

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
TUESDAY, JANUARY 7, 2020 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Breen, Casey, Crawford, Fischer, Mutch

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

**APPROVAL OF AGENDA:**

**CM 20-01-001 Moved by Casey, seconded by Breen; CARRIED UNANIMOUSLY**

**To approve the Agenda as presented.**

**Roll call vote on CM 20-01-001**                      **Yeas: Staudt, Breen, Casey, Crawford, Fischer, Mutch, Gatt**  
**Nays: None**

**PUBLIC HEARING:**

**1. Community Development Block Grant Program Year 2018 Funds**

Opened at 7:01 p.m. and closed at 7:02 p.m. with no public input.

**PRESENTATIONS:**

**1. Redevelopment Ready Communities - Elizabeth King and Dominic Romano**

Elizabeth King said she was the Redevelopment Ready Planner for Region 10 at Michigan Economic Development Corporation. She introduced Dominic Romano of the Community Assistance Team. Ms. King thanked the Mayor, City Council, and the hard working City staff, specifically Charles Boulard for all the hard work the City has done. On behalf of the Michigan Economic Development Corporation (MEDC) she congratulated the City on receiving RRC Certification. She stated that there are over 270 communities involved in the RRC Program; the City of Novi is the 35th to receive the RRC Certification. The City of Novi joins a short list of communities that have achieved the list and are actively planning, zoning and marketing their city to achieve the development vision outlined by their community. She said that Novi undertook major projects to achieve the RRC Certification. Including, but not limited to, a 2016 Master Plan update, the creation of a Corridor Improvement Authority TIF Plan in 2018, ongoing zoning ordinance updates and a streamlined development review process. She explained that all the resources and materials are online. The City has also updated the Boards and Commissions application with designed skill sets and

information on the appointment process. The City continues to implement strong economic development and marketing strategies and they proactively promote priority redevelopment site. She said they saw many on their tour. RRC Certification is a signal to the community and development world that Novi is open for business and has a streamlined and organized development review process. It also signals that Novi is striving to create the type of place that will continue to attract talented residents and businesses for years to come. RRC Certification is an official status is an ongoing process with ongoing benefits. Benefits of the RRC Certification include continued technical assistance funding eligibility for projects related to RRC Certification. Site specific predevelopment assistance funding, access to their redevelopment services team for the marketing promotion of sites, prioritization for project specific gap financing through the Michigan Economic Development Corporation (MEDC) through the community development tools, access to free training opportunities, community promotions and more. In closing she stated that they were excited to continue to develop a strong partnership with the City of Novi and stakeholders to support and implement the community's vision for development and redevelopment.

**MANAGER/STAFF REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENT: None**

**CONSENT AGENDA REMOVALS AND APPROVALS:**

- A. Approval of Minutes of December 16, 2019 - Regular Meeting
- B. Approval of the reprogramming of Program Year 2018 Community Development Block Grant (CDBG) in the amount of \$8,800 and authorize the Mayor to execute all agreements and or contracts which result from the reprogramming.
- C. Consideration to approve a Purchase Agreement for the Pembroke property adjacent to Walled Lake, on South Lake Drive, Parcel No. 22-03-476-017.
- D. Acceptance of a water main easement from Narendra and Nishi Nagar, for construction of a water main along the frontage of 49700 Ten Mile Road (parcel 22-20-301-025) in the amount of \$12,070, conditioned upon receipt of a properly executed easement from grantor.
- E. Acceptance of a water main easement from Lestlyde Limited Partnership, for construction of a water main along the north side of Ten Mile Road west of Wixom Road (parcel 22-19-400-010) in the amount of \$1,695, conditioned upon receipt of a properly executed easement from grantor.

F. Approval of a Warranty Deed from 39500 High Pointe, LLC for the dedication of an additional 27 feet of right-of-way along the west side of Haggerty Road along the frontage of 39500 High Pointe Boulevard (parcel 50-22-36-200-036).

G. Approval of Claims and Warrants – Warrant No. 1051.

**CM 20-01-002            Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY**

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

**Roll call vote on CM 20-01-002**

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

**Nays: None**

### **MATTERS FOR COUNCIL ACTION**

**1. Consideration of approval to appropriate \$100,000 toward consultant services for the City of Novi Recreation Center Committee and amend the budget.**

Mayor Gatt said when he saw this on agenda he was taken aback, but after talking with people, it made perfect sense. He stated that the Recreation Center is going to be, if it comes to fruition, one of the jewels and highlights of the City of Novi. He said they want to do it right. To begin with, we need a survey of the citizens to find out what they want, if they want this at all. He said he would support this.

Mayor Pro Tem Staudt said as Chairman of the Committee they asked for an allocation of funds because there are multiple things that may or may not be done. We are going to do an extensive survey and get a good indication on what this community is looking for. They want a good consultant to lead us in the right direction. They may or may not spend all of \$100,000, we may spend more. It depends on how far the project goes. He stated that our goal is an August election if this is what the community wants.

**CM 20-01-003            Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY**

**Approval to appropriate \$100,000 toward consultant services for the City of Novi Recreation Center Committee and amend the budget.**

Member Mutch asked City Manager Auger if any contract approved under \$15,000 can be done administratively. Mr. Auger said that was correct. Member Mutch asked if there was any indication that it would be done administratively or should all of these come to City Council. Mr. Auger said they started the process with the survey information moving quickly if we are going to get this August guideline. He said our estimate will be \$15,000 to \$20,000 so it would come back to Council if it's over \$15,000. He stated any consultants that we don't have on staff would go through the Consultant Review Committee and then back to City Council. Member Mutch said he was supporting this because there will be required additional resources to fund this

information gathering and the public input process to bring forward a proposal that meets needs of community. He hoped City Administration shares back with City Council anything that doesn't normally go before them. He said these are unusual.

Member Breen stated that in the first public meeting transparency was discussed and a separate website will be set up so that they can see documents and review minutes. She wondered where we were in that process. City Manager Auger said that both the Roads Committee and Recreation Center already have space on the website where people will be able to see agendas and minutes. He mentioned the Recreation Center has links to Parks, Recreation, and Cultural Services plan and the interactive map. Member Breen said she supported this. She said she had sticker shock, but we need to do this right, we need to get public input, and where the needs aren't being met so that we know what to move forward with. Other cities have spent more and others less. She was excited to see what comes about.

**Roll call vote on CM 20-01-003**

**Yeas: Casey, Crawford, Fischer, Mutch, Gatt,  
Staudt, Breen**  
**Nays: None**

**AUDIENCE COMMENT: None**

**COMMITTEE REPORTS: None**

**MAYOR AND COUNCIL ISSUES: None**

**COMMUNICATIONS: None**

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

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

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Cortney Hanson, City Clerk

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Robert J. Gatt, Mayor

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Transcribed by Deborah S. Aubry

Date approved: January 27, 2020