



CITY OF NOVI CITY COUNCIL
SEPTEMBER 13, 2021

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Homes of Michigan, LLC for Woodbridge Park located north of Nine Mile Road and east of Novi Road (parcel 50-22-26-301-041).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The developer of Woodbridge Park, Pulte Homes of Michigan, requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project.

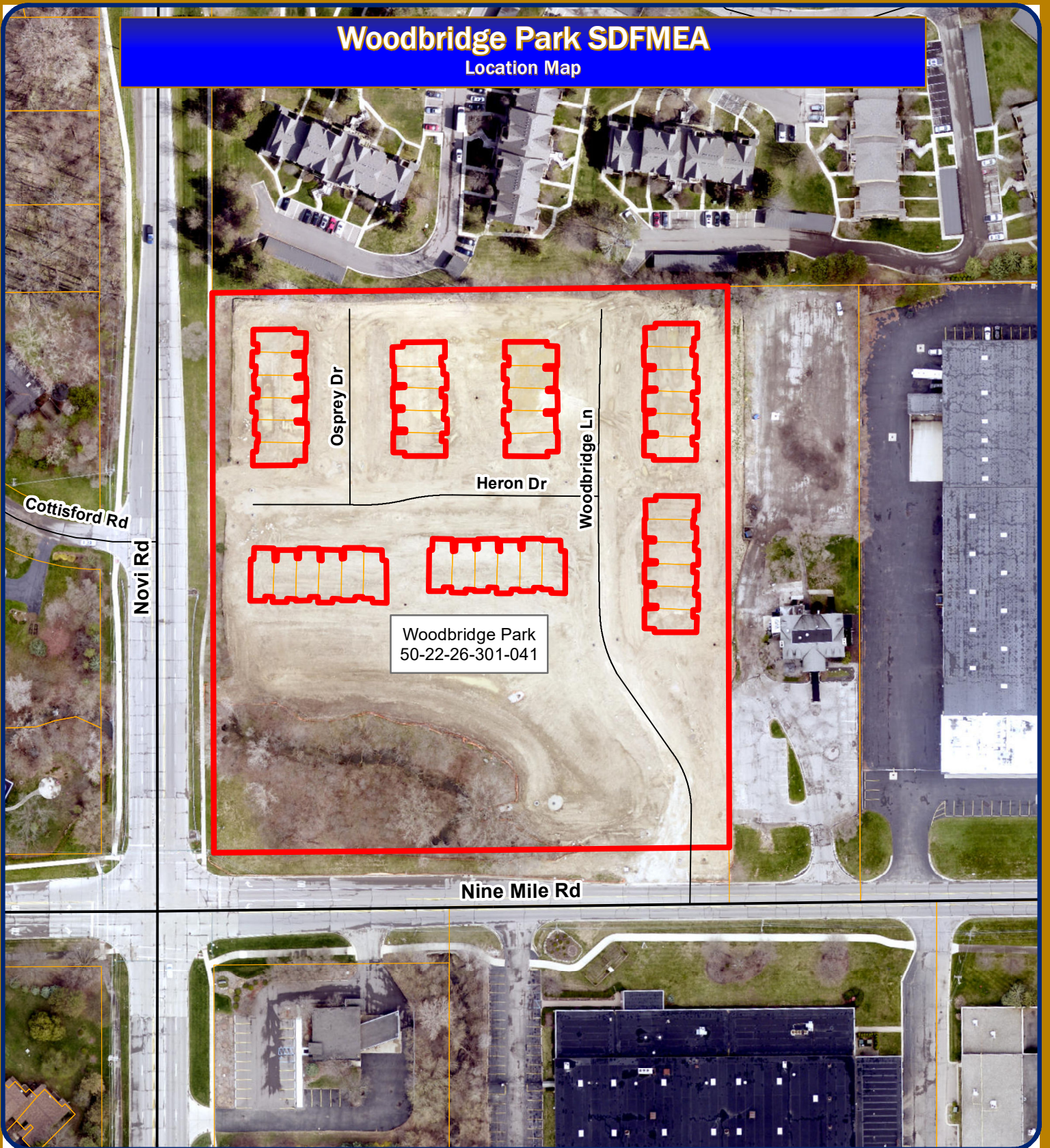
The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system.

The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, August 17, 2020) and the City Engineering consultant (Spalding DeDecker, July 28, 2020), and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Homes of Michigan, LLC for Woodbridge Park located north of Nine Mile Road and east of Novi Road (parcel 50-22-26-301-041).

Woodbridge Park SDFMEA

Location Map



Map Author: Kate Purpura
Date: 08/27/2021
Project: Woodbridge Park
Version: 1.0

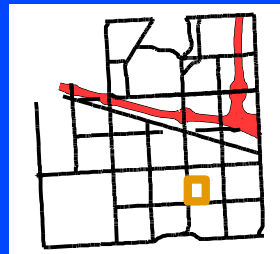
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

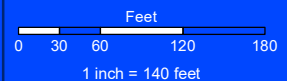
Map Legend

 Subject Parcel



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

2755 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

August 17, 2020

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Woodbridge Park JSP 17-0067
Storm Drainage Facility Maintenance Easement Agreement**

Dear Mr. Herczeg:

We have received and reviewed and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Woodbridge Park development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The City's Consulting Engineer has reviewed and approved the attached exhibits. The Agreement appears to be in order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office. Community Development has the original document.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a horizontal line.

Elizabeth Kudla Saarela

Enclosure

Jeffrey Herczeg, Director of Public Works
City of Novi
August 17, 2020
Page 2

C: Cortney Hanson, Clerk (w/Enclosure)
Charles Boulard, Community Development Director (w/Enclosure)
Barb McBeth, City Planner (w/Enclosure)
Lindsay Bell, Planner (w/Enclosure)
Madeleine Kopko, Planning Assistant (w/Enclosure)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosure)
Kate Richardson, Plan Review Engineer (w/Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Victor Boron, Civil Engineer (w/Enclosure)
Rebecca Runkel, Staff Engineer (w/Enclosure)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosure)
Michael Freckelton/Taylor Reynolds/Ted Meadows, Spalding DeDecker (w/Enclosure)
Sue Troutman, City Clerk's Office (w/Enclosure)
Matthew Bush, Atwell (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

STORM WATER DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

Woodbridge Park

THIS STORM WATER DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT (this “Agreement”) is made this ____ day of June, 2020, by and between Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 100 Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, Michigan 48304, its successors, assigns or transferees (hereinafter the “Developer”), and the City of Novi, whose address is 45175 W. Ten Mile Road, Novi, MI 48375, and its successors, assigns, or transferees (hereinafter the “City”).

R E C I T A T I O N S :

A. Developer is the owner and developer of a certain parcel of land situated in the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the “Property”). Developer has received final site plan approval for construction of a residential condominium development on the Property to be known as Woodbridge Park (the “Condominium”).

B. The Condominium shall contain certain storm water drainage, detention and/or retention facilities for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Developer, or if after the Transitional Control Date as defined in the Condominium Act, the condominium association established to operate and manage the Condominium (the “Association”), hereby covenants and agrees that the Developer or the Association shall, at its own expense, perpetually preserve, maintain, and repair all storm water drainage, detention and retention facilities to insure that the same continues to function as intended. The Developer or Association shall establish a regular and systematic program of maintenance (the “Schedule of Maintenance”) for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs are described in the attached **Exhibit B**.

In the event that the Developer or Association shall at any time fail to carry out the responsibilities specified within this Agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Developer or Association setting forth the deficiencies in maintenance and/or preservation

along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Developer or Association an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the City shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the storm water system, described and depicted in **Exhibit C**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Developer or Association within thirty (30) days of a billing to the Developer or Association. The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of billing to the Developer or Association, all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each unit owner in the Condominium, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Developer or Association, and, in such event, the Developer or Association shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the Property as described in the terms and conditions of this Agreement.

Invalidation of any of these covenants or conditions by judgment or court order shall not affect the validity of any other provision which shall remain in full force and effect.

This Agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

The Developer's rights and obligations under this Agreement may be transferred to the Association. In the event of a conveyance by Developer to a successor developer, or an assignment to the Association, the foregoing obligations shall be assumed by such transferee or assignee and Developer shall be relieved of such obligations and liabilities under this Agreement.

The Developer, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

IN WITNESS WHEREOF, Developer has executed this Agreement as of the day and year first above set forth.

DEVELOPER

Pulte Homes of Michigan LLC, a Michigan limited liability company

By: Paul Schyck
Paul Schyck
Its: Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18TH day of June, 2020, by Paul Schyck, the Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company.

KATHLEEN HAPIUK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 18, 2021
ACTING IN COUNTY OF Oakland

Kathleen Hapiuk
KATHLEEN HAPIUK Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 04/18/2021

[signatures continue on following page]

EXHIBIT A TO STORM WATER DRAINAGE FACILITY MAINTENANCE AGREEMENT

(Legal Description of the Property)

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°26'09" WEST, ALONG THE WEST LINE OF SAID SECTION 26 & THE CENTERLINE OF NOVI ROAD, 658.00 FEET; THENCE NORTH 89°03'24" EAST 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NOVI ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°03'24" EAST 551.12 FEET; THENCE SOUTH 00°20'20" EAST 598.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NINE MILE ROAD; THENCE SOUTH 89°06'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 550.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF NOVI ROAD; THENCE NORTH 00°26'09" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 598.05 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.56 ACRES OF LAND.

EXHIBIT B TO STORM WATER DRAINAGE FACILITY MAINTENANCE AGREEMENT

(Maintenance Plan)

PERMANENT MAINTENANCE

TO BE PERFORMED BY THE ASSOCIATION

TASKS	COMPONENTS								SCHEDULE	COST
	PAVED AREAS	PERVIOUS AREAS	RIP-RAP/SILT FENCE	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET COVER	DETENTION/FOREBAY/RISERS	EMERGENCY OVERFLOW		
INSPECT FOR SEDIMENT ACCUMULATION	X		X	X	X	X	X		SEMI-ANNUALLY/AS NEEDED*	\$100
REMOVAL OF SEDIMENT ACCUMULATION	X		X	X	X	X	X		5-10 YRS/AS NEEDED*	\$500
INSPECT FOR FLOATABLES AND DEBRIS				X	X		X		ANNUALLY	\$100
CLEANING FOR FLOATABLES AND DEBRIS				X	X		X		ANNUALLY	\$150
INSPECTION FOR EROSION		X	X				X	X	SEMI-ANNUALLY	\$100
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES		X					X	X	AS NEEDED	\$350
MOWING		X					X		AS NEEDED	\$400
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE ASSOCIATION)			X	X			X	X	ANNUALLY	\$150
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION			X	X			X	X	AS NEEDED	\$400
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES. REPORT TO THE ASSOCIATION.									ANNUALLY	\$100
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO THE ASSOCIATION.									ANNUALLY	\$100
THE ASSOCIATION REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTMENTS									ANNUALLY	
THE ASSOCIATION IS TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS									AS NEEDED	\$200

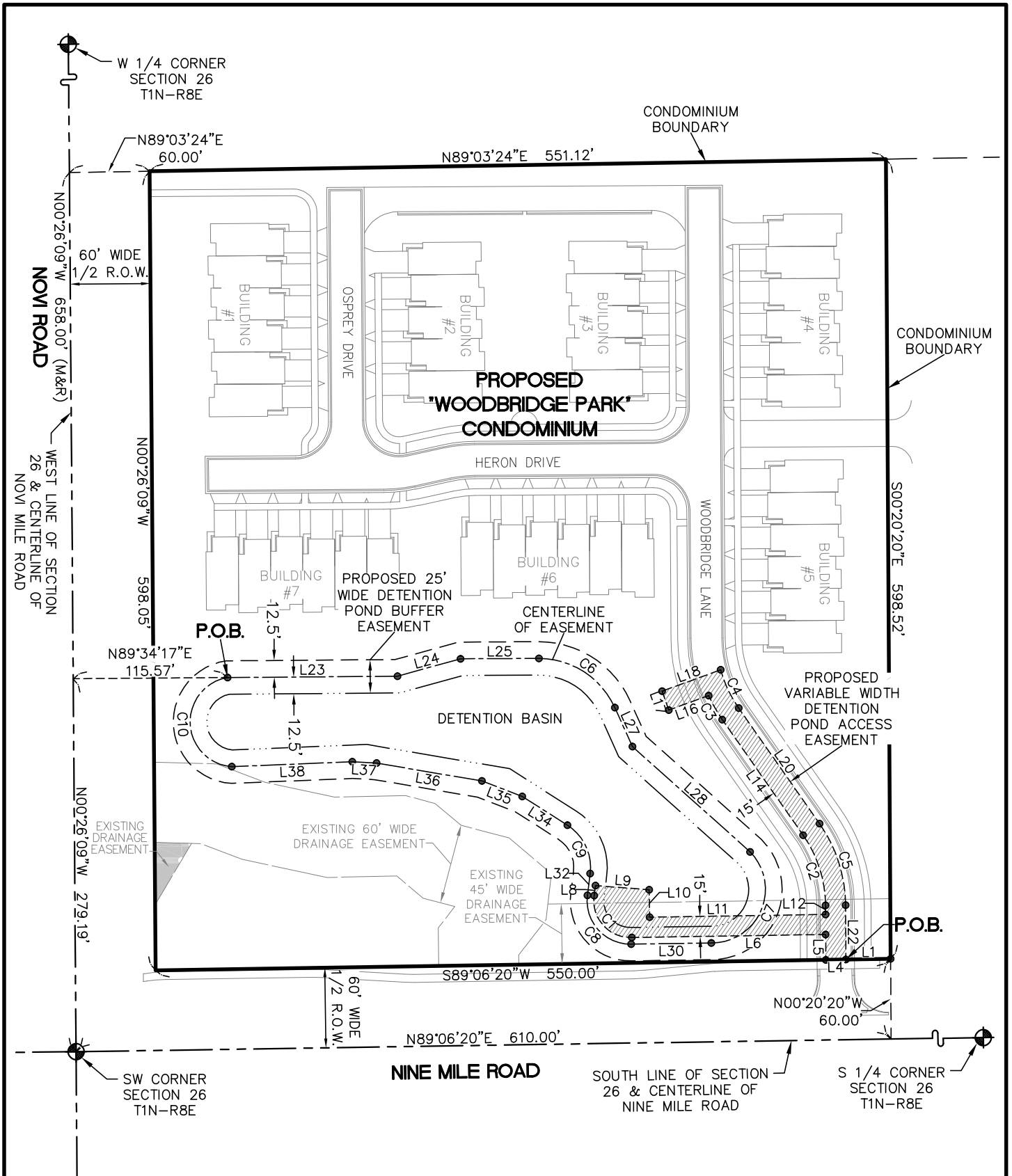
ESTIMATED ANNUAL COST \$2650

* REMOVE ALL THE TEMPORARY CONTROLS AFTER GETTING APPROVAL BY THE SOIL EROSION INSPECTOR.

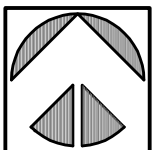
EXHIBIT C TO STORM WATER DRAINAGE FACILITY MAINTENANCE AGREEMENT

Storm Water Drainage Easement

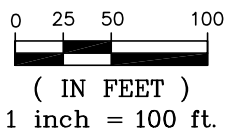
(see attached)



SEE SHEET #2 FOR LINE & CURVE TABLE & LEGAL DESCRIPTIONS



NORTH



EASEMENT EXHIBIT FOR STORM SEWER & DETENTION	
FOR: "WOODBRIDGE PARK" CONDOMINIUM CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	
Diffin-Umlor & Associates 49287 West Road Wixom, Michigan 48393 Tel. (248) 773-7656 Fax. (866) 690-4307	DRAWN BY: BDR CHKD BY: MD DATE: 05-22-2019 SHT. NO.: 1 OF 2

LEGAL DESCRIPTION OF PROPOSED VARIABLE WIDTH DETENTION POND ACCESS EASEMENT

Part of the Southwest 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: Commencing at the Southwest corner of said Section 26; thence N89°06'20"E, along the South line of said Section 26 & the centerline of Nine Mile Road, 610.00 feet; thence N00°20'20"W 60.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road; thence S89°06'20"W, along said right-of-way line, 33.50 feet to the Point of Beginning; thence continuing along said right-of-way line, S89°06'20"W 15.00 feet; thence N00°20'20"W 18.98 feet; thence S89°06'32"W 145.13 feet; thence along a curve to the right, having radius of 27.53 feet, an arc length of 48.10 feet, a central angle of 100°05'37" and a chord bearing and distance of N41°51'26"W 42.21 feet; thence N08°11'23"E 7.50 feet; thence S85°36'12"E 40.26 feet; thence S00°53'28"E 20.57 feet; thence N89°06'32"E 131.67 feet; thence N00°20'20"W 6.83 feet; thence along a curve to the left, having a radius of 92.50 feet, an arc length of 55.94 feet, a central angle of 34°38'54" and a chord bearing and distance of N17°39'47"W 55.09 feet; thence N34°59'14"W 105.59 feet; thence along a curve to the right, having a radius of 107.50 feet, an arc length of 20.68 feet, a central angle of 11°01'26" and a chord bearing and distance of N29°28'31"W 20.65 feet; thence S70°02'14"W 31.70 feet; thence N19°57'46"W 15.00 feet; thence N70°02'14"E 46.74 feet; thence along a curve to the left, having a radius of 92.50 feet, an arc length of 31.76 feet, a central angle of 19°40'31" and a chord bearing and distance of S25°08'59"E 31.61 feet; thence S34°59'14"E 105.59 feet; thence along a curve to the right, having a radius of 107.50 feet, an arc length of 65.01 feet, a central angle of 34°38'54" and a chord bearing and distance of S17°39'47"E 64.02 feet; thence S00°20'20"E 40.66 feet to the Point of Beginning.

CENTERLINE LEGAL DESCRIPTION OF PROPOSED 25' WIDE DETENTION POND BUFFER EASEMENT

Part of the Southwest 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: Commencing at the Southwest corner of said Section 26; thence N00°26'09"W, along the West line of said Section 26 & the centerline of Novi Road, 279.19 feet; thence N89°34'17"E 115.57 feet to the Point of Beginning of the easement; thence N89°34'17"E 127.05 feet; thence N74°33'29"E 49.03 feet; thence N89°41'13"E 58.61 feet; thence along a curve to the right, having a radius of 62.50 feet, an arc length of 71.52 feet, a central angle of 65°33'41" and a chord bearing and distance of S57°03'58"E 67.68 feet; thence S24°17'15"E 31.99 feet; thence S48°11'12"E 118.20 feet; thence along a curve to the right, having a radius of 40.13 feet, an arc length of 94.39 feet, a central angle of 134°45'53" and a chord bearing and distance of S23°00'33"W 74.09 feet; thence S89°06'20"W 60.05 feet; thence along a curve to the right, having a radius of 32.50 feet, an arc length of 55.60 feet, a central angle of 98°00'55" and a chord bearing and distance of N41°53'13"W 49.06 feet; thence N07°07'15"E 16.41 feet; thence along a curve to the left, having a radius of 37.50 feet, an arc length of 42.29 feet, a central angle of 64°36'49" and a chord bearing and distance of N25°11'09"W 40.08 feet; thence N57°29'34"W 39.99 feet; thence N68°56'25"W 32.28 feet; thence N80°23'16"W 79.96 feet; thence N86°52'01"W 18.23 feet; thence S87°40'29"W 90.19 feet; thence along a curve to the right, having a radius of 33.62 feet, an arc length of 97.74 feet, a central angle of 166°33'57" and a chord bearing and distance of N02°44'09"W 66.78 feet to the Point of Beginning.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°06'20"W	33.50'
L4	S89°06'20"W	15.00'
L5	N00°20'20"W	18.98'
L6	S89°06'32"W	145.13'
L8	N08°11'23"E	7.50'
L9	S85°36'12"E	40.26'
L10	S00°53'28"E	20.57'
L11	N89°06'32"E	131.67'
L12	N00°20'20"W	6.83'
L14	N34°59'14"W	105.59'
L16	S70°02'14"W	31.70'
L17	N19°57'46"W	15.00'
L18	N70°02'14"E	46.74'
L20	S34°59'14"E	105.59'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S00°20'20"E	40.66'
L23	N89°34'17"E	127.05'
L24	N74°33'29"E	49.03'
L25	N89°41'13"E	58.61'
L27	S24°17'15"E	31.99'
L28	S48°11'12"E	118.20'
L30	S89°06'20"W	60.05'
L32	N07°07'15"E	16.41'
L34	N57°29'34"W	39.99'
L35	N68°56'25"W	32.28'
L36	N80°23'16"W	79.96'
L37	N86°52'01"W	18.23'
L38	S87°40'29"W	90.19'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	27.53'	48.10'	100°05'37"	N41°51'26"W	42.21'
C2	92.50'	55.94'	34°38'54"	N17°39'47"W	55.09'
C3	107.50'	20.68'	11°01'26"	N29°28'31"W	20.65'
C4	92.50'	31.76'	19°40'31"	S25°08'59"E	31.61'
C5	107.50'	65.01'	34°38'54"	S17°39'47"E	64.02'
C6	62.50'	71.52'	65°33'41"	S57°03'58"E	67.68'
C7	40.13'	94.39'	134°45'53"	S23°00'33"W	74.09'
C8	32.50'	55.60'	98°00'55"	N41°53'13"W	49.06'
C9	37.50'	42.29'	64°36'49"	N25°11'09"W	40.08'
C10	33.62'	97.74'	166°33'57"	N02°44'09"W	66.78'



EASEMENT EXHIBIT FOR STORM SEWER & DETENTION	
FOR: "WOODBRIDGE PARK" CONDOMINIUM CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	
Diffin-Umlor & Associates 49287 West Road Wixom, Michigan 48393 Tel. (248) 773-7656 Fax. (866) 690-4307	DRAWN BY: BDR CHKD BY: MD DATE: 05-22-2019 SHT. NO.: 2 OF 2

July 28, 2020

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Woodbridge Park – Acceptance Document Review
Novi # JSP17-0067
SDA Job No. NV18-218
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on July 27, 2020 against the Final Site Plan (Stamping Set) approved on May 13, 2019 and against our as-built field records. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using black ink as the County will reject them otherwise.

1. On-Site Water System Easement – (executed 6/30/20; exhibit dated 12/13/19) Legal Description Approved.
2. On-Site Sanitary Sewer Easement – (executed 6/30/20; exhibit dated 5/30/19) Legal Description Approved.
3. Storm Drainage Facility / Maintenance Easement Agreement – (executed 6/18/20; exhibit C dated 5/22/19) Exhibits Approved.
4. Bills of Sale: Sanitary Sewer System – (executed 6/30/20; exhibit dated 5/30/19) Legal Description Approved.
5. Bills of Sale: Water Supply System – (executed 6/30/20; exhibit dated 12/13/19) Legal Description Approved.
6. Full Unconditional Waivers of Lien from contractors installing public utilities – SUPPLIED – APPROVED
7. Sworn Statement signed by Developer – SUPPLIED – APPROVED

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.



The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated December 5, 2018 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

A handwritten signature in blue ink that reads "Taylor E. Reynolds".

Taylor E. Reynolds, P.E.
Project Coordinator

Cc (via Email): Victor Boron, City of Novi
 Michael Freckelton, Spalding DeDecker
 Courtney Hanson, City of Novi
 Madeleine Kopko, City of Novi
 Sarah Marchioni, City of Novi
 Ted Meadows, Spalding DeDecker
 Kate Richardson, City of Novi
 Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
 Angie Sosnowski, City of Novi