. Mr. Kahn said currently they have a relationship with Canton Softball Center. He said currently we do not have a cricket pitch in Novi. That would be a great help for promoting Cricket in Novi. Mayor Pro Tem Staudt said he was a continuing 12 year HOA Board Member he empathized with Mr. Kahn. We have been looking for a long time where we could put a cricket pitch, he said hopefully in the near future we can secure some existing property and create an area for that. Member Casey thanked Mr. Kahn. She said there has been a lot of interest with his role on a HOA. She wondered what skill or experience he has had as President of the HOA that he could translate into a role on any Board or Commission. Mr. Kahn said one of his attributes is that he is a people person. People skills, he has learned that not everyone wants to be a leader, but people like to point fingers at the leader. He said they are currently going through a lot in the subdivision with the Beautification projects. Conflict management is what he has learned a lot from being on the HOA. He has learned to keep quiet when he has to keep quiet. Mayor Gatt

said he didn't have any questions, he had answered any questions that he had on his mind. He thanked him again for his willingness to serve and make Novi great.

9. Paulina Muzzin- PRCS

Paulina Muzzin said they recently moved back to Novi in 2015. It was their second move, with the first in 1991 after a year in Toronto. Both times they choose Novi specifically. After almost 30 years, Novi is even more impressive. She said in the 15 years living out of state she had the opportunity to participate in a number of organizations and experiences which really not only enriched her life, but also her family's life. She is hoping to do the same in Novi. She thought that her experiences and skill sets would be of use to the Parks and Recreation, or in some other capacity within the City. The department has done a wonderful job; she was so impressed with the diversity of programming. She was really excited about the Villa Barr Park which she thought was groundbreaking and it would offer an experience that no other municipality has to offer. Member Breen welcomed Ms. Muzzin back. She wondered if she was willing to serve anywhere. Ms. Muzzin said she was, but she was concerned that maybe her experiences might be limited to actually being a benefit to those that she had listed. Member Breen wondered what particular skill set she had that would be most beneficial. Ms. Muzzin referred to an earlier speaker that talked about pessimism; she would like to take that as an attribute also. She likes to see it as risk aversion. She felt she was good at seeing operational structural issues and hopefully coming up with ways to avoid them. Member Markham thanked her for coming out. She said she appreciated her thoughtfulness; there is a place for that. She asked Ms. Muzzin what she thought Novi was missing. Ms. Muzzin said she wouldn't characterize it as missing, but she wondered about an aquatic facility and an indoor recreational facility. She said we have wonderful outdoor parks and trails, but with the way this winter has been it is difficult to get outside and walk. Member Mutch thanked her for her willingness to serve the community. Member Markham touched on the fact that she served on a number of different positions in other communities. He was interested about those experiences and wondered how it would inform how she would serve on a Board or Commission. Ms. Muzzin said the list has some areas of overlap, but it is very diverse in expectations, responsibilities, and duties. She explained that she has a broader outside view of things that other communities have done. She had opportunities to pursue what worked, or know others that didn't work. She suggested planning and community involvement with reaching out to populations in the community that we haven't asked in the past. She stated she is from the north end of Novi and felt there is a void and disconnect in those areas. She believed it was due to the school district alignment that can't be helped. She said that there is also a barrier with I-96. She hoped her background would help serve the underserved or less involved populations. Member Mutch thought that was an excellent observation. Member Pro Tem Staudt suggested the Park Foundation, which is doing a lot with Villa Barr. He felt her enthusiasm and her background would be a great benefit to the Park Foundation. He said it was something to think about in addition to the Boards and Commissions. He said Boards and Commissions can be fun, but those who see it understand what Villa Barr will do for our city. He didn't have any questions, but stated that she had a lot of skill sets that could

benefit a lot of places in the community. Member Casey thanked her for stepping forward. She thought she was optimistic. She wondered why she thought this was the right time to volunteer. Ms. Muzzin said it has taken a couple years to settle in and felt that now was a good time. Member Wrobel mentioned that on her resume she stated that she attended the Novi Ambassador's Program. He wondered what she liked about it, and what could be added to it. Ms. Muzzin stated that the departments all expressed pride in what they did and they explained all of the national accreditations that several of the departments have received that she was not aware of that. She said that program instituted a search for her to try to get involved. The only thing she would have liked to see was a partnership with some of the non-profit organizations, such as the Parks Foundation in the community as well. She said it was a great program and highly recommended it to anyone. Mayor Gatt didn't have any questions. He commented on her energy and her wanting to share that energy. He said he was sure they would find something for her.

10. Doreen Poupard- Library Board *reappointment

Doreen Poupard said Novi gives you energy, like the energizer bunny. The more you know, the more you want to know, and the more you do, the more you want to do. She was back to ask for reappointment to the Library Board. She said one of the reasons is that they have a great Library Board. We have great diversity, and we work well together. It is a balance committed, hardworking Board. She said she loves working with Julie Farkas. She is creative, a fearless risk taker, compassionate, and always thinking of something more so that they include, inspire and inform. She is inspirational and transcends our standards. The third reason is the partnership with the City of Novi. The more she has been on the Library Board, the more she realizes that the under girder in many of the support services from Council and Administration really are spectacular when you look at other communities. She came from Ann Arbor and she knew the Ann Arbor Library system well. She said it was an honor. Member Markham said Ms. Poupard had a lot more energy than she had. She didn't have any questions. She appreciated everything that Ms. Poupard did throughout the community. Member Mutch said everyone was familiar with her record of service. Other speakers touched on the area of the north end of the city and what maybe the Library can do to address that differential that are both perceived and experienced by residents on the north end. She said she lives on the north side of the city and they did have one of their board meetings at Fox Run as an attempt to get the Library Board out into the community. She said one of the other applicants spoke about the school systems. On the north side they have Walled Lake Consolidated School District. They talked quite a bit about the relationship with the Walled Lake Schools. Julie has a discussion online with Superintendent Matthews, Novi Schools and has now included Superintendent Gutman from Walled Lake Schools in an attempt to try to work together. They planned several activities with the Walled Lake Public Library. She thought the plans for a Library presence in the expanded Lakeshore Park development would be ideal with a lending library. He thanked her and looked forward to her doing her work on the Board. Mayor Pro Tem Staudt welcomed Ms. Poupard back. He said that it was an honor to have residents from Fox Run participating in our activities. We don't see nearly enough of it.

Ms. Poupard absolutely agreed with him. He agreed with her regarding the idea of a Library presence at the Lakeshore Park development. He said personally he would like to see a lot more happen at the proposed building in Lakeshore Park related to the Library. Sometimes a lack of vision and lack of understanding can be an obstacle to getting things done. He said he has enjoyed working with her over the years. He believed that the Library Board was one of the most versed in our city. Ms. Poupard thought Fox Run was the "receiver" of services, not the "giver" of the community. She has challenged her leadership at Fox Run accordingly. They have 1200 residents with phenomenal resources and they have had only two others from Fox Run on a committee. She would like to see more. Member Casey was grateful she was stepping up again to serve. She had no questions for her at the time. She looked forward to her being reappointed. Member Wrobel said she had his full support for another term. She thanked Member Wrobel for being a strong spokesperson for the Library at multiple levels. Member Breen thanked her for all of service to the community. Member Breen liked her response she gave to Member Mutch on the question regarding the north end of the community. She also lives on the north end, and looks forward to different programs that the Library can bring to the north end. She was interested in what programs aimed at small children that she would like to bring to the north end. Ms. Poupard said she loved the 1000 Books Before Kindergarten Program. We need to really push hard at that next level of student involvement of getting parents involved with their children with reading. She was an educator for 43 years; she knows that lap time with children being read to is a precursor for vocabulary development, understanding of the written word, and success later in school.

MANAGER/STAFF REPORT: None

AUDIENCE COMMENT: None

PRESENTATIONS:

1. 2018 Property Tax Base Projections – Micheal Lohmeier, City Assessor

City Assessor Lohmeier gave a brief presentation on the 2018 Property Tax Base Projections and highlighted some of the important facts. He noted this year as predicted, the inflation rate multiplier is up over the last few years at 2.1%. Since Proposal A was introduced in 1995 the past average was 2.4%, it is down to 2.2% at the present time. The lowest over the years was a negative -0.03%, and the highest was 4.4%. Currently the average is 2.2%; the projections right now for next year may be as high as 2.4%. We are working on the 2018 roll and should be getting notices out within the next two weeks. If anyone has questions regarding their notices they are welcome to call the Assessing Department so we can explain it further with them. Any residential or commercial taxpayers are welcome to come into the Assessing Department to go over their assessments as well. The estimated projections for assessed values have had some increases. Some of the increases we will see are in the commercial/industrial which is between 4.5%-5.0% assessed value increases. That increase was primarily due to additions and some property that was omitted over the years that were able to find.

The residential assessments were about 3.5% in assessed value increases. Some of the personal property increases was at 1.2% which is estimated. We do not get personal property statements until February 20th. He said the numbers of Michigan Tax Tribunal Dockets have gone down a bit, but we are still spending a lot of time on the appeals we have. We are still calling on outside appraisers to help us with the MTT Docket load. He said he mentioned last year at this time, the debate still goes on with the Dark Store Theory. We took it to the Court of Appeals and Stephanie Morita from Johnson, Rosati, Schultz and Joppich, P.C. gave a great brief to the Supreme Court. After eight days they agreed with the Court of Appeals and it has been remanded back to the Tribunal. We have some good ammunition at the Tax Tribunal right now. Both the Supreme Court and the Court of Appeals agreed that the Dark Store Theory didn't have a lot of merit. We will have to see where the Tribunal takes it. He said personal property tax changes have taken place. He explained that 5% of our whole personal property tax base is what they consider to be eligible manufacturing personal property (EMPP). It is an administrative nightmare due to the fact that up to the year 2023 EMPP will be phased out in Michigan. In Michigan all of that will be exempt property that has come before you before as people came before us with abatements. That will not be taxed on the roll, it will be exempt property. They will have to file it timely and properly with an affidavit and it never hits the roll. In the 2018 Headlee Calculation shows that we are in pretty good shape. Our taxable value increases haven't been that significant as compared to the inflation rate. We have a big decrease in the MTT Dockets compared to what it was in 2009-2012 when we had so much more appeal Dockets on the books. We have fewer cases on the books today; many have been able to negotiate dismissals and withdrawals. Even those that we have gotten appraisals with have gotten very small reductions. Most of those were in Personal Property appeals, where they appealed them in error, or filed them in error. It wasn't a loss because of a value loss; it was because they incorrectly filed them. The only way we could correct them was through the Tax Tribunal. He said he was open to any questions. Member Mutch thanked City Assessor Lohmeier for his presentation. Under Proposal A the increase in taxable value is limited to the rate of inflation or 5%, whichever one of those numbers is less. He wondered what the inflation rate multiplier would be for homeowners. Mr. Lohmeier confirmed the inflation rate multiplier would be 1.021 and the lower number would apply. The only difference in the taxable value additions would be if they found omitted property or if there was an uncapping because of a transfer of ownership. Member Mutch mentioned the slide about personal property tax and that we are working with Tax Management Associates to handle the personal property assessment process. Mr. Lohmeier explained that prior to him coming to the City of Novi, Oakland County served as the City's personal property physical arm to help fill the role of doing the audits, canvassing and the paper collecting. Oakland County was no longer going to do that and the City went through a process that they were looking at filling a full time position for that role. Personal property is still in the air whether all personal property will become exempt tomorrow, or it will go back on and the exemption for Industrial personal property may, with the next Governor, go away. It may be taxed at full tax rates again. We do not know what it will be. We went to Tax Management Associates, which is a national municipality company. It has a strong arm in Michigan and he was familiar with the company. We negotiated a process and financial right

with them to actually do a very similar, but a more detailed oriented process that we did with the prior provider that the City was working with. They do not take the responsibility, Mr. Lohmeier said he is still responsible for all of the decision making and the signing of the personal property aspects of the roll; they have done a phenomenal job in his opinion. Mayor Pro Tem Staudt commented on the SEV and said we are not far away from 5 billion dollars. Those of us that have been around since 2005 we rode through that period where we had a large list of Tax Tribunals and we'd never that we would get out of it. He couldn't imagine many other communities in Oakland County or Michigan as a whole that have had this kind of recovery that we have. He wondered where we fit in amongst other municipalities of our size. Mr. Lohmeier thought we were ranked at the top. He said we are looking at best practices before anyone else does. He said even the Assessing Department is establishing best practice procedures that he doesn't hear other communities even discussing it. When it comes to value, strength in the integrity of the processes, he doesn't hear anyone else doing that. Mayor Pro Tem Staudt said that was always good to hear. Mr. Lohmeier emphasized that was his objective opinion.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 18-02-013 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 - 1. January 22, 2018 – Regular meeting
- B. Enter Executive Session immediately following the regular meeting of February 5, 2018 in the Council Annex for the purpose of discussing labor negotiations.
- C. Approval to award a two-year Traffic Engineering Consulting Services Contract to AECOM (with the option for an additional two, one-year renewals) and adoption of the revised fee schedule, effective April 2, 2018.
- D. Approval of Agreement for Loan and Temporary Display of Artwork between the City of Novi, MI and the City of Farmington, MI.
- E. Approval to award an amendment to the engineering services agreement with OHM Advisors for construction engineering services for the Heslip Detention Basin Cleanout and Bassett (McSweeney Pond) Drain Cleanout and Culvert Replacement projects in the amount of \$50,769.19.
- F. Approval of a Storm Drainage Facility Maintenance Easement Agreement from GR Meadowbrook, LLC for the Huntley Manor project located south of Grand River Avenue, west of Meadowbrook Road (parcel 50-22-23-251-023).

- G. Approval of Resolution to close Karim Boulevard to Grand River to Ten Mile Road from 8:00 a.m. to 10 a.m. and Ten Mile Road from Karim Boulevard to Taft Road from 9:45 a.m. to 12 p.m. for the Memorial Day Parade on Monday, May 28, 2018.
- H. Approval of the final payment to Mattioli Cement Company, LLC, for the 2017 Neighborhood Road Program - Concrete Streets (Contract 1) project in the amount of \$47,999.70, plus interest earned on retainage.
- I. Approval of a counteroffer to purchase real property in the amount of \$51,339.32 for sidewalk easements, temporary grading permits, and storm sewer easements for the following parcels: 50-22-04-100-010, 50-22-04-100-034, and 50-22-04-200-011, for the construction of new sidewalk along the south side of Pontiac Trail between Beck Road and West Park Drive and the authorization for the Engineering Division to work with the City Attorney's Office to take all actions required to complete closing on acquisition of easements.
- J. Acceptance of a sidewalk easement for parcel 50-22-03-101-010 from the property owner in exchange for \$19,616.10 as part of the Pontiac Trail Sidewalk project.
- K. Approval of the final payment to Macomb Pipeline and Utilities Company for the Andes Hills Court Water Main Extension (Contract Special Assessment District 180) project in the amount of \$6,504.39, plus interest earned on retainage.
- L. Approval of Claims and Accounts – Warrant No. 1005

Roll call vote on CM 18-02-013

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

MATTERS FOR COUNCIL ACTION

- 1. Approval of the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property totals approximately 24 acres and the applicant is proposing a 120-unit multiple-family attached condominium development.

Joe Skore, VP Land Acquisition of Pulte Homes of Michigan said he didn't have a lot to add since the tentative approval of the PRO back in October. They have been diligently working on the PRO Agreement and they are very excited about the project.

He believed it will be a fantastic community. He said he was available for any questions that City Council might have.

CM18-02-014 Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY

To give final approval of the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement. This motion is made for the following reasons:

- a. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of Community Office for the parcel as indicated in the applicant's letter dated March 20, 2017, noting the appropriateness of a residential use for the site given the close proximity to Main Street and Town Center and the ability for additional nearby residents to add vibrancy and support for local businesses,
- b. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - i. *Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods (by including the proposed play space, pedestrian walks and pocket parks).*
 - ii. *Provide a wide range of housing opportunities that meet the needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly (the applicant has indicated that the proposed townhouse development meets the demand for "missing middle" housing, and will also provide an attractive alternative to the single family residential homes, by providing another option for young families and millennials to purchase property in the City.*

- iii. Protect and maintain the City's woodlands, wetlands, water features and open space (A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed as a part of the development plans).**
- c. The proposed density of 6.2 units to the acre in attached townhouse format, provides a reasonable transition between the existing recommended density of no more than 3.3 units to the acre on the single family detached residential property to the west, and the non-residential uses proposed and existing along Novi Road.**
- d. The development plan will remove a long-standing non-conforming outdoor storage yard use of the property.**
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that a reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change from Office to residential.**
- f. Submittal of a Concept Plan and any resulting PRO Agreement provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.**
- g. This tentative approval does not guarantee final PRO Plan approval or approval of a PRO Agreement.**

Member Markham appreciated very much how much work they have done to respond to the comments that Council had when they were here a few months ago. She was excited about this development. She liked it for a number of reasons; one they were sensitive to the environmental features of the site, and it provides a housing level that we need. She confirmed with Mr. Skore that they were all three bedroom units. She appreciated the community benefit of providing a sidewalk that isn't adjacent to the development, however it is in the area of their development, and it will enhance the retail at the corner that it is near. It will also help the subdivision that is adjacent to them and that is being a good neighbor.

Member Mutch wondered if there were changes in the original façade renderings from the initial proposal. Mr. Skore said yes, they worked a couple of months with the Planning Department and the façade consultant on the façades, so there have been changes. They are in compliance with the façade ordinance; the Planning Department may have more to say about it. Member Mutch appreciated the improvements; he was originally concerned about the quality of the materials. He said the site plan shows a gazebo located out a secondary access or emergency access near Novi Road, he wondered if that was a marketing strategy to have the gazebo

near the road. Mr. Skore thought that it was an opportune place for the gazebo, but it wasn't a marketing strategy. Member Mutch thought the gazebo would get more use toward the back near the woods and wetlands area, not near Novi Road. He also commented on the interior pathway that connects part of the north/south sidewalk which shows it is a five foot path. Typically in our city ordinance we require an eight foot path when we are interconnecting segments like that. He hoped that someone from the Planning Department would look at that before the final site plan. He appreciated the improvements, and the effort to protect the natural resources.

Roll call vote on CM 18-02-014

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

2. Approval of Change Order No. 2 to Anglin Civil, LLC for the 2017 Stormwater Improvements – Village Oaks Lake and Village Wood project in the amount of \$375,274.10 for the added work of Heslip Detention Basin Cleanout and Bassett (McSweeney Pond) Drain Cleanout and Culvert Replacement.

CM 18-02-015

Moved by Wrobel, seconded by Breen; CARRIED UNANIMOUSLY

To approve of Change Order No. 2 to Anglin Civil, LLC for the 2017 Stormwater Improvements – Village Oaks Lake and Village Wood project in the amount of \$375,274.10 for the added work of Heslip Detention Basin Cleanout and Bassett (McSweeney Pond) Drain Cleanout and Culvert Replacement.

Roll call vote on CM 18-02-015

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

3. Approval of the request of Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital) for Zoning Map Amendment 18.722 to rezone 14.19 acres of property in Section 17, located south of Grand River Avenue, and west of Beck Road, from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). **FIRST READING**

CM 18-02-016

Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY

To approve of the request of Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital) for Zoning Map Amendment 18.722 to rezone 14.19 acres of property in Section 17, located south of Grand River Avenue, and west of Beck Road, from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). **FIRST READING**

The approval is subject to the following waiver:

- 1. Waiver of the required Rezoning Traffic Impact Study as the proposed rezoning is an initial step to accurately define the zoning boundaries in order to facilitate a possible future development;**

Approval is provided for the following reasons:

- 1. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south;**
- 2. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;**
- 3. The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development;**
- 4. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;**
- 5. The rezoning will not have a negative impact on public utilities.**

Member Mutch asked City Planner McBeth if she had a visual of the area that she could put overhead. He understood that the rezoning request in some ways is an administrative rezoning to clean up a previous project which was the Rose Senior Living and the boundaries of that. He believed it was also to bring the southern portion of the Providence site into conformance with our Master Plan based on where the boundaries were drawn for the campus/ownership and where the zoning actually existed. He confirmed with City Planner McBeth that is what they are trying to capture with this Zoning Map Amendment. She highlighted the rezoning areas on a map. Member Mutch referred to the Planning Commission minutes where the applicant talked about interest in some additional development in this area. City Planner McBeth confirmed that was correct and pointed out on the map that it would be just to the west of Sister Xavier Way that connects to Providence Parkway. The extent of the development we have seen is a concept only that would be just west of Sister Xavier Way and south of Providence Parkway. Member Mutch wondered if it would straddle in the zoning change. City Planner McBeth confirmed that it would and said it was just north of the development line for Rose Senior Living. She said the photos have not caught up with the developments yet. He wondered if there have been any discussions about the area to the west. City Planner McBeth didn't think so. She was hesitant to put a photo of that area because it had some scribbles on it from a previous discussion with the attorney. Looking at the area there are some existing conservation easements over the property. Some of the property is free of conservation easements. Member Mutch wondered about a future site west of Rose Senior Living and wondered if there has been any talk about developing that. City Planner McBeth said to her knowledge, no

she hasn't. Member Mutch asked the representative from Providence if the conversation had captured what is currently under discussion for the site. The representative said City Planner McBeth had accurately reflected it. They do not have any defined projects at the moment. The drawing is a possible development site. They are looking at the potential to do a supportive development that would be consistent with the type of developments that we are looking at on their hospital campus and be consistent and supportive of their healthcare theme at Providence Park. Member Mutch expressed a concern he had with this rezoning was that when he looks at Providence Park Campus as a whole he said it looks like they have a lot of vacant parcels on the Campus. He said that it was originally a golf course that didn't have a lot of pristine environmental areas on the site. The area we are talking about rezoning has a lot of the nicer environmental areas on the site. Is there a reason that Providence doesn't look at some of the other property or are those planned for some other use? He was trying to understand how we ended up with this property here verses other properties that are just lawn. The representative said if you look at the map there are some vacant lots on both sides of the Staybridge Suites Hotel that is on the Campus. They have looked at that, but have nothing definitive at this point. It would be some type of ancillary supportive for their health care campus. Member Mutch said he was willing to support the rezoning, but wanted to voice his concerns. The representative from Providence said they are trying to be very deliberate with the use on the land. Once they build on it, there goes that lot. They have less than a handful of developable lots on their Campus and they are being very thoughtful as to how they use those.

Roll call vote on CM 18-02-016

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

AUDIENCE COMMENT: None

MAYOR AND COUNCIL ISSUES: None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION:

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:40 P. M.

Dawn Spaulding, Acting City Clerk

Robert J. Gatt, Mayor

Transcribed by Deborah S. Aubry

Date approved: February 26, 2018