

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JULY 31, 2023 AT 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

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

**APPROVAL OF AGENDA:**

**CM 23-07-094 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

**To approve the Agenda as presented.**

**Roll call vote on CM 23-07-094**                      **Yeas: Staudt, Casey, Crawford, Fischer, Smith,  
Thomas, Gatt**  
**Nays: None**

**PUBLIC HEARINGS: None**

**PRESENTATIONS: None**

**MANAGER/STAFF REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Anne Nelke, 48646 Windfall Road, Novi said she would like us all to work together for a common goal towards the vision and the future of Novi. She would like to see us achieve the mission statement going forward. She stated that one of the items on the Agenda that evening was the expansion of the park called Wildlife Woods Park. She said it is getting more like a two-word, "wild life" park, she has seen beer cans, and a lot of garbage there. She said the other day when she went for a walk somebody had driven their vehicle up over the sidewalk, knocked down one of the shrubs, and rode around the grassy area and left a bunch of tire marks. She tried to take a picture, but the did not come out very clear. She said she has also counted she did not know if there is anything mentioned going forward with this expansion, about any escrow in perpetuity, that might be established for helping to take care of future repairs by the increased volume of traffic for the two tenths of a mile. She said that would be from Wixom Road to get into the park. She said she has not seen anything mentioned about that. She stated she counted 30 dead trees that were planted when the park was actually created, they are still staked, and she did not see any plans for those to be replaced. She said she did not think there was any mention of some portable watering vehicles that would come along and keep them healthy. She said there was no mention of any kind of patrolling and safety which

again dovetails to "wild life" park. She said there was glass on the north side of Stony Brook drive yesterday, after Connors graduation party. She said it is still not cleaned up. She stated that is on that two tenths of the actual common access part of our road. She said the parking there have been people that have parties, their rentability pavilion, and they back their vehicles on the sidewalk. She said when she talks walks that way they park there for over an hour and a half or more while they are unloading and leave them there while they set up. She said you cannot get on the sidewalk. She also mentioned she did not know if there is any kind of patrolling during the off hours to make sure these kinds of things do not occur. She also noticed lately they have repaved the five lanes north of Grand River, south of Grand River, it is still a two-lane road. She said she still has to go down south on Wixom Road to get to 10 Mile to go east to work, there are a lot of people cutting her off before she gets to the double yellow lines to turn left. She said the traffic volume is crazy.

Janice Krupic, 48870 Windfall Road also at the Villas at Stonebrook. She stated on July 21 she sent a letter to the Mayor's office, Community Development, Planning and City Council to cite several safety concerns regarding incidences that she has observed or experienced on Stonebrook Road and Wildlife Park. She said the entrance that is shared with Stonebrook and the use of their private road. She commented that this was not the first time she has notified the City of such incidences. She mentioned an incident where she noticed a motorcycle parked up on the pavilion area, so she called the police. She said when she called the police, they said they would dispatch her to somebody else, which they did, and the person came back and said they needed an address for that location, she thought an address? You don't know where the location is, so they said that they would send somebody out of which they did and they called after and said that they had asked the individual to remove the vehicle. She said she went back after about 10 minutes or so, the motorcycle was still there, she said they see speeding cars, and accidents occur outside of their subdivision. She said people are getting out of their cars to observe what damage was done to their cars. She said on July 26, she sent another letter to the City citing more incidences, there is a city yield sign that has been taken down with tire tracks, that sign still remains on the lawn by Stonebrook and Wildwoods Park at the entrance. She said she was nearly hit by a cyclist barreling through their subdivision. She said they cut through by Providence, and then they cut through the subdivision to get to Wildwood Park. She stated a sports car last week pulled in front of her going at least 40 miles an hour down Stonebrook Road. She said beyond the obvious of what outcomes could occur with these incidences, she has not heard anyone from the Mayor's Office, from the City Manager's Office, the Planning Office, or Community Development Office on any of these incidences or response to either one of her letters. She thought it was interesting that the City has stated that public safety is one of the greatest concerns for the City and she thought it was shocking that they don't get a response. She said yet, we are going to expand the pickleball courts, the parking to an area that is already experiencing safety issues. She said we are going to complete the sidewalk by Rockview and Providence Parkway to add more safety issues and then add a high density development at the end of Stonebrook. She asked if the City will listen to the residents who are experiencing day to day issues.

Pat McLaughlin, 48667 Windfall Road, Novi said she wanted to make a few comments not in any particular order. She said they are from her observations of the direction of the city of Irvine, she moved from California about two years ago back to what she remembered is common sense Michigan. She loved her home in Novi, but she was not happy with the direction she is seeing the City going in. She mentioned her California city that they moved to over 40 years ago, it was about the same size as Novi, about 60,000 people. She said it is now over 300,000, and she did not know what the population goal is for Novi, but limited to the city boundaries, the only way to increase population is going vertical. She said that is what the City is planning to do with the City West, it is going to have possibly 8000 units. She said Novi can additionally fill in wetlands and chop down trees for a credit to be able to expand their population. She said it was her understanding that Novi was an unsuccessful two times at creating a downtown. She said from the looks of City West it looks like this is the third time the. She said the city she left also tried to do a downtown that was not successful. She thought the Novi Master Plan has a lot of wiggle room as overlays create wildcards to avoid zoning charges and encouraging high density as a goal. She said Novi is increasing density and lowering standards with the deviations, such as the Camelot project which is jammed on a parcel of land not able to properly support it and not being upscale as the future developments in the Master Plan. She stated the City's rezoning to accommodate unusual developments like Station Flats and City West. She thought we all need to take a breath and determine what is the real vision for Novi. She asked if it was dedicated to the residents living here or more population and forget the quality of life. She said that is what we all like in Novi. She had an additional thought, one of the latest goals of the Planning Department is mobility. She wondered if it made sense to develop mobility for walkers and bikers along the busy interstate of I-96 and Grand River Avenue and encourage physical activity to suck in that polluted air and dirt from the traffic. She said please help her find the common sense in Novi.

Deborah Domke, 48801 Windfall, in the Villas at Stonebrook Novi said she was there to speak against the proposed Camelot Park development. She started by quoting from the PSLR or the Planned Suburban Low Rise Overlay district. She said under intent it says "The Planned Suburban Low Rise Overlay district is to promote the development of high-quality uses, such as low-density multiple family residential, while protecting the character of neighboring areas by encouraging high quality development with single family residential design features that will promote a residential character to the streetscape". She said this proposed development; Camelot Park does not fit the rest of our community. It does not fit in with the character of the neighborhood, single family homes and dual ranch condominiums with individual driveways and garages. She said it also does not fit on this parcel of land. She said that is obvious because the developer needed to ask for 10 deviations from the City of Novi zoning regulation. She noted the project would destroy regulated wetlands and woodlands, while laying concrete for 92 to 101 parking spaces. She stated there are currently five regulated wetlands that the developer plans on disturbing or removing. She asked, isn't it the purpose of the Novi zoning regulations to protect the interests of the people who already live here and not to allow non-homogeneous development in an already established area. She said on the important issue of already congested traffic in our area, under the general notes section of the map

of Camelot Park, it states in very small print, which she has enlarged and is on another sheet, that the emergency access location is to be used as their construction entrance. She said this entrance is on to Wixom Road, there is not entrance other than that, that the construction is going to be using. She stated they are going to be using their huge heavy construction equipment for exiting and entering the proposed construction site right on to Wixom Road sometimes necessitating possibly blocking both directions of traffic on Wixom as they are trying to get back into the work area. She said this will last for the 18 months of construction. She commented that Wixom Road is already clogged with traffic from daily commuters and three nearby schools, one of which is a commuter High School with a lot of teenage drivers. She said the safety of these school children is a huge issue.

Ali Ozbeki, 26484 Mandalay Ct, in Asbury Park Subdivision. He said he was there in regards to the conversation about City West and the approval of that. He said he did not see many of his neighbors over here, so he made a trip over here to express his feedback on that one. He also wanted to follow up on Mr. McLaughlin's comments because his train of thoughts are very much the same as hers. He said he moved to Novi in 1986, he was a new employee of General Motors and they said Novi, Rochester Hills and Troy area were the place to live. He came over here on a rainy day and really fell for this town. He said three homes later, he lives in Asbury Park. He said he heard the City approved this zoning request. He mentioned they are all parents, our kids look at us and they learn from our own experiences, correct? He said we pass experiences to our kids, and past performance is a great indication what is to come. He said what have we done? He said you guys on the prior Council what have you done in this city of Novi. He said he sent some pictures to City Clerk Hanson that he was going to share with every one of you. He stated he highlighted a few pictures, one set of buildings north of Grand River on Novi Road next to the family doctor's office. He said that is a strip of four or five stores 15 years ago, it was erected, that building was put together, to this day, not even a single tenant occupied that place, not even a single tenant. He said the other one is the building right across the street from the medical center on Grand River, right in the corner. He said it is a huge vacant building. He took some pictures of the City's Main Street, so called Main Street, it is vacant, a desert. He said what he sees in this town is another Southfield in 10 to 15-years from now. He said he will not be alive 10 to 15 years from now, it really doesn't matter to him. His kids have already left Michigan, they are not here. He said he is here the remaining years of his life. He wanted to live in a community that is free of drugs, free of crime, and the population is at control. He did not see that in your plan, or any other plans that he has seen coming in through the news media. He believed the problem is that one common problem that you cannot manufacture a downtown. He said you will never be Birmingham, Northville, or Plymouth.

Christopher Furlong, 24277 Kings Pointe said he was there that evening as a plan from last month after he sent Council an email regarding construction activity in the Meadowbrook Glens Subdivision. Initially, his plan was to express his outrage for the condition of the subdivision as a result of panel replacement for the sidewalks, tree removal, as well as AT & T fiber. He said in the past couple of weeks, he said thanks to Mayor Pro Tem Staudt who has reached out to him numerous times, there has been a

drastic change and his tone will drastically reflect that. He wanted to commend the City, he wanted to commend Mayor Pro Tem Staudt for hearing his email and making change. He said as of today, all the construction debris that has been laying about in the community, specifically the subdivision has been picked up. The orange conduit for AT & T fiber has been removed or buried. He stated as of a couple of days ago, AT & T was back in the neighborhood actively working with a crew that looks responsible and respecting people's property. He noted all that is left to be done is to restore the grass that was left in a haphazard condition from the tree removal and the sidewalk panel replacement. He wanted to urge the City to continue doing what they have been doing the past couple of weeks, and making sure that there is positive change. He appreciated you hearing his email and the Mayor Pro Tem for following up with him. He greatly appreciated the progress he has seen over the past two weeks.

Peggy Difalco, 48749 Rockview Road, Novi said she wanted to talk more about Wildwood Park. First of all, she thought it was a great park. She said it was one of the reasons why they moved to the sub, because she loved having that park there, but you have to understand the geography of the park. When you drive into it you go up a hill to get to anything, you really do not see anything from the road. She said you go up to the pavilion, and you go up to the pickleball courts, your cars are parked down there. She said if people want to party or drink or have a motorcycle or whatever, it is not visible from the road. She strongly recommended some kind of reasonable patrolling of the area, or the volunteers who work for the Police Department that also check on homes when people are gone and things like that. She said the other thing that happens in our area in talking about the congestion on Wixom Road when the schools is out for the summer. She said we have two schools there south of them, people come down, they come down the hill from Target. She said obviously Catholic Central is not open right now. They come down the hill, there is no kind of school barrier, and people are just speeding down the road. She thought one option could be to put up the mechanical signs where it says, your speed is, and it is actually measuring your speed. She said there is a big difference right now on Wixom Road.

Aaron Martinez, 31168 Shorecrest Drive, Novi said he wanted to speak briefly about Matters for Council Action Agenda Item #4 on the Agenda that evening. He stated the proposal which would create a new Studio No. VI on the first floor in this building. He said he appreciated everything that our communication staff does, Ms. Molloy, Mr. Buscher, and staff. He said they do great work for our city. He commented that he had some reservations about whether this particular proposal is ready for Council action that evening. He said he was excited that the technological capabilities that our city has and the possibility of growing that, as the packet says, to tell the Novi story. He wanted to see our production staff to be able to progress with the times in that regard. He said he was also conscientious of the fact we are not in the business of creating the next cable news magnate here in Novi. He believed we are in the business of running a government, we are in the business of informing our residents and making government accessible. He said Emmy Awards and accolades are fantastic, we ought to be proud of them, but they should be secondary to the work of actually running a government. He said we have a number of city boards and commissions, which to this day, are not recorded or not

streamed and are not made available to the public, unless they are held in this room. He stated from what he read in the proposal, we would not be spending any money to help solve that problem. He said we have some remote equipment, there is no understanding that he could read in the proposal that would say that we are expanding the use of that remote equipment. He mentioned we had events like the Memorial Park event at Fuerst Park where the remote equipment was used, but again, the business of running a government seems to be coming secondary to the actual meetings that are taking place. He understood that the central infrastructure is something of this scale that will need to be based in this building and having a dedicated studio space is a great idea. He said he would like to see this project laid out a bit more in a way that we are not just spending three quarters of a million dollars to provide second hand meetings that are taking place, whether they are in this building, in the library, or even at the new Lakeshore building, if that is even a possibility. He said he was not super far away from supporting this project, the investment makes sense, but provided we are expanding those opportunities to keep residents engaged. He wanted to make a quick point that he hoped as the Council considers future development planning proposals that are coming before you that we consider the idea of bringing back the concept of joint meetings between the Council and the Planning Commission. He thought a lot of disconnect is what we have seen over the past several months and years, when development has come through that there are just miscommunications. He said people are not getting the full message of what the intentions of Council are, what the Planning staff is, and there are not feeling heard. He thought the more that we can centralize those opportunities and make it available for residents to have their say not just to you all, but to the folks on the ground, the boots on the ground doing the work of planning the City. He thought everybody will be much happier in the long run. He hoped that you will consider that moving forward.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 23-07-095            Moved by Thomas, seconded by Casey; CARRIED UNANIMOUSLY**

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

- A.     Approve Minutes of:  
       July 10, 2023 - Regular Meeting
- B.     Approval to purchase a rescue phone system from 836 Technologies, sole source provider, in the amount of \$32,779.11 for the Novi Police Department.
- C.     Consideration to approve the proposed Development Projects Advisor Confidentiality Agreement from the Michigan Economic Development Corporation (MEDC).
- D.     Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-008) to adjacent property owners for \$30,000, plus the costs to the City of conveyance, and to direct the City Manager and City Attorney to take such action as is required to close on such conveyance.

- E. Enter Executive Session immediately following the regular meeting of July 31, 2023, in the Council Annex for confidential written communication from legal counsel and settlement related to Novi v Malles.
- F. Approval of claims and warrants – Warrant 1136

**Roll call vote on CM 23-07-095**

**Yeas: Casey, Crawford, Fischer, Smith, Thomas, Gatt, Staudt**

**Nays: None**

**MATTERS FOR COUNCIL ACTION:**

1. **Consideration of approval to purchase a 2026 Sutphen custom pumper from Sutphen Corporation for the Novi Fire Department, through the Sourcewell competitive purchasing contract, in the amount of \$1,324,168.99 and purchase the Lucas Chest compression system from Stryker an authorized sole sourced dealer in the amount of \$19,234.20 and amend the budget.**

City Manager Cardenas said this continues our long history of purchasing new apparatuses for our fantastic combined Fire Department. He said you are not wrong, this will not get here until 2026. He explained there is currently a 37-month to 43-month lead time on these new trucks. Mayor Gatt asked where the trucks were made. Mr. Cardenas believed this one is made in Wisconsin.

Member Fischer said the unit will not be here until 2026, is the price locked in at this point then, or is there some sort of language that we may see an escalation in the price. Mr. Cardenas believed we are locked into this price once we make the order and hence why we are bringing it early in the budget year to lock it in now. Member Fischer asked if the cash will be out now, or will it be upon delivery. Mr. Cardenas said he believed it to be upon delivery.

**CM 23-07-096**

**Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval to purchase a 2026 Sutphen custom pumper from Sutphen Corporation for the Novi Fire Department, through the Sourcewell competitive purchasing contract, in the amount of \$1,324,168.99 and purchase the Lucas Chest compression system from Stryker an authorized sole sourced dealer in the amount of \$19,234.20 and amend the budget.**

**Roll call vote on CM 23-07-096**

**Yeas: Crawford, Fischer, Smith, Thomas, Gatt, Staudt, Casey**

**Nays: None**

2. **Consideration of approval of Change Order No. 5 to Pamar Enterprises, Inc. for the replacement of ductile iron water main along Roethel Drive as part of the 2022 Asbestos-Cement Water Main Replacement Program in the amount of \$1,263,907.25.**

**CM 23-07-097            Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval of Change Order No. 5 to Pamar Enterprises, Inc. for the replacement of ductile iron water main along Roethel Drive as part of the 2022 Asbestos-Cement Water Main Replacement Program in the amount of \$1,263,907.25.**

**Roll call vote on CM 23-07-097                            Yeas: Fischer, Smith, Thomas, Gatt, Staudt, Casey, Crawford  
   Nays: None**

**3. Consideration of approval to award the construction contract to Ajax Paving, the low bidder, for the 2023 Capital Preventative Maintenance of local roads project, in the amount of \$866,078.70.**

City Manager Cardenas said this is the planned maintenance that will occur in and around the Island Lake Subdivision that has been discussed for a few weeks now.

**CM 23-07-098            Moved by Thomas, seconded by Smith; CARRIED UNANIMOUSLY**

**Approval to award the construction contract to Ajax Paving, the low bidder, for the 2023 Capital Preventative Maintenance of local roads project, in the amount of \$866,078.70.**

**Roll call vote on CM 23-07-098                            Yeas: Smith, Thomas, Gatt, Staudt, Casey, Crawford, Fischer  
   Nays: None**

**4. Consideration of approval of contract award to Creative Dimensions for construction and installation of equipment for the new Studio No.VI on the first floor of the Novi Civic Center in the amount of \$544,511.00 and approval of contract award to Keycode Media in the amount of \$164,353.20 for equipment and video wall and amend the budget.**

City Manager Cardenas noted that this comes out of the PEG fund that we have \$1.6 million in reserves and we are unable to use that now for operating expenses for our Studio No. VI team. He said this will go into many of the different programs that we facilitate and that we film here in the City which that we are now confined for space. He said that will go into the old "dungeon" that we have right behind this room right now, that we will record, capture digitally, are the various programs we have to support our Public Safety teams, Public Works, the fantastic "After the Gavel" show, and many others. He stated this has been a long time in the planning and a couple on our Community Relations team and others, along with the Facilities team will make this happen.



Mayor Gatt wondered if he heard him right. These are restricted funds that can only be used for this type of purpose credit. Mr. Cardenas said that was correct. Mayor Gatt said they heard from a member from the audience with some comments, he just wanted to answer some of that. He thought that communication to our residents is one of the most important things that a government can do. He thought communication is everything. He mentioned when there is a power outage, when we had our water main breaks, our staff, our Community Relations staff were getting kudos from people that did not even live in Novi, because they tuned in to Novi to find out what was going on. He said Novi communications are second to none. He said the people who work there and work in that office are diligent, hardworking people. He said he also wanted to see some upgrades to this room, that is something they have talked about for a long time. He said that was not on the Agenda that evening. He said what is on the Agenda that evening is the use of these restricted funds to create a world class studio, that will be used for communications purposes, when the Studio No. VI members meet to take interviews or tape shows or do whatever they are going to do. He said they are going to then put it on Channel 13, and you and me as a resident will be able to see what is going on in city government. He believed and he will say it again, that we have the finest Community Relations staff in the Tri-County area. He said people are copying from us about the way we work, the sum of the things we do and to create a new studio for them using restricted funds that cannot be used for anything else is very positive. He said he would support this if there is a motion to be made to go forward.

Mayor Pro Tem Staudt commented that there are more than adequate funds to fund things like mobile stations, mobile cameras, mobile equipment. He said this is something that has been in the planning for a long time. He stated we do not generally come here to meetings, and put a kibosh on staff driven initiatives that are properly funded and properly vetted.

**CM 23-07-099                      Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY**

**Approval of contract award to Creative Dimensions for construction and installation of equipment for the new Studio No.VI on the first floor of the Novi Civic Center in the amount of \$544,511.00 and approval of contract award to Keycode Media in the amount of \$164,353.20 for equipment and video wall and amend the budget.**

Member Thomas had a quick question on the funding, there is Phase 1, and Phase 2 called out. She did not know who the appropriate person was to answer her question. She wondered if the funding covered both Phase 1 and Phase 2. Mr. Cardenas believed that it will create for Phase 1 and Phase 2. He said Phase 2 is just in the planning right now. We will be coming back, Phase 2 is for the renovation for this room.

**Roll call vote on CM 23-07-099**

**Yeas: Thomas, Gatt, Staudt, Casey, Crawford,  
Fischer, Smith  
Nays: None**

**5. Consideration of approval to award engineering design services to Spalding DeDecker for the design of Wildlife Woods Park improvements in the amount of \$17,780.53 (Option 1) or \$35,931.33 (Option 2) and amend the budget.**

City Manager Cardenas said this is in response to Council direction to look at additional parking to meet the demand of Wildlife Woods Park for the increased use of those pickleball courts. He said the second option is to look at engineering for a new set of pickleball courts as well, again to meet the demand that we have seen over at that park for pickleball.

Mayor Pro Tem Staudt mentioned he made the initial request for this proposal and after consideration, he thought Option 2, which is expanding the pickleball courts is the prudent way to go. He said there was one thing he would like to know, through the Mayor to the City Manager or PRCS Director if this is and he agreed completely this is kind of hidden area, have we considered putting cameras there so that we can watch the activity that is going on so that if there are problems that we have the ability to find those folks, because he knew we have them at Lakeshore Park. He did not see any reason why we could not put them at this location. Mr. Cardenas said we can certainly work with our Integrated Solutions team and look into adding additional security cameras at Wildlife Woods Park. Mayor Pro Tem Staudt asked if he had to make that as part of the motion. City Attorney Schultz said no, he was sure it will be taken as a concern, loud and clear. PRCS Director Muck said we can work on that, it may be a separate project, or with a different rate. Mayor Pro Tem Staudt said absolutely, he understood. He said he has spent a little time back there recently, and you really cannot see the road unless you are patrolling all the way in and coming in looking at this, especially if we expand the parking, there is going to be a lot of opportunity to do a lot of different things there. He said he was fully in support of expanding this to additional courts and parking.

**CM 23-07-100                      Moved by Staudt, seconded by Crawford; CARRIED UNANIMOUSLY**

**Approval to award engineering design services to Spalding DeDecker for the design of Wildlife Woods Park improvements in the amount of \$35,931.33 (Option 2) and amend the budget.**

Member Smith agreed with having more surveillance back there. He said it is kind of a hidden area. If we will do Option 1, and then we will realize we need to do Option 2 then it will be under construction for two seasons. He said he would like to meet the demand for pickleball, which is growing.

Member Fischer directed his question to PRCS Director Muck. He said we have heard a lot of comments tonight about Wildlife Woods Park and some of the concerns. He wondered what could be done to make sure that our engineering consultant as they are working on this, can hear some of this, will they be having any open dialogue meeting like we have had with other parks. Or is it something maybe your team can relay as part of that engineering process. Mr. Muck said they can certainly relay the message. Member Fischer said there were a lot of good comments brought up this evening about

some of the safety concerns. He thought that Mayor Pro Tem had a great solution, but there were other ones that he thought we could probably address. He said if we are already spending the money to do the engineering, we are already spending the money to make some upgrades. He said if there are some other tweaks that we can make to satisfy some of those concerns. He thought this is the appropriate time. He hoped that message is understood as well. He said with that he would support as well.

Mayor Gatt said our police chief and a couple police officers are in the audience and they are hearing this too. He was sure that there will be some added patrols to that park. We appreciated all the concerns that were voice this evening.

**Roll call vote on CM 23-07-100**

**Yeas: Gatt, Staudt, Casey, Crawford, Fischer,  
Smith, Thomas**

**Nays: None**

#### **6. Approval of Proposed Water & Sewer Rate Resolutions for 2023-2024.**

City Manager Cardenas explained this is the increase that the City itself is receiving from the Great Lakes Water Authority and the Western WRC, which is the county wastewater treatment for our sewer, the average increase to a user will be 3%. He noted that in the past, we have been absorbing some of those increases, but this is the time with so many capital projects on the horizon, we cannot absorb anymore. He said we are passing those increases on to the residents, not from years past, just this current year. He said we are being shared from those two entities that treat our water and give us the water as well. Mayor Gatt asked what the rate of increase was. Mr. Cardenas said for the average user 3%. Mayor Gatt said we made a big to do several years ago about the big water storage unit that we built, and we purchased our water from that entity. He understood it comes at night when the rates are cheaper and so on. He asked if that was still in effect. Mr. Cardenas said yes, that was correct. He thought we keep negotiating back with our friends at the Great Lakes Water Authority who tried to tinker that a little bit more to get more money out of us, but he thought we are right now holding them at bay. Mayor Gatt heard that our rates are certainly lower than many other rates in surrounding communities because of the diligence and what we have done in the past to hold them down, is that correct. Mr. Cardenas said not necessarily, our rates per se, but more of the charges that we receive because of the storage facility we were able to build. Mayor Gatt said we are all residents too and when city water rates go up, they affect everybody. He understood that some things we have no control over other than we have worked hard to keep them down.

Member Thomas wanted to clarify we are only covering the increased costs that we have had from the people who provide the services, is that correct. Mr. Cardenas replied, that was correct.

**CM 23-07-101**

**Moved by Thomas, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval of Proposed Water & Sewer Rate Resolutions for 2023-2024.**

**Roll call vote on CM 23-07-101**

**Yeas: Staudt, Casey, Crawford, Fischer,  
Smith, Thomas, Gatt  
Nays: None**

**7. Consideration of a request from BKYK, Inc (Hotaru Japanese Restaurant) for a new Class C quota license to be located at 39723 Grand River Ave, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.**

City Manager Cardenas said this is located in the Pheasant Run Shopping area which is just before Haggerty and Grand River. He said this is a request for one of your six quota licenses that you have available to you. He said this restaurant has been around since 2016, but it is under new ownership for the last three years. He noted that unfortunately, the owner and proprietor of this restaurant was unable to attend this evening because of short staff.

Mayor Gatt said the petitioners are not there that evening, nor any of their representatives. Mr. Cardenas said that was correct. Mayor Gatt said he was going to open this up for discussion, but he mentioned he had a problem with that. He said if they were here, everything he had read in the packet, all the background information done by our police and our staff have all been positive. He thought personally, it sets a bad precedent for us to approve a liquor license for the petitioner when they are not here to ask for it personally, and cannot answer any questions that any of us may have. He preferred that this be postponed to another day, but he wanted to see what his colleagues had to say.

Member Fischer wholeheartedly agreed with Mayor Gatt. He said he had a couple of questions on the application and that he wanted to understand the ownership structure a little bit more. He said he would move to postpone this request to a later date.

**CM 23-07-102**

**Moved by Fischer, seconded by Gatt; MOTION CARRIED: 6-1**

**To postpone the consideration of the request from BKYK, Inc (Hotaru Japanese Restaurant) for a new Class C quota license to be located at 39723 Grand River Ave, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders because the addition of the license to this business will improve the diners experience by allowing them to offer unique beverage selections consistent with theme of the restaurant. Other businesses in the same shopping center operate with a liquor license and such use is not incompatible with other uses in the area, the use will not adversely affect surrounding uses, because the use provides for a unique dining experience, and because the applicant appears to qualify for a license under the City's ordinance.**

**Roll call vote on CM 23-07-102**

**Yeas: Casey, Fischer, Smith, Thomas, Gatt,  
Staudt**

**Nays: Crawford**

- 8. Consideration of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. FIRST READING**

City Manager Cardenas stated this is removing the old Expo zoning, which is covered the old showplace that was existing closer to Novi Road. He said more importantly, this does modify the requirements to assist microbreweries and brewpubs, which he could see are all very excited about and supportive of going forward.

**CM 23-07-103**

**Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY**

**Approval of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary, subject to further modifications as determined necessary by the City Manager's Office or City Attorney's Office. This motion is made because the ordinance amendment resolves inconsistencies and other concerns found in the ordinance language. FIRST READING**

**Roll call vote on CM 23-07-103**

**Yeas: Crawford, Fischer, Smith, Thomas, Gatt,  
Staudt, Casey**

**Nays: None**

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

**AUDIENCE COMMENT:**

Allen Scott, 115 N. Haven, Novi on the west shore of Walled Lake. He said he was there that evening to offer this body a preemptive thank you for their collective consideration of the matter yet ahead of you this evening in Executive Session if you end up gathering an Executive Session regarding our Lake Wall Subdivision that you have heard so passionately about in weeks gone by, albeit each of the three-minute presentations made by various individuals, him included, have been incredibly passionate, and even raw at times. He asked them to please understand that this level of passion is born only of the collective love that our neighbors have for their blessing, gift, and ultimately, dock, and all the opportunities that the space affords to our neighborhood, their property values, their friendships, and frankly, even their health as his heart pounds her now, are directly affected by your decision that evening. He asked that they be a governing body

of people and make an informed decision. He said per the City of Novi's own philosophy, businesses and community members choose Novi because we believe quality of life is the way of life.

Steve Potocki, 48849 Rockview Road, Novi in the Villas at Stonebrook. He said he had a few comments relative to the park and the expansion of the park. He said we as residents at the Villas at Stonebrook were actually responsible for the maintenance and upkeep of Stonebrook, the road coming in that surfaces the park and also gets back towards their subdivision and also has an easement for this proposed Camelot project. He said he has heard nothing regarding patrols to actually talk about keeping down speeds and things. He stated they are a private road, can you actually enforce anything on a private road, he believed that could be a huge problem for them from a liability standpoint, they are trying to figure out how to manage the mess that they are in. He said as a community, he would love to have some conversation with somebody from the City to help them figure this out. He said they are worried about parking up and down the street. He said they are worried about additional traffic congestion. He said his question to you is, before this road was opened up for the park and before Pulte and others actually funded the building of this parking area. He stated they used to access the park off of the tennis court side of the schoolyard. He wondered if there was some way that we can have an additional parking area over there rather than expanding it off of our road. He thought it was very difficult for them to manage what they have now. He thought quite frankly, that is a better solution. He also hoped that you would have somebody take a look at that as well.

Janice Krupic, 48860 Windfall Road, Novi had an additional comment she wanted to add. She hearing all about the Wild Woods Park, it was interesting to her, and probably the residents as well, tht the suggestion which although they appreciate it coming now is that the developer or the one putting the additional courts in to speak with us now after it is being approved. She wondered why that was not done prior to when again that liability, not just for the road, but if somebody was hit or killed, they own that liability.

Deborah Domke, 48801 Windfall Road, Novi in the Villas at Stonebrook wanted to finish what she was talking about in the previously. She mentioned Wixom Road is already clogged with traffic from daily commuters and the three nearby schools, one of which is the commuter Catholic Central High School that has a lot of teenage drivers and obviously if you have ever been around at dismissal time, you take your life in your hands going through there. She said there has been a lot of speeding craziness, they worry very much about the safety of the schoolchildren from all three of the schools. She said the residents of Novi Villas at Stonebrook are asking you, the City Council, to say no to the Camelot Park project. She said it does not fit the surrounding community and it does not fit the parcel of land that they are trying to put it on. She said at the July 10 meeting of the City Council, she was here, and the City Council agreed to buy 4.51 acres of land at 10 Mile and Meadowbrook with money from the Tree fund. She said a member said if we want to protect it, then they should buy it. She said this proposed Camelot Park is adjacent to Wildlife Woods Park. She said this land should be preserved and protected it has verified wetlands and trees. She thought it should be preserved and protected. She

wondered if there was any way that the City could buy this property and make it part of Wildlife Woods Park.

Aaron Martinez, 31168 Shorecrest Drive, Novi appreciated the attention that his audience comment received that evening. He wished that everybody in the audience would receive such careful attentive responses when they come up here with their concerns. He said it shouldn't be that somebody has to run for office to be at that kind of attention when it comes to a City Council meeting. He said just to be clear, he was not passing judgment on anything our wonderful City staff was doing. He thought our Community Relations staff is outstanding. He was simply speaking more to a long-term vision of how we engage our residents making sure that not just with bells and whistles, but we make sure that all of our meetings are accessible and available to our residents who do not want to be engaged and who do not want to know what is going on without just a synopsis. He thanked the Mayor, and appreciated the direction Mayor Pro Tem is going with his remote idea. He wished everyone a good night.

**COMMITTEE REPORTS: None**

**MAYOR AND COUNCIL ISSUES: None**

Mayor Gatt entertained a motion to adjourn into Executive Session and stated they did not plan on returning.

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:54 P.M.

---

Cortney Hanson, City Clerk

---

Robert J. Gatt, Mayor

---

Transcribed by Deborah S. Aubry

Date approved: August 14, 2023