CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
December 18, 2023 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Mayor Fischer, Mayor Pro-tem Casey, Council Members Heintz, Smith, Staudt, Thomas

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

Presentations for applicants of Boards and Commissions

1. Bob Copes - Election Commission

2. Kathy Crawford - Library Board

3. Katherine Dooley - Library Board

4. Karla Halvangis - Library Board

5. Alexis Hart - Library Board

6. Ariana Kabodian - Library Board

7. Kelly Kasper - Historical Commission

8. Randy VanWagnen - Historical Commission

9. Jeffrey Wainwright - Corridor Improvement Authority

10. Debbie Wrobel - Historical Commission

11. Rachel Yamakura - Library Board

PRESENTATIONS

REPORTS

1. Manager/Staff

2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Consideration of approval to award our currently contracted vendor, American Generator Sales and Service, LLC, the City of Novi Fire Station #2 and Fire Station #3 generator replacement project in the amount of $163,311.09.

2. Consideration of approval to purchase a Toro Groundsmaster 4700 Wide Area Mower through Spartan Distributors in the amount of $104,995.02 utilizing a cooperative purchasing agreement with Omnia Partners.

3. Consideration of Text Amendment 18.303 to amend Section 7.1, Nonconformities, of the Zoning Ordinance to provide the option for expanding a nonconforming use through a Special Land Use to be considered and potentially approved by Planning Commission after a public hearing. **FIRST READING**

4. Consideration of Text Amendment 18.304 to amend Section 4.4, Home Occupations, of the Zoning Ordinance to update and clarify language pertaining to home occupations in the City. **FIRST READING**

5. Appointments to Board of Review & Zoning Board of Appeals

6. Appointment of City Council Member

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

A. Approve Minutes of:
December 11, 2023 - Regular Meeting

B. Approval of a Michigan Department of Transportation Performance Resolution that authorizes the City of Novi to use state highway right of way for installation of Flock license plate reader cameras within the State right-of-way.

C. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Homes of Michigan LLC for Ballantyne Development located north of Eight Mile Road and west of Garfield Road (parcel 50-22-31-400-007).

D. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Eight-Haggerty Venture LLC for Tappers Fine Jewelry located on the east side of Haggerty Road, north of Eight Mile Road (parcel 50-22-36-476-003).

E. Approval of a Storm Drainage Facility Maintenance Easement Agreement for Vibe Credit Union located on the south side of 12 Mile Road and west of Cabaret Drive (parcel 50-22-15-126-023).

F. Approval to accept the residential streets as part of Dixon Meadows Phase 1 and 2 and adoption of Act 51 New Street Resolution accepting Sedgwick Boulevard, Verona Drive, Billings Drive and Hanover Drive as public. Adding 0.65 miles of roadway to the City's public street system.

G. Acceptance of a sidewalk easement for completion of sidewalk improvements at 27100 Wixom Road in the amount of $13,200.

H. Enter Executive Session immediately following the regular meeting of December 18, 2023, in the Council Annex for confidential written communication for legal counsel and to discuss pending litigation, Novi v Malles.

I. Approval of claims and warrants – Warrant 1146

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

MEMORANDUM

TO: MAYOR FISCHER AND COUNCIL MEMBERS
CC: CORTNEY HANSON, CITY CLERK
FROM: MELISSA MORRIS, DEPUTY CITY CLERK
SUBJECT: PRESENTATIONS FOR BOARDS AND COMMISSIONS
DATE: DECEMBER 14, 2023

Attached please find applications for the current openings on Boards and Commissions along with a ratings sheet and current Boards & Commissions Booklet List. Applicants for Board of Review and Zoning Board of Appeals were interviewed on December 11, 2023. The remaining openings, shown below, will interview during the December 18, 2023 meeting.

- Brandon Stewart (Corridor Improvement Authority) is not seeking reappointment.

In accordance with Council Rules amended in February 2021, all boards and commissions candidates will present to City Council. Please see below for current openings for which candidates are presenting.

Board or Commission	Number of openings	Term expiration
Beautification Commission	2 full terms	03/01/2027
Corridor Improvement Authority	3 full terms	12/31/2027
Election Commission	1 full term	01/01/2027
Historical Commission	2 full terms	01/01/2027
Library Board	3 full terms	03/01/2027

Attendance records for those seeking reappointment:

Bob Copes (Election Commission) – attended 10 of 15 (67%) meetings since January 2021.
Kathy Crawford (Library Board) – attended x of x (x%) meetings since January 2021.
Katherine Dooley (Library Board) – attended 32 of 35 (91%) meetings since January 2021.
Kelly Kasper - Historical Commission – attended 25 of 35 (71%) meetings since January 2021.
Jeffrey Wainwright (CIA) – attended 6 of 6 (100%) meetings since March 2018.
Debbie Wrobel - Historical Commission – attended 34 of 35 (97%) meetings since Jan. 2021.

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Consideration of approval to award our currently contracted vendor, American Generator Sales and Service, LLC, the City of Novi Fire Station #2 and Fire Station #3 generator replacement project in the amount of $163,311.09.

SUBMITTING DEPARTMENT: Public Safety and Integrated Solutions

EXPENDITURE REQUIRED	**$163,311.09**
AMOUNT BUDGETED	**$163,500.00**
APPROPRIATION REQUIRED	**$0**
LINE ITEM NUMBER	**101-265.00-976.150**

BACKGROUND INFORMATION:

The current Cummins generators and automatic transfer switches (ATS) located at Fire Station #2 and Fire Station #3 were manufactured in 2001. Both generators are identical and supply 35kW of energy to each building in the event of a power outage.

In early 2023, back-to-back ice storms resulted in multiple days without power at both locations. While both backup generators started running during the outage, they could not supply power to the entire building, which forced us to utilize a second temporary generator. After performing load test studies on each generator and calculating energy requirements for each building, it was determined that the current 35kW generators are drastically underpowered. As a result, the existing generators were never configured to supply power to a second breaker panel that runs essential items in the living space areas including heat, lighting, and outlets. Configuring the current generators to power the entire building would put them at over 100% capacity.

The attached quotes for consideration are to replace the generators at Fire Station #2 and Fire Station #3, including the automatic transfer switches. The replacement generator for Fire Station #2 is a Blue Star 60kW generator while the latter is a Blue

Star 50kW generator. Each replacement generator and ATS is spec'd to supply power to the entire building including essential items based on the studies from each location. The total cost includes removal and disposal of the current units, installation, new concrete pads, connection to the existing gas lines, permits, training, and the re-installation of our GenTracker system which was installed in 2022 and is compatible. Installation of both units will be provided by American Generator Sales and Service, LLC which is currently under contract with the City of Novi to perform all of our generator service needs. The Blue Star generator brand comes with a 2-year 2000-hour warranty and matches those recently installed at Meadowbrook Commons and DPW.

RECOMMENDED ACTION: Consideration of approval to award our currently contracted vendor, American Generator Sales and Service, LLC, the City of Novi Fire Station #2 and Fire Station #3 generator replacement project in the amount of $163,311.09.

American Generators Sales & Service, LLC
6158 Delfield Drive, Ste. C
Waterford, MI 48329
Phone: (248) 623-4919 Fax: (248) 623-4918

August 10, 2023
City of Novi
Fire Station #2
1919 Paramount, Novi, MI 48377
REF: 60 kW Generator Installation Project
ATTN: Matt Turco

Mr. Turco,
Thank you for your interest in American Generators Sales & Service, LLC, products and services.

Below is a description of the Scope of Work for installing a "Standby Natural Gas Generator System" for above mentioned building

This System will allow complete power backup of the mentioned building, in its entirety.

This Scope is based on our conversations, site visit, and meeting with yourself. Please review this document and contact me with any questions.

SCOPE of WORK:
Provide and install the following:

- Blue Star PS60 (See Attached Spec Sheet)
  - 120/240V
  - Level 1 Weather Enclosure
  - 10A 12V Premium Battery Charger
  - Coolant Heater
- Concrete Pad – Per Manufacturers Specs
- Electrical Materials
- Gas Line Materials
- Labor
- Electrical Permit
- Mechanical Permit
- Freight / Delivery / Crane Service
- Project Commissioning & Testing
- Owners Training
- Project Close-out (Drawings, Manuals, Documentation, etc.)
- Reinstall existing Remote System Monitoring (cellular based) - Remote Start Capable Monitoring. (Annual Subscription of $365.00) First Year Monitoring is Included. (optional, but included)
- Sales tax EXEMPT

NOT INCLUDED IN TOTAL PRICE

- Overtime

- Unforeseen Conditions
- Engineered Drawings*
- Ethernet Communications
- DECO or CE Charges
- Landscape Repair
- EPA or MDEQ Permits (if required)
- Building Permits or Generator Use (if required)
- Diesel Fuel – unless noted
- Temporary Generator Power
- Fencing

ITEMS THAT COULD INFLUENCE PRICING:

- Location approval by the City of Novi Building Department
- System approval by the City of Novi Building Department
    - Size of Generator (Based on Load Study)
    - Future load Requirements
- Temporary Power During Construction – if needed

Project Total $ 79,389.33

Please contact me with any questions regarding this proposal.

Best Regards,

Doug Pletcher

AMERICAN GENERATORS
Sales & Service, LLC

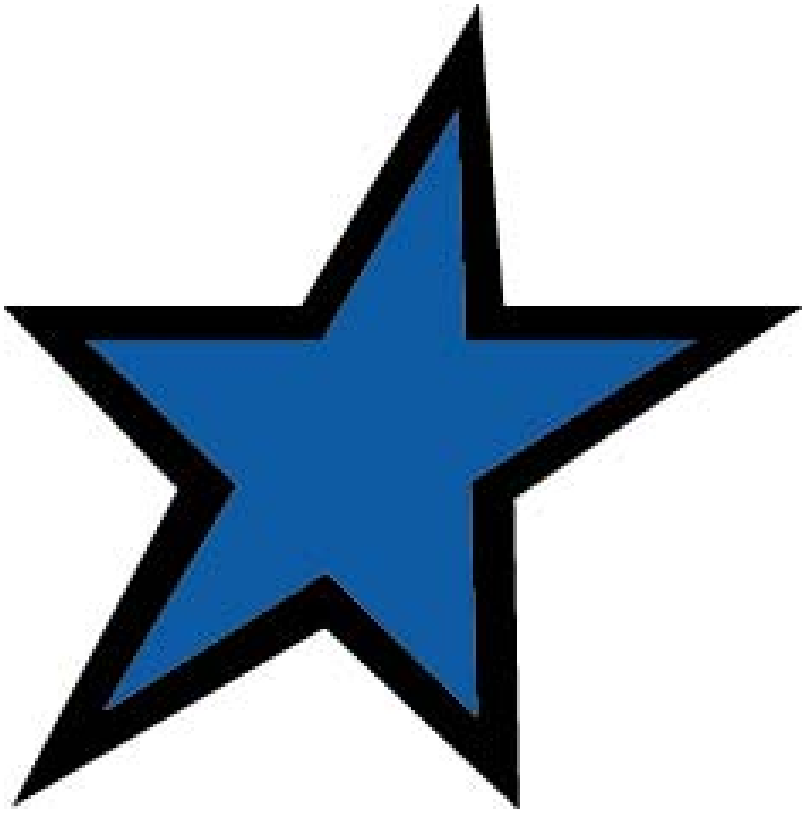
O: 248-623-4919
F: 248-623-4918
E: dpletcher@american-generator.com
W: www.american-generator.com

BLUE STAR
Power Systems Inc.

Submittal

4/12/2023

Project Title	CoN FS#2
Quote Number:	0095489-0
Model:	GM60-02



AMERICAN GENERATORS Sales & Service, LLC

American Generators Sales & Service, LLC.
Doug Pletcher
6158 Delfield Dr.
Suite C
Waterford MI 48329
Office: 248-623-4919
Cell: 248-240-6036
Email: dpletcher@american-generator.com

BLUE STAR
Power Systems Inc.

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- DCP7310 ControlPanel
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- 19 Enclosures
- 17 Radiators
- 22 Circuit Breakers
- 29 TPS Series Block Heaters
- 31 Single Stage Air Cleaner
- 33 CPJ Series Silencers
- 27 Industrial Batteries
- 26 Deep Sea Battery Charger
- 47 Factory Load Test
- 2yr 2000hr limited warranty

BLUE STAR
Power Systems Inc.

Sales Quote

Quote Date:	**4/12/2023 1:46:28 PM**
Quote Number:	**0095489-0**
Project Title:	**CoN FS#2**
Prepared for	**American Generators Sales & Service, LLC.**

Distributed by:

AMERICAN GENERATORS
Sales & Service, LLC

Unit Model	**GM60-02**	**Standby / Prime**	**Emergency Stationary Standby**
kWe Rating	**60 kWe**	**UL 2200 Listed**	**Yes**
Fuel	**Natural Gas [NG]**	**CSA Approved**	**Yes**
EPA	**Certified**	**Paint Color**	**Gray**

Fuel System:	Natural Gas
Engine Model:	General Motors 5.7L EPA 60kW Standby Power Rating at 1800 RPM Governor - Electronic Isochronous
Voltage:	240/120V 3 Phase 60 Hz 0.8 PF
Gen Model:	Stamford UCI224F 12 Lead Wired 240V 3 Phase Delta 125°C Rise Over 40°C Ambient
Voltage Regulator:	Stamford MX321 Automatic Voltage Regulator with PMG Excitation
Control Panel:	Blue Star DCP7310 Microprocessor Based Gen-Set Controller Mounted Facing Left from Generator End (Unless Specified Otherwise) Standard Features: Low Oil Pressure, High Coolant Temp, Overspeed, Overcrank Shutdowns Emergency Stop Pushbutton, Audible Alarm Buzzer with Silencing Switch
Control Panel Options:	Low Water Level Sensor with Shutdown
Remote Annunciator:	Deep Sea DSE2548 (2x) Remote Annunciator with Enclosure (Surface Mounted)
Unit Color:	Gray
Enclosure:	Level 3 (Sound Attenuated Enclosure) Powder Coated 14 Gauge Steel Rugged and Durable 200 MPH Wind Rated Enclosure with Exhaust Hood Pitched Roof for Increased Structural Integrity and Improved Watershed Punched Intake with Baffle and Punched Exhaust Openings Keyed Alike Lockable Doors with Draw Down Latches and Stainless Steel Component Hinges Additional 1.5” Thick Polydamp Type D Acoustical Foam (PAF) Formed Steel Base with Mounting and Lifting Holes Includes Vibration Mounts to Isolate Unit from Base Rail
Sound Attenuation Foam:	Sound Attenuation Installed in Enclosure and Exhaust Hood
Cooling:	Unit Mounted Radiator (50°C Ambient)
Coolant Drain Extension:	Plumbed to Bulkhead Fitting in Base
Oil Drain Extension:	Plumbed to Bulkhead Fitting in Base
Mainline Breaker:	200 Amp 3 Pole 240 Volt Breaker Mounted & Wired in a NEMA 1 Enclosure
Jacket Water Heater:	Engine Block Heater 1500W 120VAC Rated for -20°F Heater Installed with Isolation Valves and Wired to Terminal
Air Cleaner:	Dry Single Stage
Silencer:	Critical Grade Compact (CPJ Series) Silencer Mounted to Engine
Battery:	12 Volt System with Rack and Cables
Battery Charger:	DSE 12 Volt 10 Amp Mounted and Wired to Terminal

Factory Test:	Standard Commercial Testing Includes: Verification of Alarm Shutdowns, Voltage Settings, Block Loading to Rated kWe and PF
Owner's Manual:	Print Copy (Qty 1) **Standard**, Electronic Copy, Flash Drive (Qty 1)
Warranty:	2 Year / 2000 Hour Limited
Notes:	
Additional Options (Not Included in Price):	

ATS 1

Series	**300**	**Volts**	**240/120V 3 PH**
Service Entrance Rated	**Yes**	**Poles**	**3**
Amps	**400**	**Enclosure**	**Nema 3R Secure**

Warranty:	Two (2) Year Basic ATS Limited Warranty Standard
Optional Accessories:	44G Strip Heater with Thermostat, Wired to Load Terminals (208-600V) 11BE Feature Bundle Includes Engine Exerciser/Event Log/RS-485 Enabled/Common Al
ATS Notes:	
Payment Terms:	Due Upon on Receipt
Lead Time:	40 + Weeks

Payment Terms:	Due Upon Receipt
Delivery Schedule:	40 Weeks (Contingent on component availability)

Terms & Conditions

- This quote is valid for a period of 15 days.
- This proposal is our interpretation of your requirement. It includes only the items listed on this quotation. Should there be other requirements or specifications, we will re-quote accordingly.
- Units are shipped wet to include lube oil and 50/50 water and antifreeze mix unless otherwise noted in this quotation.
- All extended piping, wiring, or other than listed above is performed by “others”.
- Seller is not quoting, offloading, job site startup, personnel instructions, field testing, or unit installation.
- Quoted prices include normal testing, packaging, and instructional literature.
- It is the distributor/purchaser and end user’s responsibility to ensure that this equipment is operated in accordance with all applicable local, state, and federal laws and regulations governing the use and operation of this equipment.

Distributor Terms & Conditions

PAYMENT TERMS:
•20% DOWN AT TIME OF ORDER PLACEMENT, 70% AT TIME OF EQUIPMENT DELIVERY, 10% NET 30 DAYS OR BY START UP, WHICHEVER COMES FIRST.
•TERMS BASED ON CREDIT APPROVAL.
•ALL LATE PAYMENTS WILL BE SUBJECT TO A SERVICE FEE OF 1.5% PER MONTH. CUSTOMER WILL BE RESPONSIBLE FOR ANY AND ALL COLLECTION COSTS, INCLUDING LEGAL FEES.
•ALL CREDIT CARD PAYMENTS WILL INCUR A 3% TRANSACTION FEE.

I HAVE READ AND INITIALED, AGREEING TO TERMS_____

TAX EXEMPT NO. _____ IF APPLICABLE

F.O.B. FREIGHT ALLOWED TO JOB SITE, CUSTOMER TO OFFLOAD

DELIVERY: TO BE DETERMINED AT TIME OF ORDER.
TENTATIVE DELIVERY IS BASED ON THE MANUFACTURER'S CURRENT LEAD-TIME;

THIS IS NOT A GUARANTEE TO SHIP AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

CANCELLATION CHARGES WILL APPLY. ORDERS IN PRODUCTION BY THE MANUFACTURER CANNOT BE CANCELLED.

ALL EQUIPMENT REMAINS THE PROPERTY OF AMERICAN GENERATORS SALES& SERVICE, LLC. UNTIL PAID IN FULL

ACCEPTED BY: SITE ADDRESS:

_____ _____
COMPANY

_____ _____
AUTHORIZED SIGNATURE TO RELEASE MATERIAL

_____
PRINT NAME DATE

BLUE STAR
Power Systems Inc.

Gaseous Product Line

208-600 Volt

GM60-02

60 Hz / 1800 RPM

60 kWe

Standby

Ratings

	240V	208V	240V	480V	600V
Phase	1	3	3	3	3
PF	1	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60
Generator Model	UCI224G	UCI224F	UCI224F	UCI224E	UCI224E
Connection	12 LEAD DD	12 LEAD WYE	12 LEAD DELTA	12 LEAD WYE	4 LEAD WYE
kWe Nat (LP)	60 (60)	60 (60)	60 (60)	60 (60)	60 (60)
AMPS Nat (LP)	250 (250)	208 (208)	181 (181)	90 (90)	72 (72)
Temp Rise	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C

Standard Equipment

Engine

- Radiator Cooled Unit Mounted (50˚C)
- Radiator Duct Flange (OPU Only)
- Blower Fan & Fan Drive
- Starter & Alternator
- Oil Pump & Filter
- Oil Drain Extension w/Valve
- Governor - Electronic Isochronous
- 12V Battery System & Cables
- Air Cleaner (Dry Single Stage)
- Critical Grade Silencer Mounted
- Flexible Fuel Connector
- EPA Certified

Generator

- Brushless Single Bearing
- Automatic Voltage Regulator
- ± 1% Voltage Regulation
- 4 Pole, Rotating Field
- 125˚C Standby Temperature Rise
- 100% of Rated Load - One Step
- 5% Maximum Harmonic Content
- NEMA MG 1, IEEE and ANSI Standards Compliance for Temperature Rise

Additional

- Single Source Supplier
- UL 2200 & cUL Listed
- CSA Certified
- Seismic Certified to IBC 2021
- NFPA 110 / CSA C282 Compliant
- Microprocessor Based Digital Control Panel Mounted in NEMA 12 Enclosure
- Base - Formed Steel
- Main Line Circuit Breaker Mounted & Wired
- Battery Charger 12V 6 Amp
- Jacket Water Heater -20˚F 1500W 120V w/Isolation Valves
- Vibration Isolation Mounts
- 2YR / 2000HR Standby Warranty
- Standard Colors - White / Gray

Application Data

Engine

Manufacturer:	Power Solutions International	Displacement - Cu. In. (lit):	350 (5.70)
Model:	5.7L NA	Bore - in. (cm) x Stroke - in. (cm):	4.00 (10.2) x 3.48 (8.84)
Type:	4-Cycle	Compression Ratio:	9.40:1
Aspiration:	Natural	Rated RPM:	1800
Cylinder Arrangement:	8 Cylinder Vee	Max HP Stby (kWm):	113 (84.3)

Exhaust System	**Standby**
Gas Temp. (Stack): °F (°C)	1,350 (732)
Gas Volume at Stack Temp: CFM (m^3/min)	553 (15.7)
Maximum Allowable Exhaust Restriction: in. H_2O (kPa)	40.8 (10.2)
Cooling System	
Ambient Capacity of Radiator: °F (°C)	122 (50.0)
Maximum Allowable Static Pressure on Rad. Exhaust: in. H_2O (kPa)	0.50 (0.12)
Water Pump Flow Rate: GPM (lit/min)	36.6 (139)
Heat Rejection to Coolant: BTUM (kW)	3,120 (54.6)
Heat Rejection to CAC: BTUM (kW)	N/A
Heat Radiated to Ambient: BTUM (kW)	802 (14.0)
Air Requirements	
Aspirating: CFM (m^3/min)	173 (4.90)
Air Flow Required for Rad. Cooled Unit: CFM (m^3/min)	7,400 (209)
Air Flow Required for Heat Exchanger/Rem. Rad. CFM (m^3/min)	Consult Factory For Remote Cooled Applications

Fuel Consumption	**Natural Gas**	**LP**
At 100% of Power Rating: ft3/hr (m3/hr)	773 (21.9)	339 (9.59)
At 75% of Power Rating: ft3/hr (m3/hr)	663 (18.8)	258 (7.30)
At 50% of Power Rating: ft3/hr (m3/hr)	545 (15.4)	213 (6.03)
Fuel Inlet Size: NPT		1.00”
Fuel Pressure Required: in. H_2O (kPa)		11.0 (2.75)
Fluids Capacity		
Total Oil System: gal (lit)		1.25 (4.73)
Engine Jacket Water Capacity: gal (lit)		2.03 (7.68)
System Coolant Capacity: gal (lit)		6.00 (22.7)

All calculations based on natural gas fuel.
Deration Factors: Temperature: Derate 1% Per 10°F Over 77°F Air Inlet Temperature | Altitude: Derate 3% Per 1,000 ft Over 1,200 ft

Gaseous Product Line

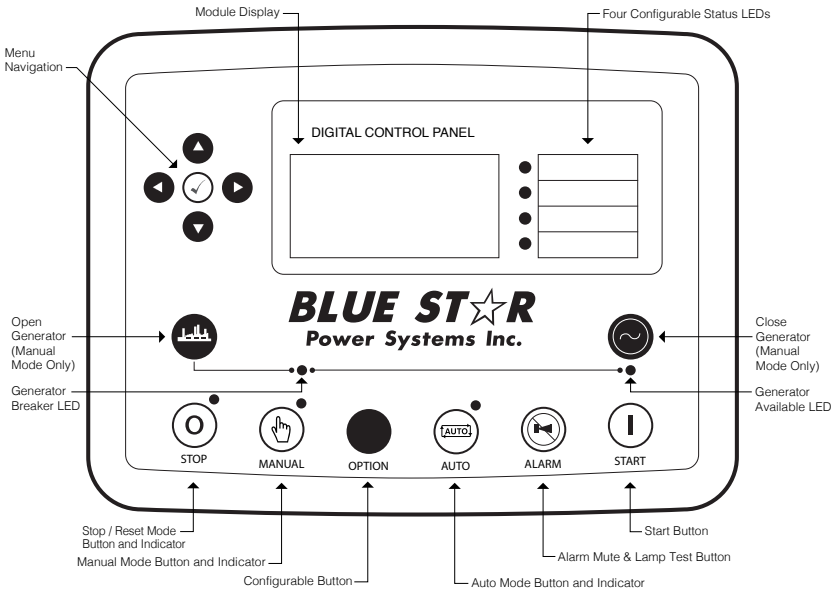
60 kWe

BLUE STAR Power Systems Inc.

DCP7310 Control Panel

Standard Features

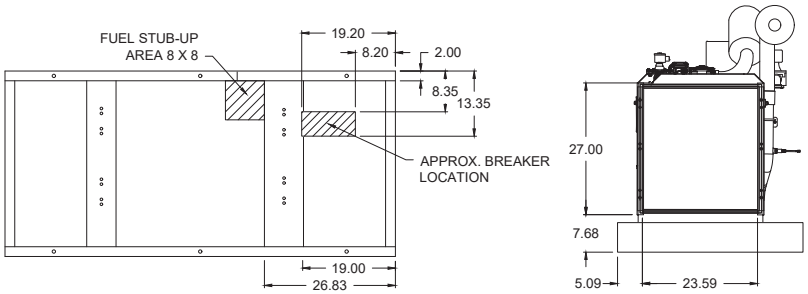
- Digital Metering
- Engine Parameters
- Generator Protection Functions
- Engine Protection
- CAN Bus (J1939) ECU Communications
- Windows-Based Software
- Multilingual Capability
- Remote Communications to DSE2548 Remote Annunciator
- 8 Programmable Contact Inputs
- 10 Contact Outputs
- RS485 Communicator Interface
- cULus Listed, CE Approved
- Event Recording
- IP 65 rating (with supplied gasket) offers increased resistance to water ingress
- NFPA 110 Level 1 Compatible



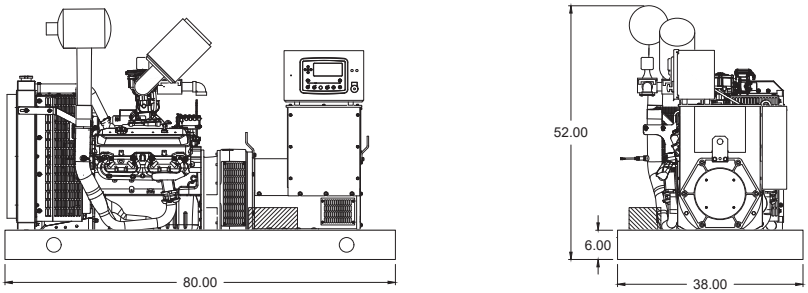
Weights / Dimensions / Sound Data

	L x W x H	Weight lbs
OPU	80 x 38 x 52 in	1,900
Level 1	90 x 38 x 60 in	2,375
Level 2	90 x 38 x 60 in	2,400
Level 3	120 x 38 x 60 in	2,550

Please allow 6-12 inches for height of exhaust stack.

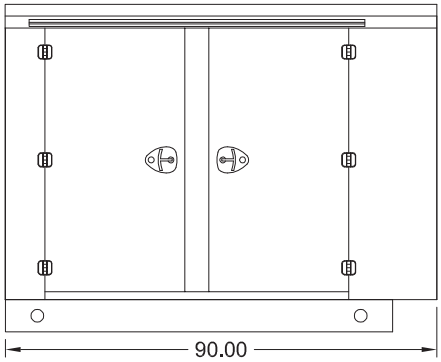


	No Load	Full Load
OPU	76 dBA	79 dBA
Level 1	71 dBA	73 dBA
Level 2	66 dBA	68 dBA
Level 3	63 dBA	64 dBA

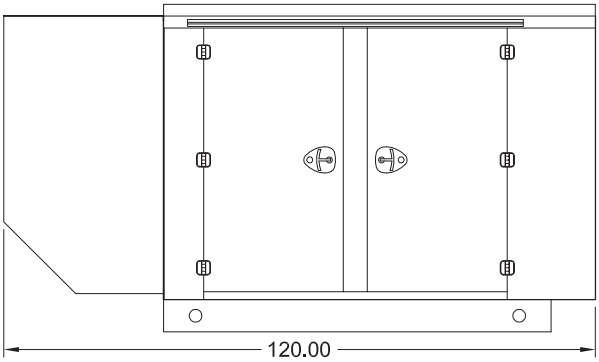


Enclosures

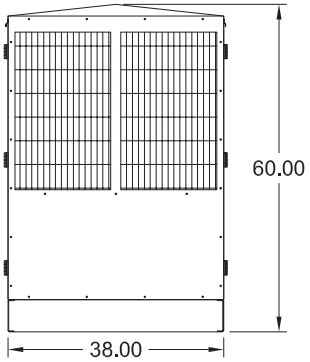
Level 1 & 2 | SIde VIew (Weather Proof)



Level 3 | SIde VIew (Sound Attenuated)



Level 1, 2 & 3 | Intake VIew



- All enclosure models are 200 MPH wind rating certified in accordance with IBC2021 and ASCE/SEI 7-16 standards.
- Level 2 & 3 enclosures include sound attenuation foam
- Level 3 enclosure includes frontal sound & exhaust hood.
- Enclosure height does not include exhaust stack.

American Owned



American Made

Notes

- All specification sheet dimensions are represented in inches.
- All drawings based on standard 480 volt standby generator. Lengths may vary with other voltages. All drawings and dimensions subject to change without notice.
- All enclosures are based on the standard unit configuration. Any requested deviation can change dimensions.
- Sound data is measured at 23 feet (7 meters) in accordance with ISO 8528-10.
- All materials and specifications subject to change without notice.

Blue Star Power Systems, Inc.

2250 Carlson Drive

North Mankato, Minnesota 56003

Phone + 1 507 345 1776

bluestarps.com

quote.bluestarps.com

sales@bluestarps.com

5.7L Naturally Aspirated Stationary

EMERGENCY "STANDBY"

Date:	10/28/2014
Rev:	C



		Units		5.7L NA			
		Std	**Metric**	**1500**		**1800**	
General Engine Data							
	Type	N/A		GM V-Type 4 Cycle			
	Number of cylinders	N/A		8			
	Aspiration	N/A		Naturally Aspirated			
	Bore	in	mm	4	101.6	4	101.6
	Stroke	in	mm	3.48	88.4	3.48	88.4
	Displacement	in^3	L	350	5.7	350	5.7
	Compression Ratio	N/A		9.4:1			
	RPM Range (Min-Max)	RPM		1500-1800			
	Rotation Viewed from Flywheel	N/A		Counter Clockwise			
	Firing Order	N/A		1-8-4-3-6-5-7-2			
	Dry Weight (long Block)	lb	kg	432	196	432	196
Gross Standby Power Rating[1,2,3] Per ISO 3046 at the Flywheel				**HP**	**KW**	**HP**	**KW**
	LP			94.30	70.32	113.16	84.38
	Standby Rating Average Load Factor - LP			77.32	57.66	92.79	69.19
	NG			87.28	65.08	104.73	78.10
	Standby Rating Average Load Factor - NG			71.56	53.36	85.87	64.04
Please ask a PSI sales representative for information regarding prime power operation							
Exhaust System							
	Type			Air Cooled Manifold			
	Emergency Standby Rating Catalyst Configuration for US Certified Product			No Catalyst		No Catalyst	
	Maximum allowable Back pressure	in HG	kPa	3	10.2	3	10.2
	Exhaust Volumetric Flow at Rated Power @ 1350 F	cfm	m^3/min	470.5	13.32	552.7	15.82
Air Induction System							
	Maximum allowable Intake Air Restriction with Air Cleaner						
	Clean	inH2O	kPa	3	1.49	3	1.49
	Dirty	inH2O	kPa	13	3.24	13	3.24
	Combustion Air required (volume)	cfm	m^3/min	145.70	4.13	173.00	4.90
Cooling System							
	Coolant Capacity						
	Engine only	qts	L	8.1	7.8	8.1	7.8
	Heat rejected to Cooling water at rated Load	btu/min	kcal/sec	2600	12.8	3120	13.1
	Cracking Temperature	F	C	160	71	160	71
	Full Open Temperature	F	C	185	85	185	85
Lubrication System							
	Oil Specification			SAE 5W-30 API Rating of SM or Newer			
	Maximum Allowable Oil Temperature	F	C	250	121	250	121
	Engine Oil Capacity						
	Min	Qts	L	5	4.7	5	4.7
	Max	Qts	L	5	4.7	5	4.7
Fuel System							
	Fuel Consumption @ Rated Load						
	NG	lb/hr	kg/hr	33.9	15.37	38.2	17.32
	LP	lb/hr	kg/hr	38.2	17.32	42.1	19.09
	Maximum EPR Rated Pressure	psi	kPa	1.0	6.9	1.0	6.9
	Recommended Maximum Running pressure to Electronic Pressure Regulator (EPR)	inH2O	kPa	20.0	2.7	11.0	2.7
	Recommended Minimum Running pressure to EPR	inH2O	kPa	7.0	1.7	7.0	1.7
	Minimum NG Supply Pipe Size			1-1/4" NPT			
	Minimum LPG Supply Pipe Size[4]			3/4"			

[1] Standby and overload ratings based on ISO 3046. See PSI technical standard 3630000A for additional duty cycle and engine rating information

[2] All ratings are gross flywheel horsepower corrected to 77°F at an altitude of 328feet with no cooling fan or alternator losses using heating value for NG of 1015 BTU/SCF.

[3] Production tolerances in engines and installed components can account for power variations of +/- 5%. Altitude, temperature and excessive exhaust and intake restrictions should be applied to power calculations.

[4] The preceeding pipe sizes are only suggestions and piping sizes may vary with temperature, pressure, distance from supply and application of local codes. Gas must be available at adequate volume and pressure for engine at the EPR.

For information not listed in this document, please contact you PSI sales representative

POWER SOLUTIONS INTERNATIONAL

201 Mittel Dr. Wood Dale, Il 60191
(630) 350-9400 Tel. · (630) 350-9900 Fax

PSI Technical Standard 36300000A- Engine Rating Guidelines

Emergency Standby Power Rating: Applicable for supplying emergency power for the duration of utility power outage. There is no overload capability for the emergency standby rating. Any use of the generator above the emergency standby rating is prohibited. Any unit operating in parallel with a public utility is not considered emergency standby. Emergency standby engine is applicable to a variable load with a maximum average load factor of 82% and 200 hours of operation per year. Emergency standby rating should only be applied in emergency power outages.

Prime Power Rating: Applicable for supplying electrical power in lieu of commercially purchased power or providing guaranteed standby power. The prime power rating is applicable for variable loads with limited number of operating hours per year. The average power output shall not exceed 75% of the prime power rating. The total time at 100% Prime power shall not exceed 500 hours per year. A 110% overload rating is available one hour in every twelve hours with the total hours at 110% not to exceed 25 hours per year. Maximum number of hours per year is 2500.

Continuous Power Rating: The continuous power rating is applicable for variable loads with unlimited number of operating hours per year. The power output shall not exceed 75% of the prime power rating. There is no overload capability.

Industrial Alternators

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. utilizes the highest quality alternators available. Our industrial alternators provide consistent performance, quality design, and great durability required for long life and versatility. Alternators used by Blue Star Power Systems, Inc. are UL and CSA Listed, which guarantees that each one meets the rigorous demands of industrial power generation and will provide safe and effective service for the life of the alternator. Blue Star Power Systems, Inc. alternators range from 20 kWe through 2000 kWe.



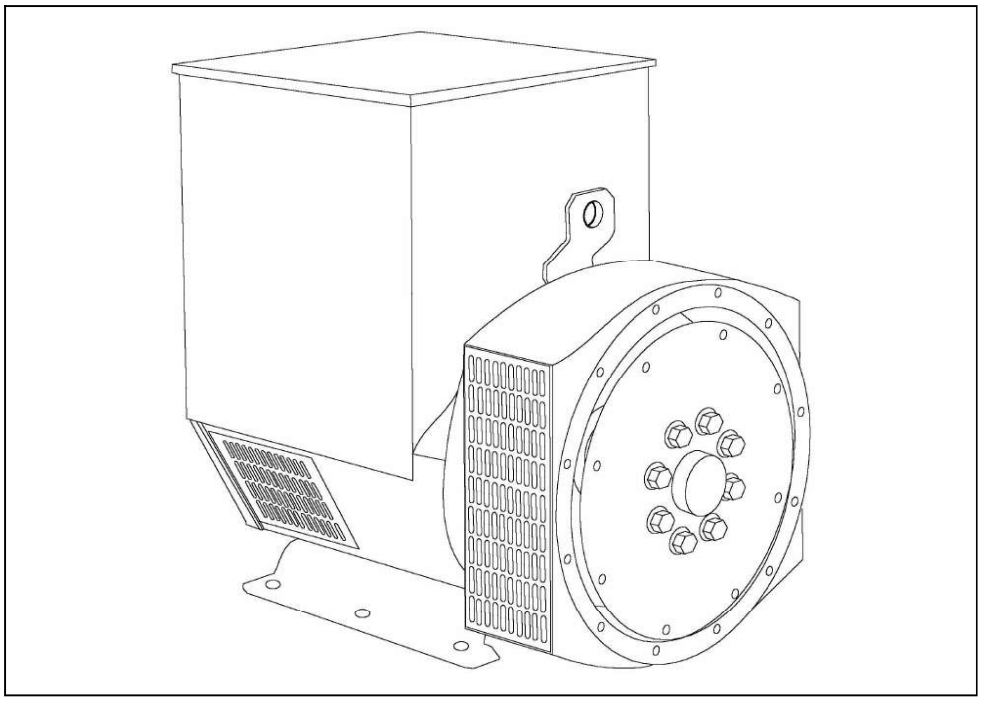
Standard Features

- **Enhanced Ventilation**
  Created by a high-efficiency fan that optimizes internal airflow patterns, maximizes heat transfer, and minimizes hot spot differentials for extended winding life.
- **Fully Guarded**
  For operator safety and alternator protection. No rotating or electrically energized parts are exposed. All openings are covered by louvers or screens.
- **Large Conduit Box**
  Provides ample space for easy connections and allows load line access from all sides, top, or bottom.
- **Design Specs and Agency Approvals**
  All Blue Star Power Systems, Inc. alternators are UL and CSA Listed (unless specified otherwise) and meet NEMA MG1-32, BS5000, CSA C22.2, IEC 34 and VDE 0530 requirements.
- **Class H Insulation System**
  Utilizes an unsaturated polyester varnish for optimal insulation life and superior moisture protection.
- **Optimized Windings**
  Provide low reactances and exceptional motor starting capability. The stator windings utilize a 2/3 pitch to minimize harmonic distortion and facilitate parallel operation.
- **Permanent Magnet Generator (optional)**
  Ensures 300% short circuit current during fault conditions and provides the regulator with input power isolated from load distortion.
- **Heavy-Duty Bearing**
  Resists contamination and gives a life expectancy up to 40,000 hours.
- **Automatic Voltage Regulator**
  Provides accurate 1% regulation, under-speed protection, stability adjustment to optimize transient performance, and EMI filtering to commercial standards. Fully encapsulated for rugged durability in virtually any environment.

STAMFORD®

UCI224F - Winding 311

Technical Data Sheet



SPECIFICATIONS & OPTIONS

STANDARDS

Stamford industrial generators meet the requirements of BS EN 60034 and the relevant section of other international standards such as BS5000, VDE 0530, NEMA MG1-32, IEC34, CSA C22.2-100, AS1359.
Other standards and certifications can be considered on request.

VOLTAGE REGULATORS

SX460 AVR - STANDARD

With this self excited control system the main stator supplies power via the Automatic Voltage Regulator (AVR) to the exciter stator. The high efficiency semiconductors of the AVR ensure positive build-up from initial low levels of residual voltage.
The exciter rotor output is fed to the main rotor through a three phase full wave bridge rectifier. This rectifier is protected by a surge suppressor against surges caused, for example, by short circuit.

AS440 AVR

With this self-excited system the main stator provides power via the AVR to the exciter stator. The high efficiency semi-conductors of the AVR ensure positive build-up from initial low levels of residual voltage.
The exciter rotor output is fed to the main rotor through a three-phase full-wave bridge rectifier. The rectifier is protected by a surge suppressor against surges caused, for example, by short circuit or out-of-phase paralleling.
The AS440 will support a range of electronic accessories, including a 'droop' Current Transformer (CT) to permit parallel operation with other ac generators.

MX341 AVR

This sophisticated AVR is incorporated into the Stamford Permanent Magnet Generator (PMG) control system.
The PMG provides power via the AVR to the main exciter, giving a source of constant excitation power independent of generator output. The main exciter output is then fed to the main rotor, through a full wave bridge, protected by a surge suppressor. The AVR has in-built protection against sustained over-excitation, caused by internal or external faults. This de-excites the machine after a minimum of 5 seconds.
An engine relief load acceptance feature can enable full load to be applied to the generator in a single step.
If three-phase sensing is required with the PMG system the MX321 AVR must be used.
We recommend three-phase sensing for applications with greatly unbalanced or highly non-linear loads.

MX321 AVR

The most sophisticated of all our AVRs combines all the features of the MX341 with, additionally, three-phase rms sensing, for improved regulation and performance.
Over voltage protection is built-in and short circuit current level adjustments is an optional facility.

WINDINGS & ELECTRICAL PERFORMANCE

All generator stators are wound to 2/3 pitch. This eliminates triplen (3rd, 9th, 15th …) harmonics on the voltage waveform and is found to be the optimum design for trouble-free supply of non-linear loads. The 2/3 pitch design avoids excessive neutral currents sometimes seen with higher winding pitches, when in parallel with the mains. A fully connected damper winding reduces oscillations during paralleling. This winding, with the 2/3 pitch and carefully selected pole and tooth designs, ensures very low waveform distortion.

TERMINALS & TERMINAL BOX

Standard generators are 3-phase reconnectable with 12 ends brought out to the terminals, which are mounted on a cover at the non-drive end of the generator. A sheet steel terminal box contains the AVR and provides ample space for the customers' wiring and gland arrangements. It has removable panels for easy access.

SHAFT & KEYS

All generator rotors are dynamically balanced to better than BS6861:Part 1 Grade 2.5 for minimum vibration in operation.

INSULATION/IMPREGNATION

The insulation system is class 'H'.
All wound components are impregnated with materials and processes designed specifically to provide the high build required for static windings and the high mechanical strength required for rotating components.

QUALITY ASSURANCE

Generators are manufactured using production procedures having a quality assurance level to BS EN ISO 9001.

The stated voltage regulation may not be maintained in the presence of certain radio transmitted signals. Any change in performance will fall within the limits of Criteria 'B' of EN 61000-6-2:2001. At no time will the steady-state voltage regulation exceed 2%.

DE RATES

All values tabulated on page 8 are subject to the following reductions

5% when air inlet filters are fitted.
3% for every 500 metres by which the operating altitude exceeds 1000 metres above mean sea level.
3% for every 5°C by which the operational ambient temperature exceeds 40°C.
Note: Requirement for operating in an ambient exceeding 60°C must be referred to the factory.

NB Continuous development of our products entitles us to change specification details without notice, therefore they must not be regarded as binding.

Front cover drawing typical of product range.

UCI224F

STAMFORD

WINDING 311

CONTROL SYSTEM	SEPARATELY EXCITED BY P.M.G.		
A.V.R.	MX321	MX341	
VOLTAGE REGULATION	± 0.5 %	± 1.0 %	With 4% ENGINE GOVERNING
SUSTAINED SHORT CIRCUIT	REFER TO SHORT CIRCUIT DECREMENT CURVES (page 7)		

CONTROL SYSTEM	SELF EXCITED		
A.V.R.	SX460	AS440	
VOLTAGE REGULATION	± 1.0 %	± 1.0 %	With 4% ENGINE GOVERNING
SUSTAINED SHORT CIRCUIT	SERIES 4 CONTROL DOES NOT SUSTAIN A SHORT CIRCUIT CURRENT		

INSULATION SYSTEM	CLASS H							
PROTECTION	IP23							
RATED POWER FACTOR	0.8							
STATOR WINDING	DOUBLE LAYER CONCENTRIC							
WINDING PITCH	TWO THIRDS							
WINDING LEADS	12							
STATOR WDG. RESISTANCE	0.065 Ohms PER PHASE AT 22°C SERIES STAR CONNECTED							
ROTOR WDG. RESISTANCE	0.83 Ohms at 22°C							
EXCITER STATOR RESISTANCE	20 Ohms at 22°C							
EXCITER ROTOR RESISTANCE	0.078 Ohms PER PHASE AT 22°C							
R.F.I. SUPPRESSION	BS EN 61000-6-2 & BS EN 61000-6-4,VDE 0875G, VDE 0875N. refer to factory for others							
WAVEFORM DISTORTION	NO LOAD < 1.5% NON-DISTORTING BALANCED LINEAR LOAD < 5.0%							
MAXIMUM OVERSPEED	2250 Rev/Min							
BEARING DRIVE END	BALL. 6312-2RS (ISO)							
BEARING NON-DRIVE END	BALL. 6309-2RS (ISO)							
	1 BEARING				2 BEARING			
WEIGHT COMP. GENERATOR	337 kg				350 kg			
WEIGHT WOUND STATOR	120 kg				120 kg			
WEIGHT WOUND ROTOR	110.69 kg				102.32 kg			
WR² INERTIA	0.6071 kgm^2				0.5754 kgm^2			
SHIPPING WEIGHTS in a crate	360 kg				371 kg			
PACKING CRATE SIZE	105 x 57 x 96(cm)				105 x 57 x 96(cm)			
	50 Hz				60 Hz			
TELEPHONE INTERFERENCE	THF<2%				TIF<50			
COOLING AIR	0.216 m³/sec 458 cfm				0.281 m³/sec 595 cfm			
VOLTAGE SERIES STAR	380/220	400/231	415/240	440/254	416/240	440/254	460/266	480/277
VOLTAGE PARALLEL STAR	190/110	200/115	208/120	220/127	208/120	220/127	230/133	240/138
VOLTAGE SERIES DELTA	220/110	230/115	240/120	254/127	240/120	254/127	266/133	277/138
kVA BASE RATING FOR REACTANCE VALUES	72.5	72.5	72.5	55	83.8	87.5	87.5	93.8
Xd DIR. AXIS SYNCHRONOUS	2.29	2.07	1.92	1.30	2.52	2.35	2.15	2.12
X'd DIR. AXIS TRANSIENT	0.18	0.16	0.15	0.10	0.21	0.20	0.18	0.18
X"d DIR. AXIS SUBTRANSIENT	0.12	0.11	0.10	0.07	0.14	0.13	0.12	0.12
Xq QUAD. AXIS REACTANCE	1.05	0.95	0.88	0.59	1.16	1.08	0.99	0.98
X"q QUAD. AXIS SUBTRANSIENT	0.16	0.14	0.13	0.09	0.13	0.12	0.11	0.11
X_L LEAKAGE REACTANCE	0.07	0.06	0.06	0.04	0.08	0.07	0.07	0.07
X_2 NEGATIVE SEQUENCE	0.14	0.13	0.12	0.08	0.13	0.12	0.11	0.11
X_0 ZERO SEQUENCE	0.11	0.10	0.09	0.06	0.10	0.09	0.09	0.08
REACTANCES ARE SATURATED	VALUES ARE PER UNIT AT RATING AND VOLTAGE INDICATED							
T'd TRANSIENT TIME CONST.	0.03 s							
T"d SUB-TRANSTIME CONST.	0.008 s							
T'do O.C. FIELD TIME CONST.	0.75 s							
Ta ARMATURE TIME CONST.	0.0065 s							
SHORT CIRCUIT RATIO	1/Xd							

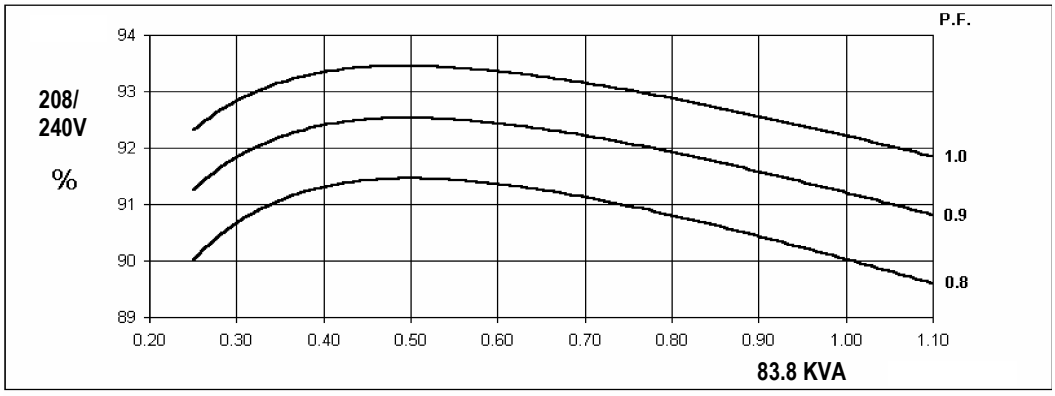
60 Hz

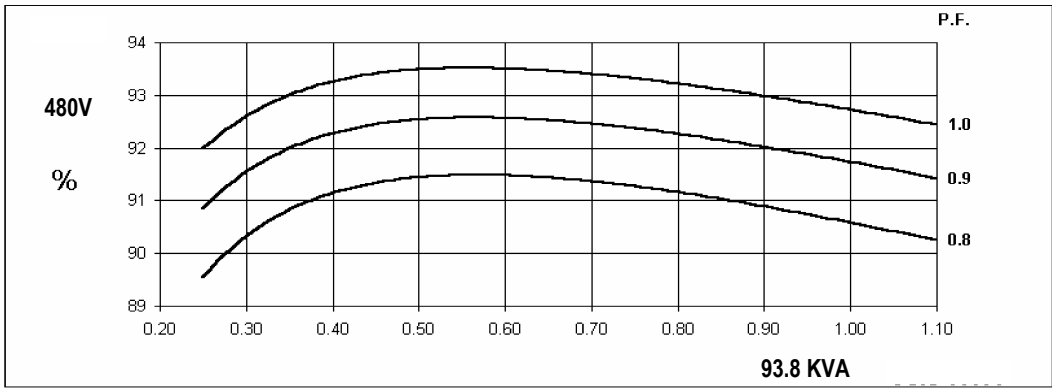
UCI224F

Winding 311

STAMFORD

THREE PHASE EFFICIENCY CURVES

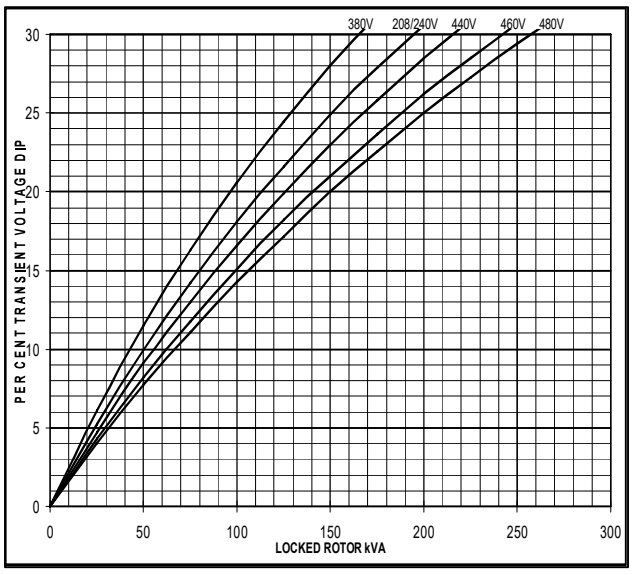




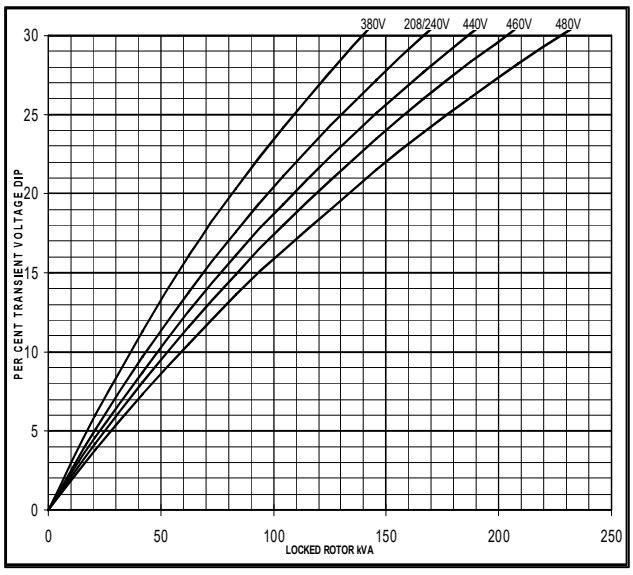
Locked Rotor Motor Starting Curve

60 Hz

MX

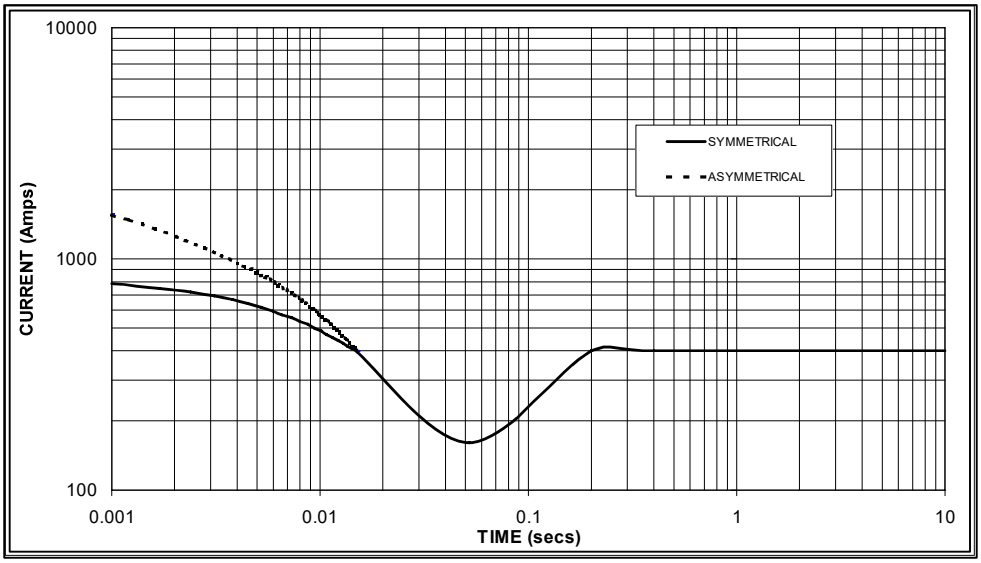


SX



Three-phase Short Circuit Decrement Curve. No-load Excitation at Rated Speed
Based on star (wye) connection.

60 Hz



Sustained Short Circuit = 400 Amps

Note 1

The following multiplication factors should be used to adjust the values from curve between time 0.001 seconds and the minimum current point in respect of nominal operating voltage :

50Hz		60Hz	
Voltage	Factor	Voltage	Factor
380v	X 1.00	416v	X 1.00
400v	X 1.07	440v	X 1.06
415v	X 1.12	460v	X 1.12
440v	X 1.18	480v	X 1.17

The sustained current value is constant irrespective of voltage level

Note 2

The following multiplication factor should be used to convert the values calculated in accordance with NOTE 1 to those applicable to the various types of short circuit :

	3-phase	2-phase L-L	1-phase L-N
Instantaneous	x 1.00	x 0.87	x 1.30
Minimum	x 1.00	x 1.80	x 3.20
Sustained	x 1.00	x 1.50	x 2.50
Max. sustained duration	10 sec.	5 sec.	2 sec.

All other times are unchanged

Note 3

Curves are drawn for Star (Wye) connected machines. For other connection the following multipliers should be applied to current values as shown :
Parallel Star = Curve current value X 2
Series Delta = Curve current value X 1.732

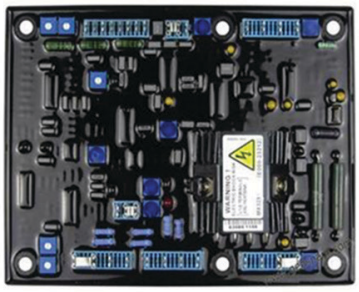
RATINGS

	Class - Temp Rise	Cont. F - 105/40°C				Cont. H - 125/40°C				Standby - 150/40°C				Standby - 163/27°C			
60 Hz	Series Star (V)	416	440	460	480	416	440	460	480	416	440	460	480	416	440	460	480
	Parallel Star (V)	208	220	230	240	208	220	230	240	208	220	230	240	208	220	230	240
	Delta (V)	240	254	266	277	240	254	266	277	240	254	266	277	240	254	266	277
	kVA	75.0	78.1	78.1	82.5	83.8	87.5	87.5	93.8	88.8	92.5	92.5	100.0	91.9	95.0	95.0	102.5
	kW	60.0	62.5	62.5	66.0	67.0	70.0	70.0	75.0	71.0	74.0	74.0	80.0	73.5	76.0	76.0	82.0
	Efficiency (%)	90.5	90.7	90.9	91.0	90.0	90.3	90.6	90.6	89.8	90.1	90.4	90.4	89.6	89.9	90.3	90.3
	kW Input	66.3	68.9	68.7	72.5	74.5	77.5	77.3	82.8	79.1	82.1	81.9	88.5	82.1	84.5	84.2	90.8

MX321 Voltage Regulator

BLUE STAR Power Systems Inc.

MX321 is a three phase sensed Automatic Voltage Regulator and forms part of the excitation system for a brush-less generator. Excitation power is derived from a three-phase permanent magnet generator (PMG), to isolate the AVR control circuits from the effects of nonlinear loads and to reduce radio frequency interference on the generator terminals. Sustained generator short circuit current is another feature of the PMG system.



Voltage Adjustment

The screwdriver adjustable potentiometer adjusts the generator output voltage. Adjustment clockwise increases the generator output voltage.

When using a remote voltage adjust rheostat, remove the jumper wire across terminals 1 and 2 and install a 1k ohm 1 watt rheostat. This will give ±10% voltage variation from the nominal.

Stability Adjustment

The AVR includes a stability or damping circuit to provide good steady state and transient performance of the generator.

A jumper link selector is provided to optimize the response of the stability circuit to various size generators. The link should be positioned as shown in the diagram according to the kW rating of the generator.

The correct setting of the Stability adjustment can be found by running the generator at no load and slowly turning the stability control anti-clockwise until the generator voltage starts to become unstable.

The optimum or critically damped position is slightly clockwise from this point (i.e. where the machine volts are stable but close to the unstable region).

Under Frequency Roll Off (UFRO) Adjustment

The AVR incorporates an underspeed protection circuit which gives a volts/Hz characteristic when the generator speed falls below a presettable threshold known as the “knee” point.

The red Light Emitting Diode (LED) gives indication that the UFRO circuit is operating.

The UFRO adjustment is preset and sealed and only requires the selection of 50 or 60Hz and 4 pole or 6 pole, using the jumper link as shown in the diagram.

For optimum setting, the LED should illuminate as the frequency falls just below nominal, i.e. 47Hz on a 50Hz system or 57Hz on a 60Hz system.

Specifications

Sensing Input	
Voltage	190 to 264VAC max, 1 or 3 phase
Frequency	50 to 60 Hz Nominal
Power Input (PMG)	
Voltage	170 to 220VAC, 3 phase
Current	3A
Frequency	100 to120 Hz Nominal
Output	
Voltage	max 120VDC
Current	Continuous 3.7A Intermittent 6A for 10 secs
Resistance	15 ohms Minimum
Regulation +/- 0.5% RMS	
Thermal Drift 0.02% per 1ºC change in AVR ambient	
Soft Start Ramp Time 0.4 - 4 seconds	
Typical System Response	
AVR Response	10 ms
Field Current to 90%	80 ms
Machine Volts to 97%	300 ms
External Voltage Adjustment +/-10% with 1k ohm 1 watt trimmer	
Under Frequency Protection	
Set Point	95% Hz
Slope	100 to 300% down to 30 Hz
Max. Dwell	20% volts/S Recovery
Unit Power Dissipation 18 watts Maximum	
Analog Input	
Maximum Input	+/- 5VDC
Sensitivity	1V for 5% Generator Volts (Adjustable)
Input Resistance	1k ohm
Quadrature Droop Input 10 ohms Burden	
Max. Sensitivity	0.22A for 5% Droop 0PF
Max. Input:	0.33A
Current Limit Input 10 ohms burden	
Sensitivity Range	0.5 to 1A
Over Voltage Detection Input 10 ohms Burden	
Set Point	300V Time Delay: 1 sec (Fixed)
CB Trip Coil Volts	10 to 30VDC
CB Trip Coil Resistance	20 to 60 ohms
Time Delay	1 second (Fixed)
Over Excitation Protection	
Set Point	75VDC
Time Delay	8 to 15 seconds (Fixed)

DCP7310 Controller

BLUE STAR Power Systems Inc.

The DCP7310 is an Auto Start Control Module suitable for a wide variety of single, diesel or gas, gen-set applications. The 7310 provides gen-set control, transfer switch control, metering, monitoring & protection.



Key Benefits

- Real-time clock provides accurate event logging
- Multiple date and time scheduler
- Set maintenance periods can be configured to maintain engine performance
- Can be integrated into building management systems (BMS) using MODBUS
- Increased input and output expansion capability via DSENet®
- Licence-free PC software
- IP65 rating (with supplied gasket) offers increased resistance to water ingress
- PLC functionality
- Data logging to assist with fault finding and diagnosis
- cULus Listed

Advanced Features

- 4-Line back-lit LCD text display
- Five key menu navigation
- Front panel editing with PIN protection
- Customizable status screens
- Power save mode
- 8 Configurable inputs
- 6 Configurable DC outputs
- 2 configurable volt-free relay outputs
- Flexible sensor inputs
- Configurable timers and alarms
- 3 configurable maintenance alarms
- Multiple date and time scheduler
- Configurable event log (250 events)
- CAN engine support through FT4
- Integral PLC editor
- Easy access diagnostic page
- CAN and Magnetic Pick-up/Alt. inputs
- Fuel usage monitor and low fuel alarms
- Charge alternator failure alarm
- Load monitoring (kW, frequency, voltage)
- Support for 0V to 10V & 4mA to 20mA sensors
- LED and LCD alarm indication
- Power monitoring (kWh, kVAr, kVAh, kVArh)
- Load switching (load shedding and dummy load outputs)
- Unbalanced load protection
- USB connectivity
- Backed up real time clock
- Fully configurable via DSE Configuration Suite PC software
- Remote SCADA monitoring via DSE Configuration Suite PC software
- User selectable simultaneous RS232, RS485
- Configurable MODBUS pages
- MODBUS RTU & TCP support
- Advanced SMS messaging (additional external modem required)
- Additional display screens to enhance with modem diagnostics
- Idle control for starting
- DSENet® expansion compatible

Specifications

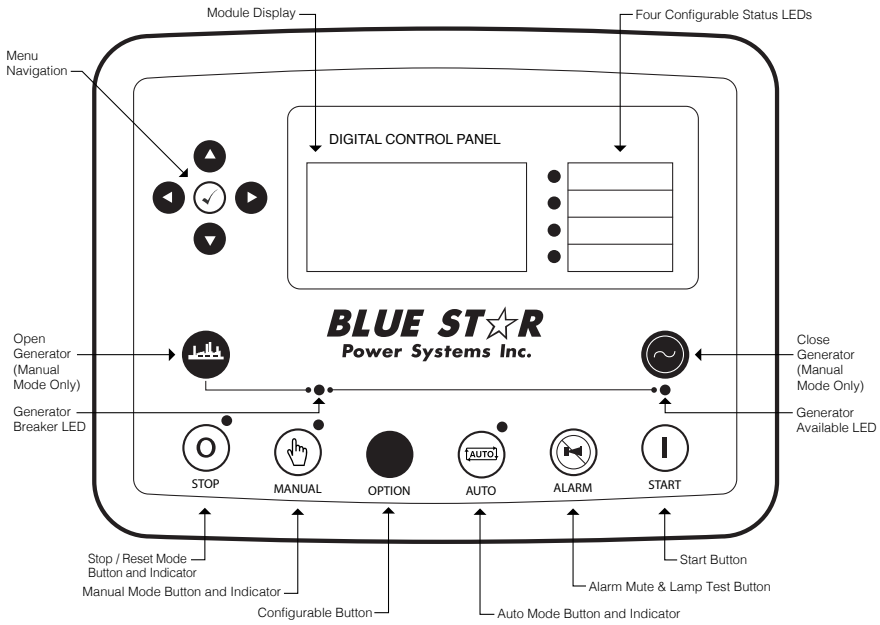
DC Supply	
Continuous Voltage Rating	8V to 35V Continuous
Cranking Dropouts: Able to survive 0V for 100mS, providing supply was at least 10V before dropout and supply recovers to 5V. This is achieved without the need for internal batteries.	
Maximum Operating Current	510mA at 12V, 240mA at 24V
Maximum Standby Current	330mA at 12V, 160mA at 24V
Charge Fail/Excitation Range	0V to 35V
Outputs	
Output A (Fuel)	15ADC at Supply Voltage
Output B (Start)	15ADC at Supply Voltage
Outputs C & D (Volt free)	8A at 250VAC
Aux Outputs E to J	2ADC at Supply Voltage
Generator	
Voltage Range (L-L)	26V to 719VAC
Voltage Range (L-N)	15V to 415VAC
Frequency Range	3.5 Hz to 75 Hz
Bus	
Voltage Range	15V to 415VAC (L-N)
Frequency Range	3.5 Hz to 75 Hz
Magnetic Pickup	
Voltage Range	+/- 0.5V to 70V
Frequency Range	10,000 Hz (max)
Display	
LCD Heated Display	-40°F to 158°F

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DCP7310 Controller

Front Panel LED Indicators:

- Manual: Indicates controller is in the MANUAL mode
- Stop: Indicates controller is in the STOP mode
- Auto: Indicates unit is in the AUTO mode
- Generator Available: Indicates when the generator is available to take load
- Generator Breaker: Indicates system is supplying current to a connected load
- Four Configurable Status LEDs: Configurable via DSE Configuration Suite PC software



Standard Engine Protection Functions

Pre-Alarms (Warnings)

- Low Oil Pressure
- High Coolant Temperature
- Low Coolant Temperature
- Battery Overcharge (High Voltage)
- Weak Battery (Low Voltage)
- Low Load
- Def Level
- Battery Charger Failure
- Engine Sender Unit Failure
- Engine kWe Overload
- Maintenance Interval Timer
- Low Fuel Level
- Fuel Leak Detect

Alarms (Shutdowns)

- Low Oil Pressure
- High Coolant Temperature
- Overspeed
- Overcrank
- Fuel Sender Failure
- Def Level

All alarms and pre-alarms can be configured via the DSE Configuration Suite PC software or the front panel.

Optional Features

- Generator Protection
  - 27(2), 32, 40Q, 51(2), 59(2), 81O, 81U
- Enhanced Generator Protection - 51 and 47
- Selection of Integrating Reset or Instantaneous Reset Characteristics for Overcurrent Protection
- Ethernet and 4G (GSM) remote monitoring and communications via DSE WebNet Software
- Automatic Transfer Switch Control
- Remote Emergency Stop
- Multilingual Capability
- High Fuel Level Pre-Alarm
- Critical Low Fuel Level Alarm
- Analog Meters

Generator Protection

- Undervoltage (27)
- Overvoltage (59)
- Underfrequency (81U)
- Overfrequency (81O)
- Overcurrent (51)
- Reverse Power (32)
- Loss of Excitation (400)
- Phase Imbalance (47)

All generator protection features are programmable as alarms or pre-alarms.

DRP2510 Remote Display Panel

The DRP2510 is a display module designed to work with the DCP7310 Auto Start. Up to three display modules can be connected to one host control module, and can be positioned up to a maximum distance of 3,280 (1km) away. All remote displays connected to the same system, will show the same information at any one time, while the host controller is able to display different information. The modules are simple to operate, and feature the same user-friendly, menu layout as the host module. All communications and configuration are done via the host module only. The remote devices simply mirror the configuration of the host module, making the system quick and easy to install.

DSE2548 DSENET® Output Expansion Module

The DSE2548 is an LED expansion module that can be used with all DSENet® compatible control modules. The module has been designed to display a maximum of height individual LED indications up to a maximum distance of 3,280 (1km). The DSE2548 is presented in a vertical enclosure. It includes an alarm sounder that is triggered when the host controller detects an alarm condition. The alarm can be muted directly from the DSE2548 using the front push button. The DSE2548 includes individual LEDs for each channel and a 'Power On' LED that flashes when the link with the host controller is lost.

DSE890 MKII DSEWebNet® Gateway 4G (GSM/Ethernet) Remote Communications Interface

The DSE890 MKII 4G gateway is used in conjunction with supported DSE controllers to provide remote monitoring and communications data via the DSEWebNet® software. The DSE890 MKII gateway communicates with a maximum of five connected DSE controllers, monitoring their instrumentation and operating states. The DSEWebNet® software is accessed using an internet browser or mobile app connection. Users are able to perform multiple tasks including: monitoring equipment, clearing alarm conditions and starting/stopping equipment at the click of a button.

DSE2548 DSENET® Output Expansion Module

The DSE2157 is an output relay expansion module for use with DSENet® compatible control modules. The DSE2157 has been designed to extend a host module's output capabilities. A maximum of 10 DSE2157's can be connected to an individual module at any one time. All outputs are configurable via the host controller. The additional output capabilities of the DSE2157 give OEMs the flexibility to meet increasingly complex industry specifications.

DSE2130 DSENET® Input Expansion Module

The DSE2130 is an input expansion module for use with DSENet® compatible control modules. The additional input capabilities of the DSE2130 give OEMs the flexibility to meet increasingly complex industry specifications. The DSE2130 provides an additional eight digital inputs, with four of these configurable for use as analog inputs. All inputs are configured within the host controller.

DSE2133 DSENET® RTD / Thermocouple Input Expansion Module

The DSE2133 Input Expansion Module is used in conjunction with supported DSENet controllers to provide 8 additional configurable inputs. Up to four modules can be linked together to provide up to 32 additional inputs. The inputs can be configured as RTD or Thermocouple inputs in the 'host controller'.

DSE2131 Ratiometric Input Expansion Module

The DSE2131 Ratiometric Input Expansion module is used in conjunction with supported DSENet controllers to provide additional, flexible, input functionality. The ratiometric inputs can be configured in a number of ways to connect to digital switches, resistive sensors, 0 to 10VDC signals or 4 to 20 mA signals.

DSE2152 Analog Output Expansion Module

The DSE2152 Analog Output Expansion Module is used in conjunction with supported DSENet controllers to provide 6 additional outputs. The outputs can be individually configured as 0 to 10V or 4 to 20mA, via the "host controller". Up to four DSE2152 modules can be linked together to provide up to 24 additional outputs. An ID switch is provided on the module for identification.

DSE2548 Remote Annunciator

BLUE STAR Power Systems Inc.

The DSE2548 is a powerful remote display to match Blue Star Power Systems, Inc. DCP7310 control panel. It may be powered from the engine starting batteries at 12V, 24VDC, or AC to DC converter. The DSE2548 uses DSENET communications between itself and the DCP to reduce the number of wires required to activate all the alarms. The DSENET communications can be used on remote displays up to 3,280 (1km) feet away from the DCP. The DSE2548 has 9 LEDs per annunciator for a total of 18 LEDs to indicate Alarms, Pre-Alarms and operating conditions of the emergency standby generator system. The DSE2548 also comes complete with a box for easy installation. The DSE2548 is available in two mounting configurations: surface and semi-flush mount. These panels comply with the requirements of NFPA 110.



Key Benefits

- Annunciation of 16 alarms and pre-alarms as detected by the DCP
- Annunciation of 2 status indicators
- Audible alarm horn
- Lamp Test and Alarm Silence switches
- Power supply inputs for 12V or 24VDC
- DSENET communications
- Two mounting configurations
- Box included
- Designed for use in harsh environments
- Works up to 3,280 (1km) from the host controller
- 10 modules can be linked together to one host controller
- Eight configurable LEDs

ID Switch

The rotary ID switch is used to select the address of the DSE2548 expansion module, as the host control module is capable of giving instructions to a number of DSE2548 expansion modules at the same time.

Operating Range

- Up to 3280 ft. from the DCP7310
- Recommended Wire - Belden 9841

Specifications

DC Supply	
Continuous Voltage Rating	8V to 35V Continuous
Cranking Dropouts: Able to survive 0V for 50mS, providing supply was at least 10V before dropout and supply recovers to 5V. This is achieved without the need for internal batteries. LEDs and backlight will not be maintained during cranking.	
Maximum Operating Current	112mA at 12V, 53mA at 24V
Maximum Standby Current	74mA at 12V, 35mA at 24V

Dimensions	
Overall	14"W x 10"H x 5.45"D 355.6 mm x 254 mm x 138.4 mm
Panel Cut-Out	12.50"L x 8.50"H 317.5 mm x 215.9 mm
Panel Thickness	1.45" 36.8 mm

Environmental Testing Standards

Electro-Magnetic Compatibility	
BS EN 61000-6-2	EMC Generic Immunity Standard for the Industrial Environment
BS EN 61000-6-4	EMC Generic Emission Standard for the Industrial Environment

Electrical Safety	
BS EN 60950	Safety of Information Technology Equipment, including Electrical Business Equipment

Temperature	
BS EN 60068-2-1	Ab/Ae Cold Test -30°C
BS EN 60068-2-2	Bb/Be Dry Heat +70°C

Vibration	
BS EN 60068-2-6	Ten sweeps in each of three major axes 5 Hz to 8 Hz @ +/-7.5mm, 8 Hz to 500 Hz @ 2 gn

Humidity	
BS EN 60068-2-30	Db Damp Heat Cyclic 20/55°C @ 95% RH 48 Hours
BS EN 60068-2-78	Cab Damp Heat Static 40°C @ 93% RH 48 Hours

Shock	
BS EN 60068-2-27	Three shocks in each of three major axes 15 gn in 11 mS

Degrees of Protection Provided by Enclosures	
BS EN 60529	IP65 - Front of module when installed into the control panel with the supplied sealing gasket.

Paint & Powder Coat

BLUE STAR Power Systems Inc.

Generator Set

Blue Star Power Systems, Inc. completely paints all of its generator sets in our state-of-the-art downdraft paint booth. It begins with an extensive cleaning of the unit through sanding and a full wipe down using an alkaline-based cleaner. Once completely clean, the unit is then painted with Cardinal Industrial Semigloss paint. Electrostatic paint equipment ensures correct and even coverage. The unit then receives a complete covering of Cardinal Industrial Clear Coat in a hammer texture to provide extra protection and a durable long-lasting easy-to-clean finish.

Performance Characteristics

- 3.0+ Mils TDFT
- Xenon Arc 1100 hours - Excellent Weatherability
- 1000 Hour Salt Spray - Over Primer - Passed (3.0 Mils Total TDFT)
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60˚



Generator Set Enclosure

Blue Star Power Systems, Inc. provides Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coating as standard on all our enclosures. Long term exterior durability, high performance mechanical properties and high gloss are standard characteristics of Cardinal Powder Coating. Cardinal TGIC Polyester Coating exceeds UL 2200 & CSA requirements.

Performance Characteristics

- Cured Powder Properties 2.0+ Mils DFT
- PCI Powder Smoothness 1 Mil
- Pencil Hardness 2H+
- Flexibility 1/8 in Diameter - No Fracture
- Salt Spray ASTM-B117 1000 Hours - Pass
- Humidity ASTM-02247 1000 Hours - Pass
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60˚



Standard Colors

White | T012-WH260

Gray | C013-GR08

Custom Colors

Custom Colors: Blue Star Power Systems, Inc. offers custom color options for your generator set enclosure. Cardinal is licensed by PANTONE® to accurately simulate both the PANTONE MATCHING SYSTEM® colors and the PANTONE® Textile Color System® with our powder and liquid coatings. Additional Charges apply.

Sub-Base Fuel Tanks

Blue Star Power Systems, Inc. provides either Diamond Vogel Nexgen Technology Paint or Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coat on all of our sub-base fuel tanks. Nexgen and Cardinal Industrial both offer excellent coverage and performance characteristics. Nexgen and Cardinal Industrial both exceed UL requirements.

Performance Characteristics

- 3.0+ Mils TDFT
- Xenon Arc 1100 Hours
- 500 Hour Salt Spray - Over Primer - Passed (3.0 Mils Total TDFT)
- Adhesion Crosshatch - 5B
- Gloss 90+ @ 60˚

Standard Color

Jet Black | IB-9541

Enclosures

Blue Star Power Systems, Inc. enclosures are specifically designed for optimal protection against the elements. They are designed to protect the entire system from even the most extreme environments, and to reduce sound levels to most specified requirements. Blue Star Power Systems, Inc's vast flexibility allows the design of standard enclosures to meet most specifications or requirements. All standard enclosure models are constructed of 14 gauge steel and feature a pitched roof for increased structural integrity and superior watershed. All enclosures feature a rugged UL listed hammer powder coat finish as standard for a long lasting and durable finish in standard white or gray. Custom colors are available as specified.

Enclosure Design Features

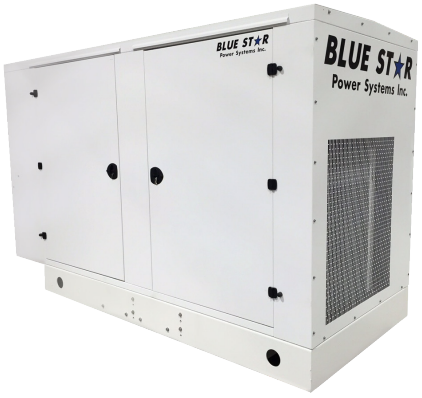
- UL 2200 & CSA Listed as standard
- All enclosure models are 200 MPH wind rating certified in accordance with IBC2018 and ASCE/SEI 7-16 standards.
- Lockable gasketed doors with draw down latches and Stainless Steel component hinges
- All Stainless Steel fasteners
- UL & CSA listed extreme-wear hammer powder coat finish
- Pitched roof for high structural integrity and superior watershed
- Above-door drip guards
- Optimal airflow means no cooling system de-rates on most models
- Internally mounted exhaust silencers standard up to 600 kWe
- Sound attenuation options
- Stainless Steel and Aluminum enclosure options

Level 1

Weather Proof Enclosure

Blue Star Power Systems, Inc. Level 1 enclosures have the rugged construction and weather proof protection required for most outdoor environments. These enclosures will effectively protect the gen-set through high wind (200 MPH), rain, snow, and other extreme weather conditions. Weather proof enclosures feature standard hinged lockable doors, a pitched roof to prevent water accumulation and improved structural integrity. The enclosure is painted with extreme-wear UL and CSA listed hammer powder coat finish.





Level 2

Weather Proof Enclosure with Foam

Blue Star Power Systems, Inc. Level 2 enclosures include all of the same great features of the Level 1 enclosures, and include even more. With the addition of high performance 1.5" Type D Sound Attenuating Foam, our Level 2 Enclosures offer an even lower dBA rating with the same great weather proof protection.

Level 3

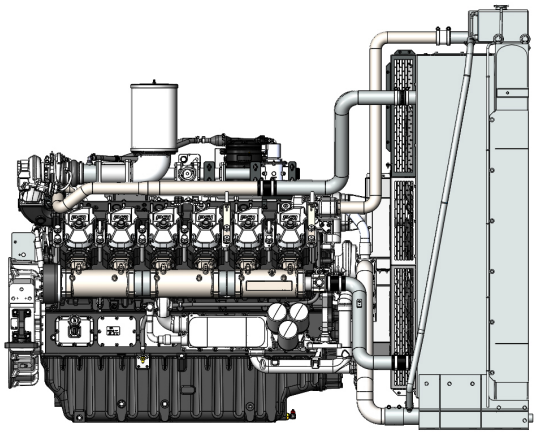
Sound Attenuated Enclosure

Blue Star Power Systems, Inc. Level 3 enclosures feature the same great weather proof protection and standard features as the Level 1 & 2 enclosure models, but with a greater emphasis on reducing sound levels. Standard Level 3 features include the same high performance 1.5" type D sound attenuating foam, and also feature the addition of a separate frontal exhaust sound chamber and dual rear air intake to ensure that your system runs exceptionally quiet. These features make this enclosure among the best in the industry for noise reduction and quality.



Radiators

Blue Star Power Systems, Inc. radiators offer a variety of styles and configurations including radiator and charged air assemblies, radiator and aftercooler assemblies with durable core construction. Our radiators are compact and efficient meeting the most stringent enclosure footprint requirements. All radiators are sized for 50˚C (122˚F) ambient. The single-source design ensures a perfect match with your generator set package.



Radiator Features

Standard Radiator Package

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Complete cooling package with mounting foot and plumbing kit
- All steel construction of top and bottom tanks
- Dual Core designs -
    - Jacket Water / Charged Air Circuit
    - Jacket Water / After Cooler Circuit
- Individual radiators designed to meet manufacturer's specific requirements
- Top tank has built in expansion capacity - no need for an external recover tank
- Full or partial deration system built into the top tank
- Standard cooling package includes fan shroud & fan guard
- Corrosion preventive options:
    - Hot dipped galvanizing on all steel parts or stainless steel
    - Epoxy coated cores

Fan-On Radiator Design

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Rigid built construction for fan support
- High speed bearings within pillow blocks
- Dual Core designs with variable jacket water / after cooler circuit designs
- All steel construction of top and bottom tanks
- Individual radiators designed to meet manufacturer's specific requirements

Circuit Breakers

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. MC (Molded Case) Series Circuit Breakers are the highest quality in the industry. They will protect the power system and corresponding equipment from damaging fault currents circuits and overloads.



80% Rated Circuit Breakers

80% rated breakers can only be applied continuously at 80% of the rated breaker. Tripping of the circuit breaker if the current goes above 80% will depend on the amount of current and the duration.

100% Rated Circuit Breakers

100% rated breakers can be applied at 100% of their current rating continuously.

Accessories

Shunt Trip - Provides a means of tripping the circuit breaker from a remote source by energizing a solenoid in the breaker. This can be achieved through the panel faults such as engine shutdowns, overcurrent, etc. The circuit breaker will have to be reset locally in the event of a tripped breaker.

Bell Alarm / Alarm Switch - Provides remote indication of whether the circuit breaker is in a tripped position. The bell alarm will remain unchanged during on-off operations and during operation by the Push-to-Trip button on the circuit breaker.

Auxiliary Switch/Contacts - Provides remote indication of whether the circuit breaker is in an open or closed state.

Ground Fault Indication/Alarm - Adjustable relay that indicates a ground fault condition with adjustable time delay.

Trip Unit

LI Breakers - Includes adjustable Long-Time pickup and delay and adjustable Instantaneous pickup.
LSI Breakers - Includes features of LI Breakers with addition of Short-Time pickup and delay.

Breaker Model	Amperage	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
H-Frame	15-150	80% or 100%	600	25	18	14	(1) #14-3/0
Q-Frame	70-250	80%	240	10	-	-	(1) #4-300 kcmil
J-Frame	150-175 200-250	80% or 100%	600	25	18	14	(1) #4-4/0 (1) 3/0-350 kcmil
L-Frame	125-400 200-600	80% or 100% 80%	600 600	65	35	18	(2) 2/0-500 kcmil
M-Frame	300-800	80%	600	65	35	18	(3) 3/0-500 kcmil

Breaker Model	Frame Size	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
P-Frame	600 800 1000 1200	80% or 100%	600	65	35	18	(3) 3/0-500 kcmil (4) 3/0-500 kcmil
R-Frame (LSI Standard)	1600 2000 2500 3000	100%	600	65	35	18	(12) 3/0-750 kcmil (15) 3/0-750 kcmil (18) 3/0-750 kcmil (21) 3/0-750 kcmil

TPS Series Block Heaters

BLUE STAR Power Systems Inc.

The TPS engine block heater is designed to preheat diesel and gaseous engines. It is simple to install, lightweight, and heats engines up to 12L displacement. Thermosiphon circulation of the coolant delivers even heat throughout the entire engine block.



Features

- cULus Listed
- CE Compliant
- Various temperature settings available, including an optional adjustable thermostat 90˚ - 130˚F (32˚ - 54˚C)
- Can be supplied with UL marked 120 or 240V NEMA plug

Specifications

Part Number	Volts	Watts	Amps	Male Plug	Outlet Size (Inches)
13224	120	500	4.2	Yes	5/8
14209	240	500	2.1	Yes	5/8
10014	120	1000	8.4	Yes	5/8
10015	240	1000	4.2	Yes	5/8
10016	120	1500	12.5	Yes	5/8
10017	240	1500	6.3	Yes	5/8
10018	120	1800	15	Yes	5/8
10019	240	2000	8.3	Yes	5/8

Single Stage Air Cleaner

BLUE STAR Power Systems Inc.

Single Stage Air Cleaners are tough, non-metallic, lightweight, self-supporting and completely disposable. They are also easy to install, durable, and reliable. They are designed to function well under high and severe pulsation conditions found in many applications. Vibration-resistant media is potted into molded housings of rugged ABS plastic – so they don't fall apart as other designs might. They can be mounted vertically or horizontally.



Specifications

- No serviceable parts - Air cleaner housing and filter are one unit
- Designed to withstand severe intake pulsation
- Economical replacement cost
- Self-supporting, sturdy
- Very reliable: only one critical seal
- Lightweight and compact in size
- Non-metallic, non-corrosive
- Completely disposable - acceptable for normal trash pick-up (should not be incinerated)
- Easily installed and maintained
- Minimal removal clearance needed: only 1.5”
- Three airflow styles available to fit virtually any engine intake configuration
- Various media available for specific generator set applications: high pulsation, high humidity, etc.
- Temperature tolerance: 180°F/83°C continuous 220°F/105°C intermittent

CPJ Series Critical Grade Silencers

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. “CPJ” Series is the accumulation of research and development offering a compact silencer without compromising performance. It incorporates a unique combination of resonator chambers, acoustically packed internal components and diffusers to achieve a stunning level of performance for its size. All CPJ series silencers are critical grade silencers and are packed with insulation to greatly reduce radiated noise and exterior shell temperature.



Standard Construction Features

- Available in sizes from 2 inch to 12 inch
- Multitude of inlet/outlet design styles to meet almost any requirement
- Packed with fiberglass insulation to reduce shell temperature and noise levels
- Fully welded double shell carbon steel weldment construction, corrosive resistant
- High density fiberglass acoustic blanket good to 1500°F, wrapped with 304 Stainless Steel wire mesh cloth and encased in a carbon steel perforated facing
- Black phenolic resin based finish paint

Optional Construction Features and Accessories

- Stainless Steel construction
- Aluminum construction
- Aluminized Steel construction
- Vertical mounting legs
- Round mounting bands
- Horizontal mounting saddles
- Horizontal and vertical shell lugs
- Special finish per specification
- Air leak test
- ASME code construction
- Oversized flanges
- Acoustic shell lagging
- High temperature acoustic pack material
- Contact factory for additional features to meet your requirements

Model #	Part #	Outlet Size	Flanged Connection	WT (lbs)
CPJS-02	10660	2.0” OD	No	12
CPJS-25	10661	2.5” OD	No	18
CPJS-03	10662	3.0” OD	No	20
CPJS-35	10663	3.5” OD	No	30
CPJS-04	10664	4.0” OD	No	31
CPJS-05	10665	5.0” OD	No	50
CPJS-06	10666	6.0” OD	Yes	50
CPJS-08	10667	8.0” OD	Yes	120
CPJS-10	10668	10.0” OD	Yes	180

Industrial Batteries

BLUE STAR Power Systems Inc.

Engine Starting Batteries

Blistering heat and bitter cold are ruthless battery killers. That's why Blue Star Power Systems, Inc. utilizes a pioneered climatized battery. Designed to offer you long-life and high-performance starting power that will get your gen-set running even under extreme conditions. Blue Star Power Systems, Inc. "all-climate" batteries stand up to the harshest temperatures and are available in sizes and configurations to fit almost any application.



Standard Features

- Unique Manifold Vent - Virtually eliminates corrosion by venting gases away from terminals and cables
- Exclusive TRP™ Construction – Rib reinforced TRP™ container significantly improves the vibration and impact resistance
- Armored Plate Cell Bonding - Vibration is the number one killer of commercial batteries. To solve this problem, the cells of every battery are bonded
- Polyethylene Enveloped Separator Design – Super tough polyethylene material reduces electrical resistance and provides higher cranking performance
- Center Lug Design - Suppresses the vibration inherent in traditional construction for improved performance (where applicable)
- TTP™ - Through-the-Partition inter-cell connectors create a shorter current path to deliver more power to the terminals
- Heavy Duty Cases - Reinforced polyethylene or hard rubber cases stand up to the demands of standby gen-sets
- Convenient Lifting Slots - a handle is built in the top of the battery for easy carrying and transportation
- Protective Bottom Design - Waffled bottom design provides protection against nuts, bolts, or stones that might become lodged under the battery
- Computer Designed Radical Grids - An improved state-of-the-art design which adds power and resists vibration
- Threaded Accessory Ports - Features a sealed "O" ring that does not work loose during severe service (78DT only)

Specifications

	NEMA Type			Dimensions (Inches)			
BCI Group Size	Part Number	CCA at 0˚F	CCA at 32˚F	Length	Width	Height	Weight (lbs.)
78DT	78DT-HD	800	960	10-11/16	7-1/16	8-1/8	54
4D	4D-HD	1000	1200	19-9/16	8-5/16	10	95
8D	8D-HD	1300	1560	20-3/4	11	10	117

Deep Sea Battery Charger

BLUE STAR Power Systems Inc.

The DSEBC2410Ei is an enclosed intelligent battery charger designed to work with multiple battery types across a wide range of applications.

The advanced technology has been developed to automatically detect system settings and charging profiles including cell voltage and boost voltage to provide high-levels of charging support.

A comprehensive range of input and output protections ensure a continued safe charging environment also enabling the use of the charger as a power supply.



Key Benefits

- Fully flexible to maximize the life of the battery
- Suitable for a wide range of battery types
- NFPA110 Compliant
- Fault output
- Maximum 91% operating efficiency
- No external intervention for boost mode
- Multiple chargers can be linked together to provide larger current output
- Can be permanently connected to battery and utility supply. No need to disconnect through high load conditions.
- cULus Listed

Advanced Features

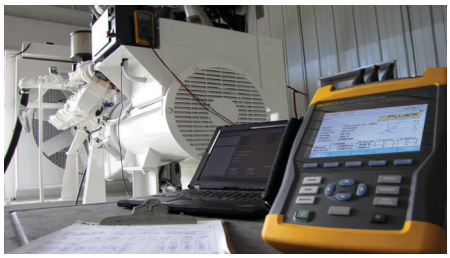
- Intelligent two, three and four stage charging profiles
- 12V / 24V auto voltage detection for multiple battery types
- Adjustable current limit
- Can be used as a battery charger, power supply or both at the same time
- Automatic or Manual boost and storage charge functions to help maintain battery condition
- Digital Microprocessor Technology
- Temperature compensation for battery charging
- Low Output Ripple and superb line regulation
- Available in two variants (LCD display or LCD display & analog meters)
- Full Protection
- AC input Under voltage | AC input Over voltage
- Battery charger output Over voltage | Battery charger output Over current
- Battery temperature compensation with over temperature protection
- Output short circuit and inverse polarity protection with auto recovery
- Automatic power de-rating at high ambient temperatures
- Battery charger failure indication
- Automatic Boost Mode boosts and equalizes cell charge improving battery performance and life
- Power Save Mode
- Once the battery is fully charged the chargers switch to Eco-Power to save energy consumption
- Can be integrated into external systems through MODBUS RTU using RS485
- Fully configurable via DSE Configuration Suite PC Software
- DSE2541 External remote display option

Specifications

AC Supply	
Voltage Range	90V to 305V (L-N)
Frequency Range	48 Hz to 64 Hz (L-N)
DC Output Rating	
Output	10ADC at 12V & 24VDC
Ripple and Noise	<1%
Efficiency	>86%
Auxiliary Output	100mA at 12VDC
Regulation	
Line	<0.5%
Load	2%
Temperature Sensor Input - PT1000	
Protections	
Short Circuit	DC Over and Under Voltage
DC Over Current	Reverse Polarity
Over Temperature	AC Under & Over Voltage
Battery Charger Failure	
Charge Failure Relay - 3A at 30VDC Volt Free Relay	
Temperature Rating	
Operating Temp Rating	-30°C to +55°C (-22°F - 131°F)
Compatible Battery Profiles	
- Lead Acid - Lead Crystal - Ni-Cad 18 Cell - Ni-Cad 20 Cell	- Calcium - Lithium Phosphate - VRLA-AGM - VRLA-GEL

Factory Load Test

Blue Star Power Systems, Inc. factory testing is performed with the same extreme diligence and attention to detail that is given to the prototype testing process. Every engine generator set receives a complete factory load test that certifies and ensures that the set will function in accordance to every specific application. Test metering will have an accuracy of 1.3% or better. This metering equipment is calibrated annually, and is directly traceable to the National Institution of Standards & Technology (NIST). All test procedures are conducted in accordance with MIL-STD-705C where applicable.



Factory Acceptance Testing Procedures

- Insulation Resistance Test (301.1c)*
- High Potential Test (302.1b)*
- Alternator Over Speed
- Complete Engine Inspection
- Generator Inspection
  - Winding Resistance Test (401.1b)
  - Exciter Field Stator
  - Main Field Stator
- Mounting & Coupling Inspection
- Engine Fuel System Inspection
- Engine Lube Oil System Inspection
- Engine Cooling System Inspection
- DC Charging System Inspection
- Main Output Circuit Breaker Inspection

* Performed By Alternator OEM

- Anticipatory Alarms and Shutdowns Test (505.2b, 515.1b, 515.2b)
- Optional Equipment Inspection (513.2a)
- Load Test (640.1d
  - Regulator Range Test (511.1d)
  - No Load
  - MAX Load © 1.0 P.F. (640.2d)
  - MAX Load @ 0.8 P.F.
  - Block Loads @ 0-25%, 0-50%, 0-75%, 0-100% of rated load tests (640.2d)
- 1.0 Power Factor Max Load
- 1.0 Power Factor Max Block Load Pickup
- Full Name Plate Rated Load.
- Standard Readings Taken Every 5 Minutes.

Standard Reading Recorded During Load Test Inspection

Run Time	**AC Frequency**
AC Voltage	**Exciter Field Voltage**
AC Amperage	**Exciter Field Current**
kVA	**Lube Oil Pressure**
kWe	**Engine Coolant Temp.**
Power Factor	**Ambient Temp.**

Factory Load Test Summary

All engine generator sets are visually inspected prior to testing. This includes a complete visual/mechanical inspection to ensure that all fasteners and electrical connections are secure, that all rotating components are free of obstruction/ interference and are properly guarded.

Once the unit is started, the AC voltage and frequency are set to rated values. The unit is operated at no load while all of the safety shutdowns and warnings are verified and tested. The unit is then restarted and run at 25%, 50% and 100% of rated load and power factor until the engine temperature has stabilized for at least ten minutes. During the rated and maximum load pickup portion of the test, the voltage regulator gain, stability and under frequency compensation adjustments are set for optimal performance. All test procedures are performed in accordance with MIL-STD-705C where applicable.

Throughout these test procedures the AC parameters, engine oil pressure, engine temperature, exhaust temperature, timing and air/fuel ratio (gaseous units) are monitored and recorded. The unit and all installed accessory equipment are continually examined for oil and coolant leaks, excessive vibration and foreign noises.

Once all test procedures are performed and recorded, the unit is allowed a cool down period prior to being shut down. The unit is once again inspected for leaks, loose fasteners and connections prior to leaving the test facility.

The unit receives another complete final inspection process prior to packaging and shipment.

Note: All units are tested after the painting process is complete to prevent unforeseen difficulties resulting from the painting process being performed after testing.

Witnessed Factory Load Test

Standard witnessed factory load testing must be scheduled and approved at least four weeks prior to the engine generator sets scheduled shipping date. Any requests for witnessed factory load testing after this four week period may incur additional charges.

Witnessed Extended Run Factory Load Test

Witnessed extended run factory load testing must be scheduled and approved at the time of order placement. Any requests for witnessed extended run factory load testing after this time could be denied and would if approved incur additional cost.

All units are built and tested to cUL, CSA and NFPA 110 standards.

Engine Generator Set Two (2) Year 2000 Hour Standby Limited Warranty

BLUE STAR Power Systems Inc.

Your Blue Star Power Systems, Inc. product has been designed and manufactured with care by people with many years of experience. Blue Star Power Systems, Inc. warrants to its Buyer that the product is free from defects in materials and/or workmanship for the period of time outlined below. If the product should prove defective within the time period outlined below, it will be repaired, adjusted or replaced at the option of Blue Star Power Systems, Inc., provided that the product, upon inspection by Blue Star Power Systems, Inc., has been properly installed, maintained and operated in accordance with Blue Star Power Systems, Inc.'s Installation and Operating Manuals. This limited warranty is not valid or enforceable unless: (1) all supporting maintenance records are kept on file with the end user and made available upon request from factory, and (2) the generator set is routinely exercised in accordance with operating instructions. This warranty does not apply to malfunctions caused by physical damage, misuse, improper installation, repair or service by unauthorized persons, or normal wear and tear. The warranty is not assignable.

Blue Star Power Systems, Inc. product warranty period: Engine generator set: Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first). Accessories (installed on the engine generator set or shipped loose): Parts and Labor for one (1) year from the date of factory invoice or 2000 hours (whichever occurs first). Transfer Switches: If purchased with a generator set (same order number): Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first).

The start of the warranty period can be adjusted to the date of unit start-up (limited to 180 days from invoice date) provided that the following information is provided to Blue Star Power Systems, Inc. within 30 days of start-up. The warranty will not be effective unless a copy of the Blue Star Power Systems, Inc. start-up validation checklist is properly and completely filled out and returned to Blue Star Power Systems, Inc. within 30 days of start-up. Additionally, the engine manufacturer's engine registration form must be completed and returned to the engine manufacturer as stated in the instructions with the registration form.

To obtain warranty service: Contact your nearest Blue Star Power Systems, Inc. Service Representative. For assistance in locating your nearest authorized service representative, contact Blue Star Power Systems, Inc., Attention: Service Department (see contact information below).

Warranty service may be performed by authorized Blue Star Power Systems, Inc. service providers only. Service work performed by unauthorized persons will void all warranties.

Blue Star Power Systems, Inc. shall not be liable for any claim in amount greater than the purchase price of the product. In no event shall Blue Star Power Systems, Inc. be held liable for any special, indirect, consequential or liquidated damages including but not limited to: loss of profits, loss of time, increased overhead, delays, loss of business opportunity, good will, or any commercial or economic loss.

Blue Star Power Systems, Inc. shall not be liable for any claim that requires replacement of engine, part, or component of the gen-set that is no longer manufactured or available. Additionally, Blue Star Power Systems, Inc. will not be liable for any engine replacement that may require emissions tier level change.

THERE ARE NO EXPRESS WARRANTIES OTHER THAN THOSE DESCRIBED HEREIN. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, OR OTHERWISE CREATED UNDER THE UNIFORM COMMERCIAL CODE, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE.

The following items and/or circumstances are excluded from this limited warranty:

- Engine starting batteries: The battery manufacturers' warranty applies. Consult your local battery supplier for warranty service.
- Fuel system and/or governing system adjustments performed during or after start-up.
- Normal maintenance items: Consumable items such as belts, filters, fluids, and hoses.
- Adjustments and tune–ups performed during start-up or thereafter. Start-up, training, tuning, and adjustments for any paralleling or bi-fuel system.
- Loose connections (electrical and mechanical) not found during start-up.
- All fluid level related items including low coolant not found during start-up or checked during regular maintenance intervals.
- Shipping damage of any type. All equipment is shipped F.O.B. Blue Star Power Systems, Inc. and risk of loss transfers to the carrier once loaded for shipment. It is the responsibility of the receiving party to sign for the receipt of, and note any shipping damage to the equipment. Freight damage claim filing is the responsibility of the receiving party. In the rare event that damage occurs during shipment, Blue Star Power Systems, Inc. will not warrant any damage to the unit resulting from shrink wrap.
- Any special access fees, equipment, requirements or after hours scheduling to gain access to the equipment for warranty service purposes.
- Buyer requested rental generators used while warranty work is being performed.
- Damages caused by acts of nature, such as lightning, wind, flood, or earthquake.
- Any damage due to situations beyond the control of the manufacturing and/or workmanship of the product.
- Use of non-protected steel enclosure within 10 miles of the coast.
- Improper installation or operation as outlined in the Installation and Operation Manuals.
- Misapplication of the equipment such as usage outside the original design parameters as stated on the nameplate of the equipment.
- Equipment purchased at the standby rating that is being used in a prime power application(s).
- Diesel engine "Wet Stacking" or Regeneration issues due to lightly loaded diesel engines.
- Travel labor and mileage for mobile generator sets.
- More than one trip to the job site because a service vehicle was not stocked with normal service parts.
- Lodging expense associated with unit repair and excessive mileage charges (limit to 300 miles round trip from nearest service center).
- Failure to properly exercise and maintain your equipment per manufacturer's specifications will void all warranty.
- Equipment modifications made without the written consent of Blue Star Power Systems, Inc. will void all warranties.
- Any equipment or components added including fuel tanks and enclosures not installed at the Blue Star Power Systems, Inc. factory.

This agreement is deemed made and executed in North Mankato, Nicollet County, Minnesota and shall be construed and interpreted in accordance with the laws of the state of Minnesota without giving effect to its conflicts of laws principals. Each of the parties submits to the exclusive personal jurisdiction and venue with respect to any action or proceeding arising out of, in connection with, relating to, or by reason of this agreement before the district court of the state of Minnesota, located in Nicollet County and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court.

American Generators Sales & Service, LLC
6158 Delfield Drive, Ste. C
Waterford, MI 48329
Phone: (248) 623-4919 Fax: (248) 623-4918

August 10, 2023
City of Novi
Fire Station #3
42785 9 Mile Rd, Novi, MI 48375
REF: 50 kW Generator Installation Project
ATTN: Matt Turco

Mr. Turco,
Thank you for your interest in American Generators Sales & Service, LLC, products and services.

Below is a description of the Scope of Work for installing a "Standby Natural Gas Generator System" for above mentioned building

This System will allow complete power backup of the mentioned building, in its entirety.

This Scope is based on our conversations, site visit, and meeting with yourself. Please review this document and contact me with any questions.

SCOPE of WORK:
Provide and install the following:

- Blue Star GM50 (See Attached Spec Sheet)
  - 120/240V
  - Level 1 Weather Enclosure
  - 10A 12V Premium Battery Charger
  - Coolant Heater
- Concrete Pad – Per Manufacturers Specs
- Electrical Materials
- Gas Line Materials
- Labor
- Electrical Permit
- Mechanical Permit
- Freight / Delivery / Crane Service
- Project Commissioning & Testing
- Owners Training
- Project Close-out (Drawings, Manuals, Documentation, etc.)
- Reinstall existing Remote System Monitoring (cellular based) - Remote Start Capable Monitoring. (Annual Subscription of $365.00) First Year Monitoring is Included. (optional, but included)
- Sales tax EXEMPT

NOT INCLUDED IN TOTAL PRICE

- Overtime

- Unforeseen Conditions
- Engineered Drawings*
- Ethernet Communications
- DECO or CE Charges
- Landscape Repair
- EPA or MDEQ Permits (if required)
- Building Permits or Generator Use (if required)
- Diesel Fuel – unless noted
- Temporary Generator Power
- Fencing

ITEMS THAT COULD INFLUENCE PRICING:

- Location approval by the City of Novi Building Department
- System approval by the City of Novi Building Department
    - Size of Generator (Based on Load Study)
    - Future load Requirements
- Temporary Power During Construction – if needed

Project Total $ 83,921.76

Please contact me with any questions regarding this proposal.

Best Regards,

Doug Pletcher

AMERICAN GENERATORS
Sales & Service, LLC

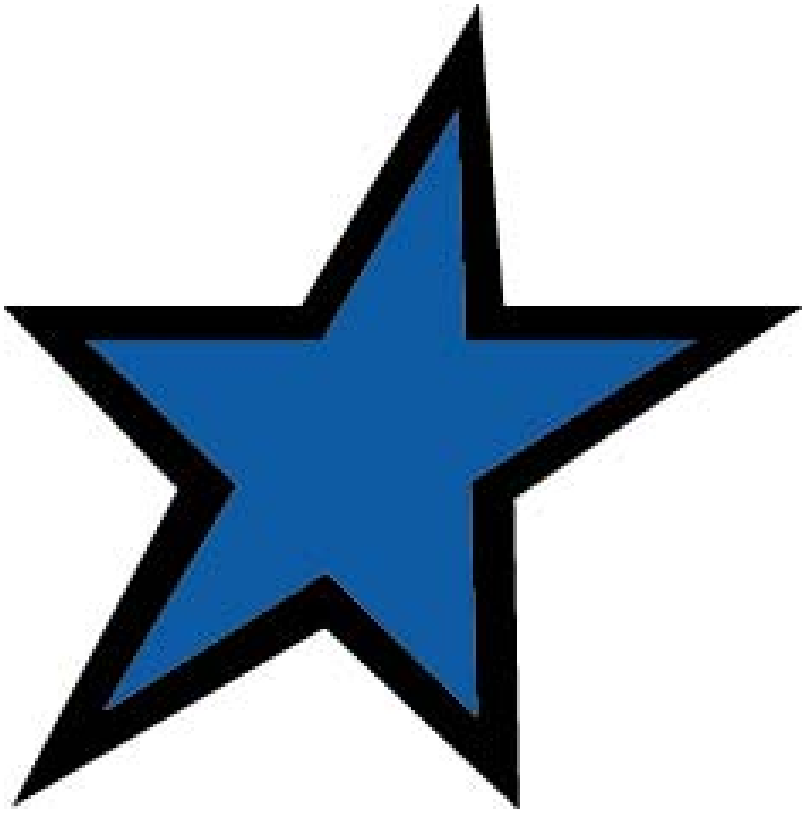
O: 248-623-4919
F: 248-623-4918
E: dpletcher@american-generator.com
W: www.american-generator.com

BLUE STAR
Power Systems Inc.

Submittal

8/10/2023

Project Title	City of Novi - FS#3
Quote Number:	0099825-0
Model:	GM50-03



AMERICAN GENERATORS
Sales & Service, LLC

American Generators Sales & Service, LLC.
Doug Pletcher
6158 Delfield Dr.
Suite C
Waterford MI 48329
Office: 248-623-4919
Cell: 248-240-6036
Email: dpletcher@american-generator.com

BLUE STAR
Power Systems Inc.

Table of Contents

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- 3 DCP7310 Control Panel
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- 17 Radiators
- 22 Circuit Breakers
- 29 TPS Series Block Heaters
- 31 Single Stage Air Cleaner
- 33 CPJ Series Silencers
- 27 Industrial Batteries
- 26 Deep Sea Battery Charger
- 47 Factory Load Test
- 2yr 2000hr limited warranty

BLUE STAR
Power Systems Inc.

Sales Quote

Quote Date:	**8/10/2023 1:53:47 PM**
Quote Number:	**0099825-0**
Project Title:	**City of Novi - FS#3**
Prepared for	**American Generators Sales & Service, LLC.**

Distributed by:

AMERICAN GENERATORS
Sales & Service, LLC

Unit Model	**GM50-03**	**Standby / Prime**	**Emergency Stationary Standby**
kWe Rating	**50 kWe**	**UL 2200 Listed**	**Yes**
Fuel	**Natural Gas [NG]**	**CSA Approved**	**Yes**
EPA	**Certified**	**Paint Color**	**Gray**

Fuel System:	Natural Gas
Engine Model:	General Motors 5.7L EPA 50kW Standby Power Rating at 1800 RPM Governor - Electronic Isochronous
Voltage:	240/120V 1 Phase 60 Hz 1.0 PF
Gen Model:	Stamford UCI224F 12 Lead Wired 240V 1 Phase Double Delta 125°C Rise Over 40°C Ambient
Voltage Regulator:	Stamford MX321 Automatic Voltage Regulator with PMG Excitation
Control Panel:	Blue Star DCP7310 Microprocessor Based Gen-Set Controller Mounted Facing Left from Generator End (Unless Specified Otherwise) Standard Features: Low Oil Pressure, High Coolant Temp, Overspeed, Overcrank Shutdowns Emergency Stop Pushbutton, Audible Alarm Buzzer with Silencing Switch
Control Panel Options:	Low Water Level Sensor with Shutdown
Remote Annunciator:	Deep Sea DSE2548 (2x) Remote Annunciator with Enclosure (Surface Mounted)
Unit Color:	Gray
Enclosure:	Level 1 (Weather Proof Enclosure) Powder Coated 14 Gauge Steel Rugged and Durable 200 MPH Wind Rated Enclosure Pitched Roof for Increased Structural Integrity and Improved Watershed Punched Intake with Baffle and Punched Exhaust Openings Keyed Alike Lockable Doors with Draw Down Latches and Stainless Steel Component Hinges Formed Steel Base with Mounting and Lifting Holes Includes Vibration Mounts to Isolate Unit from Base Rail
Sound Attenuation Foam:	Sound Attenuation Not Included
Cooling:	Unit Mounted Radiator (50°C Ambient)
Coolant Drain Extension:	Plumbed to Bulkhead Fitting in Base
Oil Drain Extension:	Plumbed to Bulkhead Fitting in Base
Mainline Breaker:	200 Amp 2 Pole 240 Volt Breaker Mounted & Wired in a NEMA 1 Enclosure
Jacket Water Heater:	Engine Block Heater 1500W 120VAC Rated for -20°F Heater Installed with Isolation Valves and Wired to Terminal
Air Cleaner:	Dry Single Stage
Silencer:	Critical Grade Compact (CPJ Series) Silencer Mounted to Engine
Battery:	12 Volt System with Rack and Cables
Battery Charger:	DSE 12 Volt 10 Amp Mounted and Wired to Terminal

Factory Test:	Standard Commercial Testing Includes: Verification of Alarm Shutdowns, Voltage Settings, Block Loading to Rated kWe and PF
Owner's Manual:	Print Copy (Qty 1) **Standard**, Electronic Copy, Flash Drive (Qty 1)
Warranty:	2 Year / 2000 Hour Limited
Notes:	
Additional Options (Not Included in Price):	

ATS 1

Series	**300**	**Volts**	**240/120V 1 PH**
Service Entrance Rated	**Yes**	**Poles**	**2**
Amps	**400**	**Enclosure**	**Nema 3R Secure**

Warranty:	Two (2) Year Basic ATS Limited Warranty Standard
Optional Accessories:	44G Strip Heater with Thermostat, Wired to Load Terminals (208-600V) 11BE Feature Bundle Includes Engine Exerciser/Event Log/RS-485 Enabled/Common Al
ATS Notes:	
Payment Terms:	Due Upon on Receipt
Lead Time:	40 + Weeks

Payment Terms:	Due Upon Receipt
Delivery Schedule:	40 Weeks (Contingent on component availability)

Terms & Conditions

- This quote is valid for a period of 15 days.
- This proposal is our interpretation of your requirement. It includes only the items listed on this quotation. Should there be other requirements or specifications, we will re-quote accordingly.
- Units are shipped wet to include lube oil and 50/50 water and antifreeze mix unless otherwise noted in this quotation.
- All extended piping, wiring, or other than listed above is performed by “others”.
- Seller is not quoting, offloading, job site startup, personnel instructions, field testing, or unit installation.
- Quoted prices include normal testing, packaging, and instructional literature.
- It is the distributor/purchaser and end user’s responsibility to ensure that this equipment is operated in accordance with all applicable local, state, and federal laws and regulations governing the use and operation of this equipment.

Distributor Terms & Conditions

PAYMENT TERMS:
•20% DOWN AT TIME OF ORDER PLACEMENT, 70% AT TIME OF EQUIPMENT DELIVERY, 10% NET 30 DAYS OR BY START UP, WHICHEVER COMES FIRST.
•TERMS BASED ON CREDIT APPROVAL.
•ALL LATE PAYMENTS WILL BE SUBJECT TO A SERVICE FEE OF 1.5% PER MONTH. CUSTOMER WILL BE RESPONSIBLE FOR ANY AND ALL COLLECTION COSTS, INCLUDING LEGAL FEES.
•ALL CREDIT CARD PAYMENTS WILL INCUR A 3% TRANSACTION FEE.

I HAVE READ AND INITIALED, AGREEING TO TERMS_____

TAX EXEMPT NO. _____ IF APPLICABLE

F.O.B. FREIGHT ALLOWED TO JOB SITE, CUSTOMER TO OFFLOAD

DELIVERY: TO BE DETERMINED AT TIME OF ORDER.
TENTATIVE DELIVERY IS BASED ON THE MANUFACTURER'S CURRENT LEAD-TIME;

THIS IS NOT A GUARANTEE TO SHIP AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

CANCELLATION CHARGES WILL APPLY. ORDERS IN PRODUCTION BY THE MANUFACTURER CANNOT BE CANCELLED.

ALL EQUIPMENT REMAINS THE PROPERTY OF AMERICAN GENERATORS SALES& SERVICE, LLC. UNTIL PAID IN FULL

ACCEPTED BY: SITE ADDRESS:

_____ _____
COMPANY

_____ _____
AUTHORIZED SIGNATURE TO RELEASE MATERIAL

_____
PRINT NAME DATE

BLUE STAR
Power Systems Inc.

Gaseous Product Line

208-600 Volt

GM50-03

60 Hz / 1800 RPM

50 kWe

Standby

Ratings

	240V	208V	240V	480V	600V
Phase	1	3	3	3	3
PF	1	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60
Generator Model	UCI224F	UCI224E	UCI224E	UCI224D	UCI224D
Connection	12 LEAD DD	12 LEAD WYE	12 LEAD DELTA	12 LEAD WYE	4 LEAD WYE
kWe Nat (LP)	50 (50)	50 (50)	50 (50)	50 (50)	50 (50)
AMPS Nat (LP)	208 (208)	174 (174)	151 (151)	75 (75)	60 (60)
Temp Rise	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C	125˚C / 40˚C

Standard Equipment

Engine

- Radiator Cooled Unit Mounted (50˚C)
- Radiator Duct Flange (OPU Only)
- Blower Fan & Fan Drive
- Starter & Alternator
- Oil Pump & Filter
- Oil Drain Extension w/Valve
- Governor - Electronic Isochronous
- 12V Battery System & Cables
- Air Cleaner (Dry Single Stage)
- Critical Grade Silencer Mounted
- Flexible Fuel Connector
- EPA Certified

Generator

- Brushless Single Bearing
- Automatic Voltage Regulator
- ± 1% Voltage Regulation
- 4 Pole, Rotating Field
- 125˚C Standby Temperature Rise
- 100% of Rated Load - One Step
- 5% Maximum Harmonic Content
- NEMA MG 1, IEEE and ANSI Standards Compliance for Temperature Rise

Additional

- Single Source Supplier
- UL 2200 & cUL Listed
- CSA Certified
- Seismic Certified to IBC 2021
- NFPA 110 / CSA C282 Compliant
- Microprocessor Based Digital Control Panel Mounted in NEMA 12 Enclosure
- Base - Formed Steel
- Main Line Circuit Breaker Mounted & Wired
- Battery Charger 12V 6 Amp
- Jacket Water Heater -20˚F 1500W 120V w/Isolation Valves
- Vibration Isolation Mounts
- 2 Year / 2000 Hour Standby Warranty
- Standard Colors - White / Gray

Application Data

Engine

Manufacturer:	Power Solutions International	Displacement - Cu. In. (lit):	350 (5.70)
Model:	5.7L NA	Bore - in. (cm) x Stroke - in. (cm):	4.00 (10.2) x 3.48 (8.84)
Type:	4-Cycle	Compression Ratio:	9.40:1
Aspiration:	Natural	Rated RPM:	1800
Cylinder Arrangement:	8 Cylinder Vee	Max HP Stby (kWm):	113 (84.3)

Exhaust System	**Standby**
Gas Temp. (Stack): °F (°C)	1,350 (732)
Gas Volume at Stack Temp: CFM (m^3/min)	553 (15.7)
Maximum Allowable Exhaust Restriction: in. H_2O (kPa)	40.8 (10.2)
Cooling System	
Ambient Capacity of Radiator: °F (°C)	122 (50.0)
Maximum Allowable Static Pressure on Rad. Exhaust: in. H_2O (kPa)	0.50 (0.12)
Water Pump Flow Rate: GPM (lit/min)	36.6 (139)
Heat Rejection to Coolant: BTUM (kW)	3,120 (54.6)
Heat Rejection to CAC: BTUM (kW)	N/A
Heat Radiated to Ambient: BTUM (kW)	677 (11.9)
Air Requirements	
Aspirating: CFM (m^3/min)	173 (4.90)
Air Flow Required for Rad. Cooled Unit: CFM (m^3/min)	7,400 (209)
Air Flow Required for Heat Exchanger/Rem. Rad. CFM (m^3/min)	Consult Factory For Remote Cooled Applications

Fuel Consumption	**Natural Gas**	**LP**
At 100% of Power Rating: ft3/hr (m3/hr)	736 (20.8)	286 (8.09)
At 75% of Power Rating: ft3/hr (m3/hr)	592 (16.8)	262 (7.41)
At 50% of Power Rating: ft3/hr (m3/hr)	465 (13.2)	182 (5.15)
Fuel Inlet Size: NPT		1.00”
Fuel Pressure Required: in. H_2O (kPa)		11.0 (2.75)
Fluids Capacity		
Total Oil System: gal (lit)		1.25 (4.73)
Engine Jacket Water Capacity: gal (lit)		2.03 (7.68)
System Coolant Capacity: gal (lit)		6.00 (22.7)

All calculations based on natural gas fuel.
Deration Factors: Altitude: Derate 3% Per 1,000 ft Over 4,200 ft

Gaseous Product Line

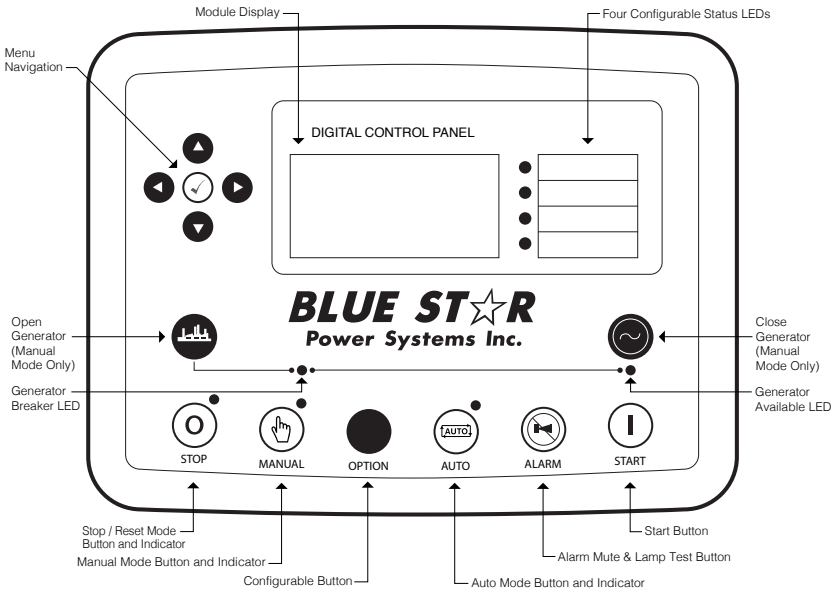
50 kWe

BLUE STAR Power Systems Inc.

DCP7310 Control Panel

Standard Features

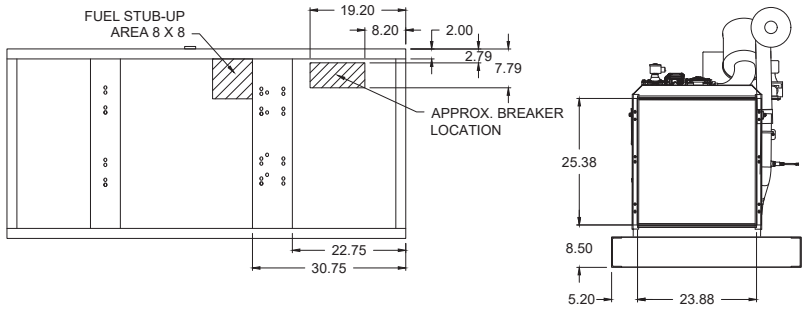
- Digital Metering
- Engine Parameters
- Generator Protection Functions
- Engine Protection
- CAN Bus (J1939) ECU Communications
- Windows-Based Software
- Multilingual Capability
- Remote Communications to DSE2548 Remote Annunciator
- 8 Programmable Contact Inputs
- 10 Contact Outputs
- RS485 Communicator Interface
- cULus Listed, CE Approved
- Event Recording
- IP 65 rating (with supplied gasket) offers increased resistance to water ingress
- NFPA 110 Level 1 Compatible



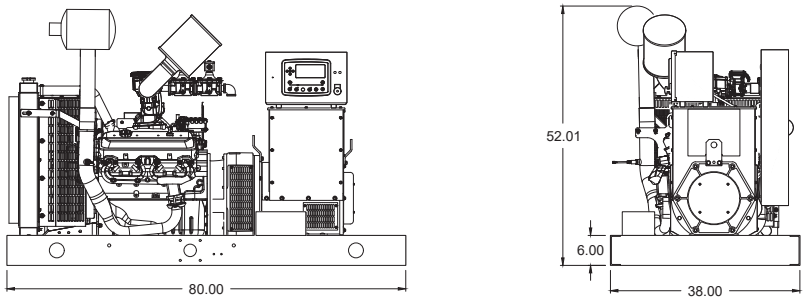
Weights / Dimensions / Sound Data

	L x W x H	Weight lbs
OPU	80 x 38 x 52 in	1,800
Level 1	90 x 38 x 60 in	2,275
Level 2	90 x 38 x 60 in	2,300
Level 3	120 x 38 x 60 in	2,450

Please allow 6-12 inches for height of exhaust stack.

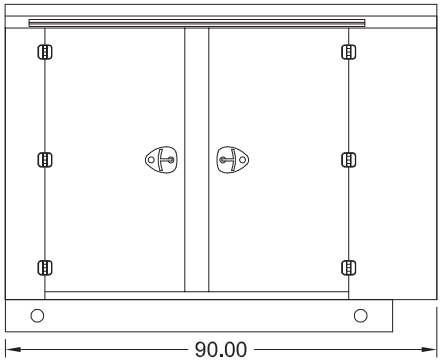


	No Load	Full Load
OPU	76 dBA	79 dBA
Level 1	71 dBA	73 dBA
Level 2	66 dBA	68 dBA
Level 3	63 dBA	64 dBA

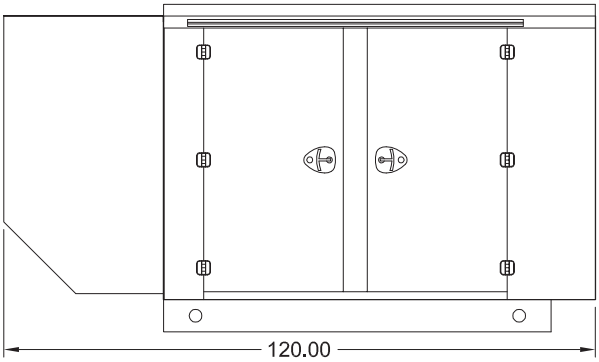


Enclosures

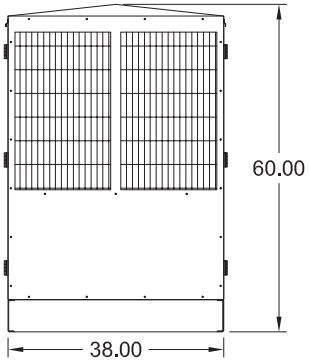
Level 1 & 2 | SIde VIew (Weather Proof)



Level 3 | SIde VIew (Sound Attenuated)



Level 1, 2 & 3 | Intake VIew



- All enclosure models are 200 MPH wind rating certified in accordance with IBC2021 and ASCE/SEI 7-16 standards.
- Level 2 & 3 enclosures include sound attenuation foam
- Level 3 enclosure includes frontal sound & exhaust hood.
- Enclosure height does not include exhaust stack.

American Owned



American Made

Notes

- All specification sheet dimensions are represented in inches.
- All drawings based on standard 480 volt standby generator. Lengths may vary with other voltages. All drawings and dimensions subject to change without notice.
- All enclosures are based on the standard unit configuration. Any requested deviation can change dimensions.
- Sound data is measured at 23 feet (7 meters) in accordance with ISO 8528-10.
- All materials and specifications subject to change without notice.

Blue Star Power Systems, Inc.

2250 Carlson Drive

North Mankato, Minnesota 56003

Phone + 1 507 345 1776

bluestarps.com

quote.bluestarps.com

sales@bluestarps.com

5.7L Naturally Aspirated Stationary

EMERGENCY "STANDBY"

Date:	10/28/2014
Rev:	C



		Units		5.7L NA			
		Std	**Metric**	**1500**		**1800**	
General Engine Data							
	Type	N/A		GM V-Type 4 Cycle			
	Number of cylinders	N/A		8			
	Aspiration	N/A		Naturally Aspirated			
	Bore	in	mm	4	101.6	4	101.6
	Stroke	in	mm	3.48	88.4	3.48	88.4
	Displacement	in^3	L	350	5.7	350	5.7
	Compression Ratio	N/A		9.4:1			
	RPM Range (Min-Max)	RPM		1500-1800			
	Rotation Viewed from Flywheel	N/A		Counter Clockwise			
	Firing Order	N/A		1-8-4-3-6-5-7-2			
	Dry Weight (long Block)	lb	kg	432	196	432	196
Gross Standby Power Rating[1,2,3] Per ISO 3046 at the Flywheel				**HP**	**KW**	**HP**	**KW**
	LP			94.30	70.32	113.16	84.38
	Standby Rating Average Load Factor - LP			77.32	57.66	92.79	69.19
	NG			87.28	65.08	104.73	78.10
	Standby Rating Average Load Factor - NG			71.56	53.36	85.87	64.04
Please ask a PSI sales representative for information regarding prime power operation							
Exhaust System							
	Type			Air Cooled Manifold			
	Emergency Standby Rating Catalyst Configuration for US Certified Product			No Catalyst		No Catalyst	
	Maximum allowable Back pressure	in HG	kPa	3	10.2	3	10.2
	Exhaust Volumetric Flow at Rated Power @ 1350 F	cfm	m^3/min	470.5	13.32	552.7	15.82
Air Induction System							
	Maximum allowable Intake Air Restriction with Air Cleaner						
	Clean	inH2O	kPa	3	1.49	3	1.49
	Dirty	inH2O	kPa	13	3.24	13	3.24
	Combustion Air required (volume)	cfm	m^3/min	145.70	4.13	173.00	4.90
Cooling System							
	Coolant Capacity						
	Engine only	qts	L	8.1	7.8	8.1	7.8
	Heat rejected to Cooling water at rated Load	btu/min	kcal/sec	2600	12.8	3120	13.1
	Cracking Temperature	F	C	160	71	160	71
	Full Open Temperature	F	C	185	85	185	85
Lubrication System							
	Oil Specification			SAE 5W-30 API Rating of SM or Newer			
	Maximum Allowable Oil Temperature	F	C	250	121	250	121
	Engine Oil Capacity						
	Min	Qts	L	5	4.7	5	4.7
	Max	Qts	L	5	4.7	5	4.7
Fuel System							
	Fuel Consumption @ Rated Load						
	NG	lb/hr	kg/hr	33.9	15.37	38.2	17.32
	LP	lb/hr	kg/hr	38.2	17.32	42.1	19.09
	Maximum EPR Rated Pressure	psi	kPa	1.0	6.9	1.0	6.9
	Recommended Maximum Running pressure to Electronic Pressure Regulator (EPR)	inH2O	kPa	20.0	2.7	11.0	2.7
	Recommended Minimum Running pressure to EPR	inH2O	kPa	7.0	1.7	7.0	1.7
	Minimum NG Supply Pipe Size			1-1/4" NPT			
	Minimum LPG Supply Pipe Size[4]			3/4"			

[1] Standby and overload ratings based on ISO 3046. See PSI technical standard 3630000A for additional duty cycle and engine rating information

[2] All ratings are gross flywheel horsepower corrected to 77°F at an altitude of 328feet with no cooling fan or alternator losses using heating value for NG of 1015 BTU/SCF.

[3] Production tolerances in engines and installed components can account for power variations of +/- 5%. Altitude, temperature and excessive exhaust and intake restrictions should be applied to power calculations.

[4] The preceeding pipe sizes are only suggestions and piping sizes may vary with temperature, pressure, distance from supply and application of local codes. Gas must be available at adequate volume and pressure for engine at the EPR.

For information not listed in this document, please contact you PSI sales representative

POWER SOLUTIONS INTERNATIONAL

201 Mittel Dr. Wood Dale, Il 60191
(630) 350-9400 Tel. · (630) 350-9900 Fax

PSI Technical Standard 36300000A- Engine Rating Guidelines

Emergency Standby Power Rating: Applicable for supplying emergency power for the duration of utility power outage. There is no overload capability for the emergency standby rating. Any use of the generator above the emergency standby rating is prohibited. Any unit operating in parallel with a public utility is not considered emergency standby. Emergency standby engine is applicable to a variable load with a maximum average load factor of 82% and 200 hours of operation per year. Emergency standby rating should only be applied in emergency power outages.

Prime Power Rating: Applicable for supplying electrical power in lieu of commercially purchased power or providing guaranteed standby power. The prime power rating is applicable for variable loads with limited number of operating hours per year. The average power output shall not exceed 75% of the prime power rating. The total time at 100% Prime power shall not exceed 500 hours per year. A 110% overload rating is available one hour in every twelve hours with the total hours at 110% not to exceed 25 hours per year. Maximum number of hours per year is 2500.

Continuous Power Rating: The continuous power rating is applicable for variable loads with unlimited number of operating hours per year. The power output shall not exceed 75% of the prime power rating. There is no overload capability.

Industrial Alternators

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. utilizes the highest quality alternators available. Our industrial alternators provide consistent performance, quality design, and great durability required for long life and versatility. Alternators used by Blue Star Power Systems, Inc. are UL and CSA Listed, which guarantees that each one meets the rigorous demands of industrial power generation and will provide safe and effective service for the life of the alternator. Blue Star Power Systems, Inc. alternators range from 20 kWe through 2000 kWe.



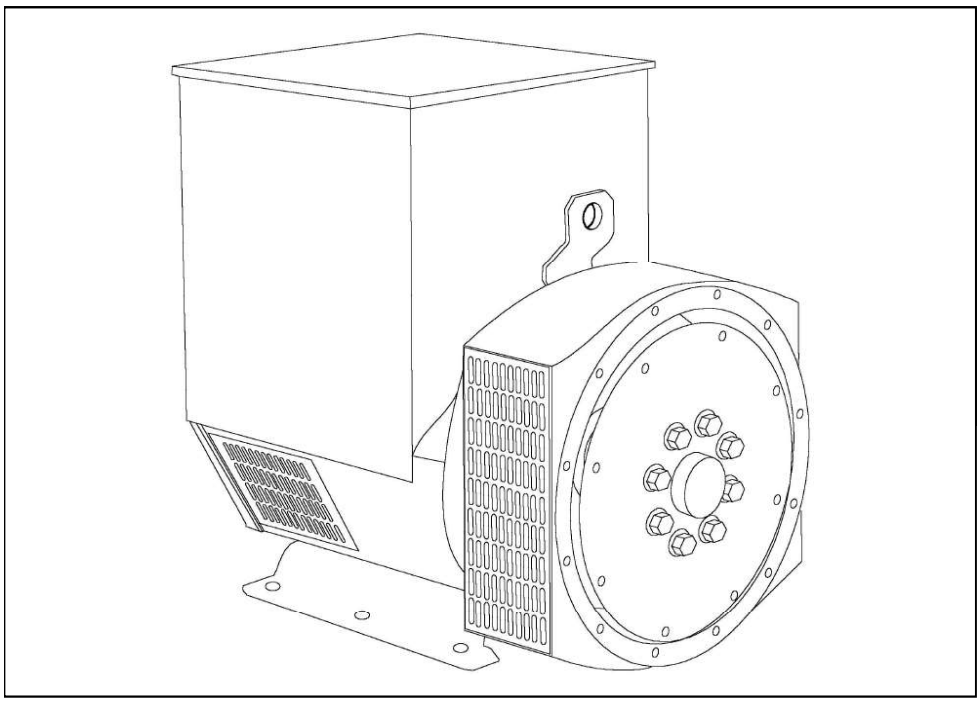
Standard Features

- **Enhanced Ventilation**
  Created by a high-efficiency fan that optimizes internal airflow patterns, maximizes heat transfer, and minimizes hot spot differentials for extended winding life.
- **Fully Guarded**
  For operator safety and alternator protection. No rotating or electrically energized parts are exposed. All openings are covered by louvers or screens.
- **Large Conduit Box**
  Provides ample space for easy connections and allows load line access from all sides, top, or bottom.
- **Design Specs and Agency Approvals**
  All Blue Star Power Systems, Inc. alternators are UL and CSA Listed (unless specified otherwise) and meet NEMA MG1-32, BS5000, CSA C22.2, IEC 34 and VDE 0530 requirements.
- **Class H Insulation System**
  Utilizes an unsaturated polyester varnish for optimal insulation life and superior moisture protection.
- **Optimized Windings**
  Provide low reactances and exceptional motor starting capability. The stator windings utilize a 2/3 pitch to minimize harmonic distortion and facilitate parallel operation.
- **Permanent Magnet Generator (optional)**
  Ensures 300% short circuit current during fault conditions and provides the regulator with input power isolated from load distortion.
- **Heavy-Duty Bearing**
  Resists contamination and gives a life expectancy up to 40,000 hours.
- **Automatic Voltage Regulator**
  Provides accurate 1% regulation, under-speed protection, stability adjustment to optimize transient performance, and EMI filtering to commercial standards. Fully encapsulated for rugged durability in virtually any environment.

STAMFORD®

UCI224F - Winding 311 Single Phase

Technical Data Sheet



STANDARDS

Stamford industrial generators meet the requirements of BS EN 60034 and the relevant section of other international standards such as BS5000, VDE 0530, NEMA MG1-32, IEC34, CSA C22.2-100, AS1359.
Other standards and certifications can be considered on request.

VOLTAGE REGULATORS

SX460 AVR - STANDARD
With this self excited control system the main stator supplies power via the Automatic Voltage Regulator (AVR) to the exciter stator. The high efficiency semiconductors of the AVR ensure positive build-up from initial low levels of residual voltage.
The exciter rotor output is fed to the main rotor through a three phase full wave bridge rectifier. This rectifier is protected by a surge suppressor against surges caused, for example, by short circuit.

AS440 AVR
With this self-excited system the main stator provides power via the AVR to the exciter stator. The high efficiency semi-conductors of the AVR ensure positive build-up from initial low levels of residual voltage.
The exciter rotor output is fed to the main rotor through a three-phase full-wave bridge rectifier. The rectifier is protected by a surge suppressor against surges caused, for example, by short circuit or out-of-phase paralleling.
The AS440 will support a range of electronic accessories, including a 'droop' Current Transformer (CT) to permit parallel operation with other ac generators.

MX341 AVR
This sophisticated AVR is incorporated into the Stamford Permanent Magnet Generator (PMG) control system.
The PMG provides power via the AVR to the main exciter, giving a source of constant excitation power independent of generator output. The main exciter output is then fed to the main rotor, through a full wave bridge, protected by a surge suppressor. The AVR has in-built protection against sustained over-excitation, caused by internal or external faults. This de-excites the machine after a minimum of 5 seconds.
An engine relief load acceptance feature can enable full load to be applied to the generator in a single step.

MX321 AVR
The most sophisticated of all our AVRs combines all the features of the MX341 with, additionally, over voltage protection built-in and short circuit current level adjustments as an optional facility.

WINDINGS & ELECTRICAL PERFORMANCE
All generator stators are wound to 2/3 pitch. This eliminates triplen (3rd, 9th, 15th …) harmonics on the voltage waveform and is found to be the optimum design for trouble-free supply of non-linear loads. The 2/3 pitch design avoids excessive neutral currents sometimes seen with higher winding pitches, when in parallel with the mains. A fully connected damper winding reduces oscillations during paralleling. This winding, with the 2/3 pitch and carefully selected pole and tooth designs, ensures very low waveform distortion.

TERMINALS & TERMINAL BOX
Standard generators are reconnectable with 12 ends brought out to the terminals, which are mounted on a cover at the non-drive end of the generator. A sheet steel terminal box contains the AVR and provides ample space for the customers' wiring and gland arrangements. It has removable panels for easy access.

SHAFT & KEYS
All generator rotors are dynamically balanced to better than BS6861:Part 1 Grade 2.5 for minimum vibration in operation. Two bearing generators are balanced with a half key.

INSULATION/IMPREGNATION
The insulation system is class 'H'.
All wound components are impregnated with materials and processes designed specifically to provide the high build required for static windings and the high mechanical strength required for rotating components.

QUALITY ASSURANCE
Generators are manufactured using production procedures having a quality assurance level to BS EN ISO 9001.

The stated voltage regulation may not be maintained in the presence of certain radio transmitted signals. Any change in performance will fall within the limits of Criteria 'B' of EN 61000-6-2:2001. At no time will the steady-state voltage regulation exceed 2%.

DE RATES
All values tabulated on page 8 are subject to the following reductions

5% when air inlet filters are fitted.
3% for every 500 metres by which the operating altitude exceeds 1000 metres above mean sea level.
3% for every 5 C by which the operational ambient temperature exceeds 40 C.
Note: Requirement for operating in an ambient exceeding 60 C must be referred to the factory.

NB Continuous development of our products entitles us to change specification details without notice, therefore they must not be regarded as binding.

Front cover drawing typical of product range.

UCI224F

STAMFORD

WINDING 311 Single Phase

CONTROL SYSTEM	SEPARATELY EXCITED BY P.M.G.		
A.V.R.	MX321	MX341	
VOLTAGE REGULATION	± 0.5 %	± 1.0 %	With 4% ENGINE GOVERNING
SUSTAINED SHORT CIRCUIT	REFER TO SHORT CIRCUIT DECREMENT CURVES (page 7)		

CONTROL SYSTEM	SELF EXCITED		
A.V.R.	SX460	AS440	
VOLTAGE REGULATION	± 1.0 %	± 1.0 %	With 4% ENGINE GOVERNING
SUSTAINED SHORT CIRCUIT	SERIES 4 CONTROL DOES NOT SUSTAIN A SHORT CIRCUIT CURRENT		

INSULATION SYSTEM	CLASS H					
PROTECTION	IP23					
RATED POWER FACTOR	0.8					
STATOR WINDING	DOUBLE LAYER CONCENTRIC					
WINDING PITCH	TWO THIRDS					
WINDING LEADS	12					
STATOR WDG. RESISTANCE	0.043 Ohms AT 22°C DOUBLE DELTA CONNECTED					
ROTOR WDG. RESISTANCE	0.83 Ohms at 22°C					
EXCITER STATOR RESISTANCE	20 Ohms at 22°C					
EXCITER ROTOR RESISTANCE	0.078 Ohms PER PHASE AT 22°C					
R.F.I. SUPPRESSION	BS EN 61000-6-2 & BS EN 61000-6-4,VDE 0875G, VDE 0875N. refer to factory for others					
WAVEFORM DISTORTION	NO LOAD < 1.5% NON-DISTORTING LINEAR LOAD < 5.0%					
MAXIMUM OVERSPEED	2250 Rev/Min					
BEARING DRIVE END	BALL. 6312-2RS (ISO)					
BEARING NON-DRIVE END	BALL. 6309-2RS (ISO)					
	1 BEARING			2 BEARING		
WEIGHT COMP. GENERATOR	337 kg			350 kg		
WEIGHT WOUND STATOR	120 kg			120 kg		
WEIGHT WOUND ROTOR	110.69 kg			102.32 kg		
WR² INERTIA	0.6071 kgm^2			0.5754 kgm^2		
SHIPPING WEIGHTS in a crate	360 kg			371 kg		
PACKING CRATE SIZE	105 x 57 x 96(cm)			105 x 57 x 96(cm)		
	50 Hz			60 Hz		
TELEPHONE INTERFERENCE	THF<2%			TIF<50		
COOLING AIR	0.216 m³/sec 458 cfm			0.281 m³/sec 595 cfm		
VOLTAGE DOUBLE DELTA	220/110	230/115	240/120	220/110	230/115	240/120
VOLTAGE PARALLEL DELTA	110	115	120	110	115	120
kVA BASE RATING FOR REACTANCE VALUES	48.5	48.5	48.5	50	52.5	56
Xd DIR. AXIS SYNCHRONOUS	2.28	2.09	1.92	2.68	2.57	2.52
X'd DIR. AXIS TRANSIENT	0.18	0.16	0.15	0.22	0.21	0.21
X"d DIR. AXIS SUBTRANSIENT	0.12	0.11	0.10	0.15	0.14	0.14
Xq QUAD. AXIS REACTANCE	1.05	0.96	0.88	1.23	1.18	1.16
X"q QUAD. AXIS SUBTRANSIENT	0.15	0.14	0.13	0.14	0.13	0.13
X_L LEAKAGE REACTANCE	0.07	0.07	0.06	0.09	0.08	0.08
X_2 NEGATIVE SEQUENCE	0.14	0.13	0.12	0.14	0.13	0.13
X_0 ZERO SEQUENCE	0.11	0.10	0.09	0.11	0.10	0.10
REACTANCES ARE SATURATED	VALUES ARE PER UNIT AT RATING AND VOLTAGE INDICATED					
T'd TRANSIENT TIME CONST.	0.03 s					
T"d SUB-TRANSTIME CONST.	0.008 s					
T'do O.C. FIELD TIME CONST.	0.75 s					
Ta ARMATURE TIME CONST.	0.0065 s					
SHORT CIRCUIT RATIO	1/Xd					

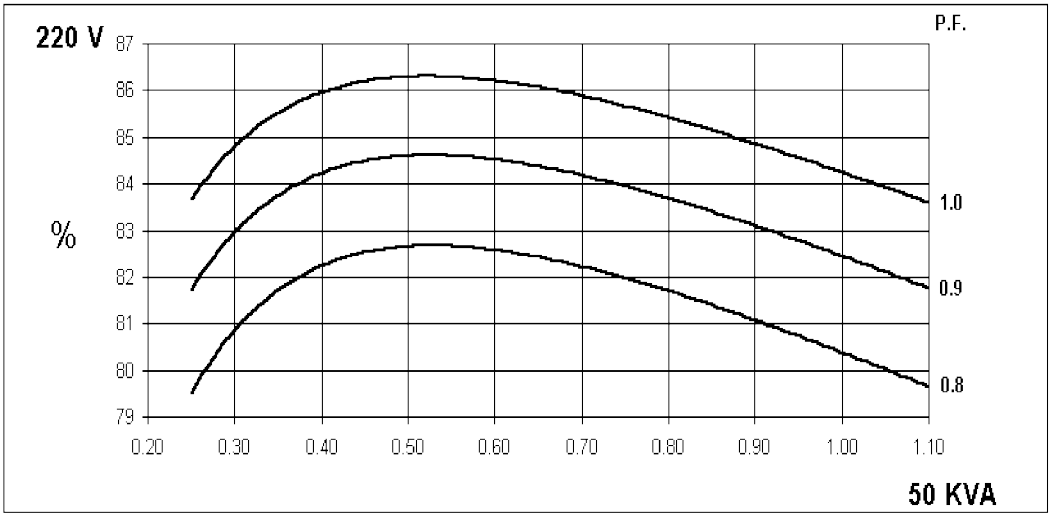
60 Hz

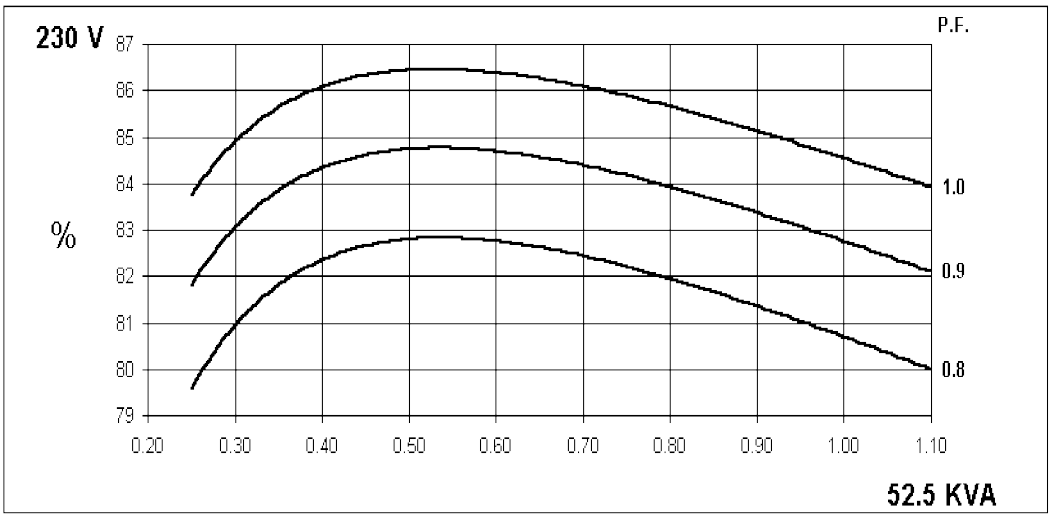
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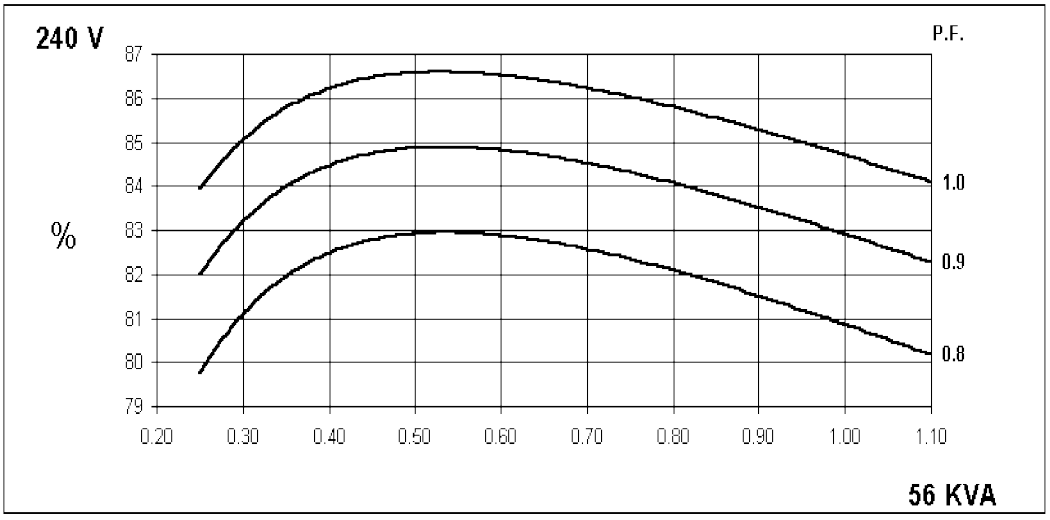
Winding 311 Single Phase

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SINGLE PHASE EFFICIENCY CURVES







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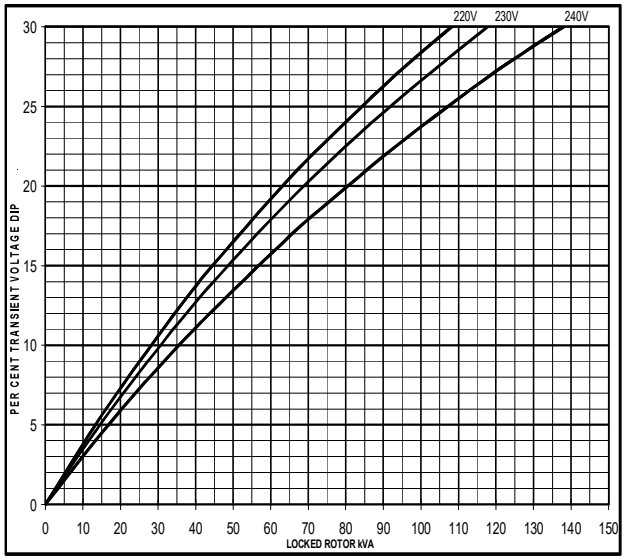
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Winding 311 Single Phase

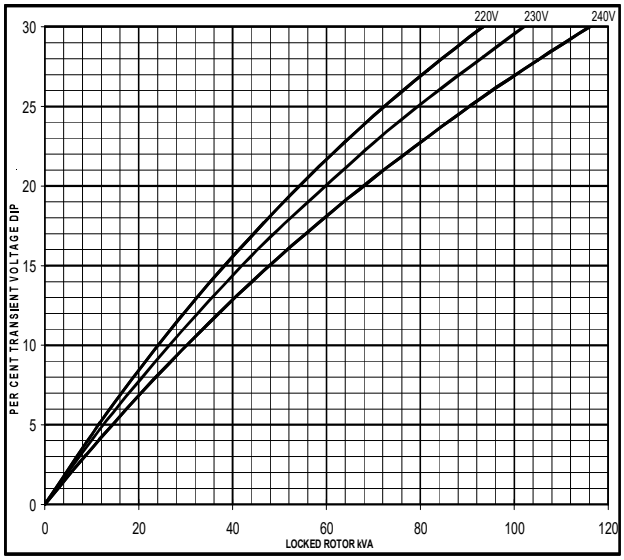
Locked Rotor Motor Starting Curve

60 Hz

MX

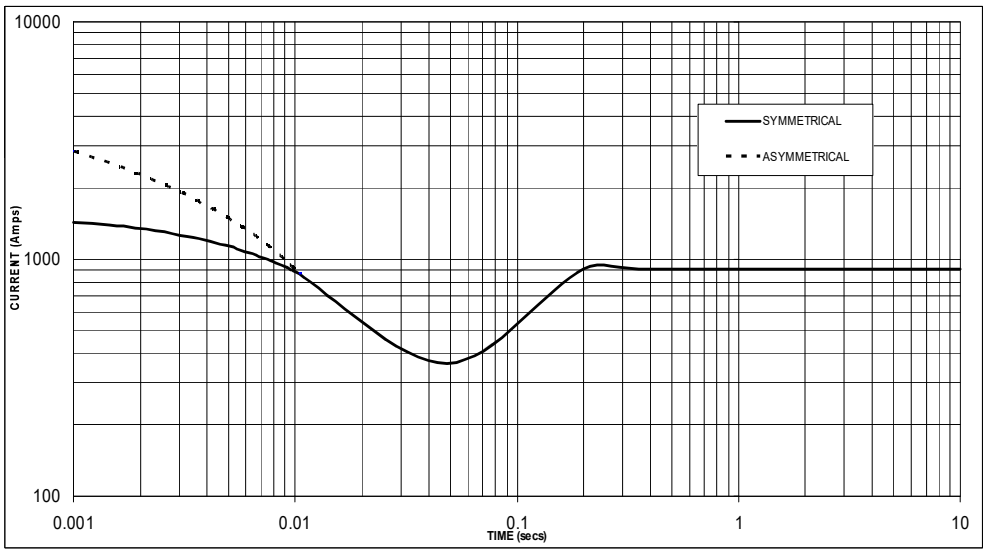


SX



Winding 311 Single Phase
Single Phase Short Circuit Decrement Curve. No-load Excitation at Rated Speed
Based on Double Delta connection.

60 Hz



Sustained Short Circuit = 910 Amps

Note

The following multiplication factors should be used to adjust the values from curve between time 0.001 seconds and the minimum current point in respect of nominal operating voltage :

Voltage	Factor
220V	X 1.00
230V	X 1.05
240V	X 1.09

The sustained current value is constant irrespective of voltage level

UCI224F

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Winding 311 Single Phase

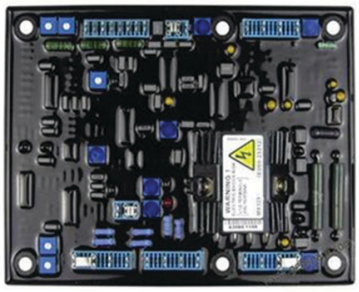
RATINGS

	Class - Temp Rise	Cont. F - 105/40°C **0.8pf**			Cont. H - 125/40°C **0.8pf**			Cont. F - 105/40°C **1.0pf**			Cont. H - 125/40°C **1.0pf**		
60	Double Delta (V)	220	230	240	220	230	240	220	230	240	220	230	240
	Parallel Delta (V)	110	115	120	110	115	120	110	115	120	110	115	120
	kVA	45.6	47.5	50.0	50.0	52.5	56.0	45.6	47.5	50.0	50.0	52.5	56.0
	kW	36.5	38.0	40.0	40.0	42.0	44.8	45.6	47.5	50.0	50.0	52.5	56.0
	Efficiency (%)	81.0	81.3	81.6	80.4	80.7	80.9	84.8	85.1	85.3	84.3	84.6	84.7
	kW Input	45.0	46.7	49.0	49.8	52.0	55.4	53.8	55.8	58.6	59.3	62.1	66.1

MX321 Voltage Regulator

BLUE STAR Power Systems Inc.

MX321 is a three phase sensed Automatic Voltage Regulator and forms part of the excitation system for a brush-less generator. Excitation power is derived from a three-phase permanent magnet generator (PMG), to isolate the AVR control circuits from the effects of nonlinear loads and to reduce radio frequency interference on the generator terminals. Sustained generator short circuit current is another feature of the PMG system.



Voltage Adjustment

The screwdriver adjustable potentiometer adjusts the generator output voltage. Adjustment clockwise increases the generator output voltage.

When using a remote voltage adjust rheostat, remove the jumper wire across terminals 1 and 2 and install a 1k ohm 1 watt rheostat. This will give ±10% voltage variation from the nominal.

Stability Adjustment

The AVR includes a stability or damping circuit to provide good steady state and transient performance of the generator.

A jumper link selector is provided to optimize the response of the stability circuit to various size generators. The link should be positioned as shown in the diagram according to the kW rating of the generator.

The correct setting of the Stability adjustment can be found by running the generator at no load and slowly turning the stability control anti-clockwise until the generator voltage starts to become unstable.

The optimum or critically damped position is slightly clockwise from this point (i.e. where the machine volts are stable but close to the unstable region).

Under Frequency Roll Off (UFRO) Adjustment

The AVR incorporates an underspeed protection circuit which gives a volts/Hz characteristic when the generator speed falls below a presettable threshold known as the “knee” point.

The red Light Emitting Diode (LED) gives indication that the UFRO circuit is operating.

The UFRO adjustment is preset and sealed and only requires the selection of 50 or 60Hz and 4 pole or 6 pole, using the jumper link as shown in the diagram.

For optimum setting, the LED should illuminate as the frequency falls just below nominal, i.e. 47Hz on a 50Hz system or 57Hz on a 60Hz system.

Specifications

Sensing Input	
Voltage	190 to 264VAC max, 1 or 3 phase
Frequency	50 to 60 Hz Nominal
Power Input (PMG)	
Voltage	170 to 220VAC, 3 phase
Current	3A
Frequency	100 to120 Hz Nominal
Output	
Voltage	max 120VDC
Current	Continuous 3.7A Intermittent 6A for 10 secs
Resistance	15 ohms Minimum
Regulation +/- 0.5% RMS	
Thermal Drift 0.02% per 1ºC change in AVR ambient	
Soft Start Ramp Time 0.4 - 4 seconds	
Typical System Response	
AVR Response	10 ms
Field Current to 90%	80 ms
Machine Volts to 97%	300 ms
External Voltage Adjustment +/-10% with 1k ohm 1 watt trimmer	
Under Frequency Protection	
Set Point	95% Hz
Slope	100 to 300% down to 30 Hz
Max. Dwell	20% volts/S Recovery
Unit Power Dissipation 18 watts Maximum	
Analog Input	
Maximum Input	+/- 5VDC
Sensitivity	1V for 5% Generator Volts (Adjustable)
Input Resistance	1k ohm
Quadrature Droop Input 10 ohms Burden	
Max. Sensitivity	0.22A for 5% Droop 0PF
Max. Input:	0.33A
Current Limit Input 10 ohms burden	
Sensitivity Range	0.5 to 1A
Over Voltage Detection Input 10 ohms Burden	
Set Point	300V Time Delay: 1 sec (Fixed)
CB Trip Coil Volts	10 to 30VDC
CB Trip Coil Resistance	20 to 60 ohms
Time Delay	1 second (Fixed)
Over Excitation Protection	
Set Point	75VDC
Time Delay	8 to 15 seconds (Fixed)

DCP7310 Control Panel

BLUE STAR Power Systems Inc.

The DCP7310 is an Auto Start Control Module suitable for a wide variety of single, diesel or gas, generator set applications. The 7310 provides generator set control, transfer switch control, metering, monitoring & protection.



Key Benefits

- Real-time clock provides accurate event logging
- Multiple date and time scheduler
- Set maintenance periods can be configured to maintain engine performance
- Can be integrated into building management systems (BMS) using MODBUS
- Increased input and output expansion capability via DSENet®
- Licence-free PC software
- IP65 rating (with supplied gasket) offers increased resistance to water ingress
- PLC functionality
- Data logging to assist with fault finding and diagnosis
- cULus Listed

Advanced Features

- 4-Line back-lit LCD text display
- Five key menu navigation
- Front panel editing with PIN protection
- Customizable status screens
- Power save mode
- 8 Configurable inputs
- 6 Configurable DC outputs
- 2 configurable volt-free relay outputs
- Flexible sensor inputs
- Configurable timers and alarms
- 3 configurable maintenance alarms
- Multiple date and time scheduler
- Configurable event log (250 events)
- CAN engine support through FT4
- Integral PLC editor
- Easy access diagnostic page
- CAN and Magnetic Pick-up/Alt. inputs
- Fuel usage monitor and low fuel alarms
- Charge alternator failure alarm
- Load monitoring (kW, frequency, voltage)
- Support for 0V to 10V & 4mA to 20mA sensors
- LED and LCD alarm indication
- Power monitoring (kWh, kVAr, kVAh, kVArh)
- Load switching (load shedding and dummy load outputs)
- Unbalanced load protection
- USB connectivity
- Backed up real time clock
- Fully configurable via DSE Configuration Suite PC software
- Remote SCADA monitoring via DSE Configuration Suite PC software
- User selectable simultaneous RS232, RS485
- Configurable MODBUS pages
- MODBUS RTU & TCP support
- Advanced SMS messaging (additional external modem required)
- Additional display screens to enhance with modem diagnostics
- Idle control for starting
- DSENet® expansion compatible

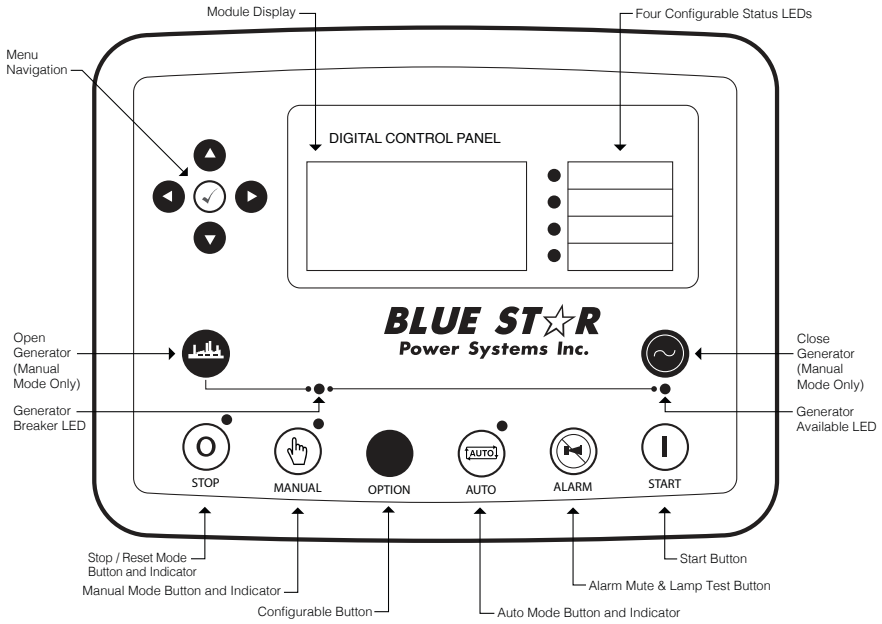
Specifications

DC Supply	
Continuous Voltage Rating	8V to 35V Continuous
Cranking Dropouts: Able to survive 0V for 100mS, providing supply was at least 10V before dropout and supply recovers to 5V. This is achieved without the need for internal batteries.	
Maximum Operating Current	510mA at 12V, 240mA at 24V
Maximum Standby Current	330mA at 12V, 160mA at 24V
Charge Fail/Excitation Range	0V to 35V
Outputs	
Output A (Fuel)	15ADC at Supply Voltage
Output B (Start)	15ADC at Supply Voltage
Outputs C & D (Volt free)	8A at 250VAC
Aux Outputs E to J	2ADC at Supply Voltage
Generator	
Voltage Range (L-L)	26V to 719VAC
Voltage Range (L-N)	15V to 415VAC
Frequency Range	3.5 Hz to 75 Hz
Bus	
Voltage Range	15V to 415VAC (L-N)
Frequency Range	3.5 Hz to 75 Hz
Magnetic Pickup	
Voltage Range	+/- 0.5V to 70V
Frequency Range	10,000 Hz (max)
Display	
LCD Heated Display	-40°F to 158°F

DCP7310 Control Panel

Front Panel LED Indicators:

- Manual: Indicates controller is in the MANUAL mode
- Stop: Indicates controller is in the STOP mode
- Auto: Indicates unit is in the AUTO mode
- Generator Available: Indicates when the generator is available to take load
- Generator Breaker: Indicates system is supplying current to a connected load
- Four Configurable Status LEDs: Configurable via DSE Configuration Suite PC software



Standard Engine Protection Functions

Pre-Alarms (Warnings)

- Low Oil Pressure
- High Coolant Temperature
- Low Coolant Temperature
- Battery Overcharge (High Voltage)
- Weak Battery (Low Voltage)
- Low Load
- Def Level
- Battery Charger Failure
- Engine Sender Unit Failure
- Engine kWe Overload
- Maintenance Interval Timer
- Low Fuel Level
- Fuel Leak Detect

Alarms (Shutdowns)

- Low Oil Pressure
- High Coolant Temperature
- Overspeed
- Overcrank
- Fuel Sender Failure
- Def Level

All alarms and pre-alarms can be configured via the DSE Configuration Suite PC software or the front panel.

Optional Features

- Generator Protection - 27(2), 32, 40Q, 51(2), 59(2), 81O, 81U
- Enhanced Generator Protection - 51 and 47
- Selection of Integrating Reset or Instantaneous Reset Characteristics for Overcurrent Protection
- Ethernet and 4G (GSM) remote monitoring and communications via DSE WebNet Software
- Automatic Transfer Switch Control
- Remote Emergency Stop
- Multilingual Capability
- High Fuel Level Pre-Alarm
- Critical Low Fuel Level Alarm
- Analog Meters

Generator Protection

- Undervoltage (27)
- Overvoltage (59)
- Underfrequency (81U)
- Overfrequency (81O)
- Overcurrent (51)
- Reverse Power (32)
- Loss of Excitation (400)
- Phase Imbalance (47)

All generator protection features are programmable as alarms or pre-alarms.

DCP7310 Control Panel

BLUE STAR Power Systems Inc.

DRP2510 Remote Display Panel

The DRP2510 is a display module designed to work with the DCP7310 Auto Start. Up to three display modules can be connected to one host control module, and can be positioned up to a maximum distance of 3,280 (1km) away. All remote displays connected to the same system, will show the same information at any one time, while the host controller is able to display different information. The modules are simple to operate, and feature the same user-friendly, menu layout as the host module. All communications and configuration are done via the host module only. The remote devices simply mirror the configuration of the host module, making the system quick and easy to install.

DSE2548 DSENET® Remote Annunciator

The DSE2548 is an LED expansion module that can be used with all DSENet® compatible control modules. The module has been designed to display a maximum of height individual LED indications up to a maximum distance of 3,280 (1km). The DSE2548 is presented in a vertical enclosure. It includes an alarm sounder that is triggered when the host controller detects an alarm condition. The alarm can be muted directly from the DSE2548 using the front push button. The DSE2548 includes individual LEDs for each channel and a 'Power On' LED that flashes when the link with the host controller is lost.

DSE890 MKII DSEWebNet® Gateway 4G (GSM/Ethernet) Remote Communications Interface

The DSE890 MKII 4G gateway is used in conjunction with supported DSE controllers to provide remote monitoring and communications data via the DSEWebNet® software. The DSE890 MKII gateway communicates with a maximum of five connected DSE controllers, monitoring their instrumentation and operating states. The DSEWebNet® software is accessed using an internet browser or mobile app connection. Users are able to perform multiple tasks including: monitoring equipment, clearing alarm conditions and starting/stopping equipment at the click of a button.

DSE2157 DSENET® Output Expansion Module

The DSE2157 is an output relay expansion module for use with DSENet® compatible control modules. The DSE2157 has been designed to extend a host module's output capabilities. A maximum of 10 DSE2157's can be connected to an individual module at any one time. All outputs are configurable via the host controller. The additional output capabilities of the DSE2157 give OEMs the flexibility to meet increasingly complex industry specifications.

DSE2130 DSENET® Input Expansion Module

The DSE2130 is an input expansion module for use with DSENet® compatible control modules. The additional input capabilities of the DSE2130 give OEMs the flexibility to meet increasingly complex industry specifications. The DSE2130 provides an additional eight digital inputs, with four of these configurable for use as analog inputs. All inputs are configured within the host controller.

DSE2133 DSENET® RTD / Thermocouple Input Expansion Module

The DSE2133 Input Expansion Module is used in conjunction with supported DSENet controllers to provide 8 additional configurable inputs. Up to four modules can be linked together to provide up to 32 additional inputs. The inputs can be configured as RTD or Thermocouple inputs in the 'host controller'.

DSE2131 Ratiometric Input Expansion Module

The DSE2131 Ratiometric Input Expansion module is used in conjunction with supported DSENet controllers to provide additional, flexible, input functionality. The ratiometric inputs can be configured in a number of ways to connect to digital switches, resistive sensors, 0 to 10VDC signals or 4 to 20 mA signals.

DSE2152 Analog Output Expansion Module

The DSE2152 Analog Output Expansion Module is used in conjunction with supported DSENet controllers to provide 6 additional outputs. The outputs can be individually configured as 0 to 10V or 4 to 20mA, via the "host controller". Up to four DSE2152 modules can be linked together to provide up to 24 additional outputs. An ID switch is provided on the module for identification.

DSE2548 Remote Annunciator

BLUE STAR Power Systems Inc.

The DSE2548 is a powerful remote display to match Blue Star Power Systems, Inc. DCP7310 control panel. It may be powered from the engine starting batteries at 12V, 24VDC, or AC to DC converter. The DSE2548 uses DSENET communications between itself and the DCP to reduce the number of wires required to activate all the alarms. The DSENET communications can be used on remote displays up to 3,280 (1km) feet away from the DCP. The DSE2548 has 9 LEDs per annunciator for a total of 18 LEDs to indicate Alarms, Pre-Alarms and operating conditions of the emergency standby generator system. The DSE2548 also comes complete with a box for easy installation. The DSE2548 is available in two mounting configurations: surface and semi-flush mount. These panels comply with the requirements of NFPA 110.



Key Benefits

- Annunciation of 16 alarms and pre-alarms as detected by the DCP
- Annunciation of 2 status indicators
- Audible alarm horn
- Lamp Test and Alarm Silence switches
- Power supply inputs for 12V or 24VDC
- DSENET communications
- Two mounting configurations
- Box included
- Designed for use in harsh environments
- Works up to 3,280 (1km) from the host controller
- 10 modules can be linked together to one host controller
- Eight configurable LEDs

ID Switch

The rotary ID switch is used to select the address of the DSE2548 expansion module, as the host control module is capable of giving instructions to a number of DSE2548 expansion modules at the same time.

Operating Range

- Up to 3280 ft. from the DCP7310
- Recommended Wire - Belden 9841

Specifications

DC Supply	
Continuous Voltage Rating	8V to 35V Continuous
Cranking Dropouts: Able to survive 0V for 50mS, providing supply was at least 10V before dropout and supply recovers to 5V. This is achieved without the need for internal batteries. LEDs and backlight will not be maintained during cranking.	
Maximum Operating Current	112mA at 12V, 53mA at 24V
Maximum Standby Current	74mA at 12V, 35mA at 24V

Dimensions	
Overall	14"W x 10"H x 5.45"D 355.6 mm x 254 mm x 138.4 mm
Panel Cut-Out	12.50"L x 8.50"H 317.5 mm x 215.9 mm
Panel Thickness	1.45" 36.8 mm

Environmental Testing Standards

Electro-Magnetic Compatibility	
BS EN 61000-6-2	EMC Generic Immunity Standard for the Industrial Environment
BS EN 61000-6-4	EMC Generic Emission Standard for the Industrial Environment

Electrical Safety	
BS EN 60950	Safety of Information Technology Equipment, including Electrical Business Equipment

Temperature	
BS EN 60068-2-1	Ab/Ae Cold Test -30°C
BS EN 60068-2-2	Bb/Be Dry Heat +70°C

Vibration	
BS EN 60068-2-6	Ten sweeps in each of three major axes 5 Hz to 8 Hz @ +/-7.5mm, 8 Hz to 500 Hz @ 2 gn

Humidity	
BS EN 60068-2-30	Db Damp Heat Cyclic 20/55°C @ 95% RH 48 Hours
BS EN 60068-2-78	Cab Damp Heat Static 40°C @ 93% RH 48 Hours

Shock	
BS EN 60068-2-27	Three shocks in each of three major axes 15 gn in 11 mS

Degrees of Protection Provided by Enclosures	
BS EN 60529	IP65 - Front of module when installed into the control panel with the supplied sealing gasket.

Paint & Powder Coat

BLUE STAR Power Systems Inc.

Generator Set

Blue Star Power Systems, Inc. completely paints all of its generator sets in our state-of-the-art downdraft paint booth. It begins with an extensive cleaning of the unit through sanding and a full wipe down using an alkaline-based cleaner. Once completely clean, the unit is then painted with Cardinal Industrial Semigloss paint. Electrostatic paint equipment ensures correct and even coverage. The unit then receives a complete covering of Cardinal Industrial Clear Coat in a hammer texture to provide extra protection and a durable long-lasting easy-to-clean finish.

Performance Characteristics

- 3.0+ Mils TDFT
- Xenon Arc 1100 hours - Excellent Weatherability
- 1000 Hour Salt Spray - Over Primer - Passed (3.0 Mils Total TDFT)
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60˚



Generator Set Enclosure

Blue Star Power Systems, Inc. provides Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coating as standard on all our enclosures. Long term exterior durability, high performance mechanical properties and high gloss are standard characteristics of Cardinal Powder Coating. Cardinal TGIC Polyester Coating exceeds UL 2200 & CSA requirements.

Performance Characteristics

- Cured Powder Properties 2.0+ Mils DFT
- PCI Powder Smoothness 1 Mil
- Pencil Hardness 2H+
- Flexibility 1/8 in Diameter - No Fracture
- Salt Spray ASTM-B117 1000 Hours - Pass
- Humidity ASTM-02247 1000 Hours - Pass
- Adhesion, Crosshatch - 5B
- Gloss 90+ @ 60˚



Standard Colors

White | T012-WH260

Gray | C013-GR08

Custom Colors

Custom Colors: Blue Star Power Systems, Inc. offers custom color options for your generator set enclosure. Cardinal is licensed by PANTONE® to accurately simulate both the PANTONE MATCHING SYSTEM® colors and the PANTONE® Textile Color System® with our powder and liquid coatings. Additional Charges apply.

Sub-Base Fuel Tanks

Blue Star Power Systems, Inc. provides either Diamond Vogel Nexgen Technology Paint or Cardinal Industrial Hammer Textured Semi-Gloss Polyester Powder Coat on all of our sub-base fuel tanks. Nexgen and Cardinal Industrial both offer excellent coverage and performance characteristics. Nexgen and Cardinal Industrial both exceed UL requirements.

Performance Characteristics

- 3.0+ Mils TDFT
- Xenon Arc 1100 Hours
- 500 Hour Salt Spray - Over Primer - Passed (3.0 Mils Total TDFT)
- Adhesion Crosshatch - 5B
- Gloss 90+ @ 60˚

Standard Color

Jet Black | IB-9541

Enclosures

Blue Star Power Systems, Inc. enclosures are specifically designed for optimal protection against the elements. They are designed to protect the entire system from even the most extreme environments, and to reduce sound levels to most specified requirements. Blue Star Power Systems, Inc's vast flexibility allows the design of standard enclosures to meet most specifications or requirements. All standard enclosure models are constructed of 14 gauge steel and feature a pitched roof for increased structural integrity and superior watershed. All enclosures feature a rugged UL listed hammer powder coat finish as standard for a long lasting and durable finish in standard white or gray. Custom colors are available as specified.

Enclosure Design Features

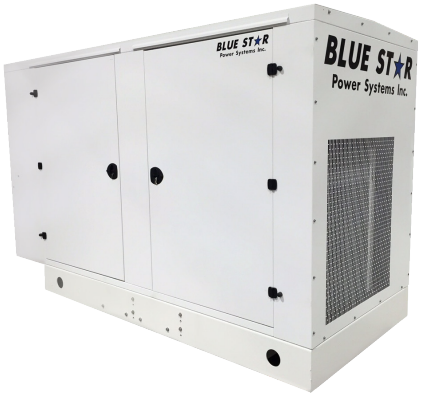
- UL 2200 & CSA Listed as standard
- All enclosure models are 200 MPH wind rating certified in accordance with IBC2018 and ASCE/SEI 7-16 standards.
- Lockable gasketed doors with draw down latches and Stainless Steel component hinges
- All Stainless Steel fasteners
- UL & CSA listed extreme-wear hammer powder coat finish
- Pitched roof for high structural integrity and superior watershed
- Above-door drip guards
- Optimal airflow means no cooling system de-rates on most models
- Internally mounted exhaust silencers standard up to 600 kWe
- Sound attenuation options
- Stainless Steel and Aluminum enclosure options

Level 1

Weather Proof Enclosure

Blue Star Power Systems, Inc. Level 1 enclosures have the rugged construction and weather proof protection required for most outdoor environments. These enclosures will effectively protect the gen-set through high wind (200 MPH), rain, snow, and other extreme weather conditions. Weather proof enclosures feature standard hinged lockable doors, a pitched roof to prevent water accumulation and improved structural integrity. The enclosure is painted with extreme-wear UL and CSA listed hammer powder coat finish.





Level 2

Weather Proof Enclosure with Foam

Blue Star Power Systems, Inc. Level 2 enclosures include all of the same great features of the Level 1 enclosures, and include even more. With the addition of high performance 1.5" Type D Sound Attenuating Foam, our Level 2 Enclosures offer an even lower dBA rating with the same great weather proof protection.

Level 3

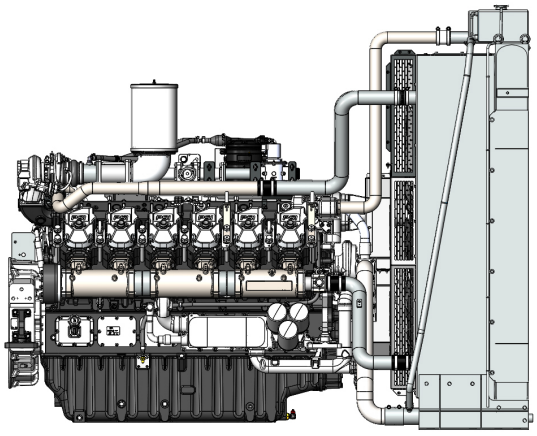
Sound Attenuated Enclosure

Blue Star Power Systems, Inc. Level 3 enclosures feature the same great weather proof protection and standard features as the Level 1 & 2 enclosure models, but with a greater emphasis on reducing sound levels. Standard Level 3 features include the same high performance 1.5" type D sound attenuating foam, and also feature the addition of a separate frontal exhaust sound chamber and dual rear air intake to ensure that your system runs exceptionally quiet. These features make this enclosure among the best in the industry for noise reduction and quality.



Radiators

Blue Star Power Systems, Inc. radiators offer a variety of styles and configurations including radiator and charged air assemblies, radiator and aftercooler assemblies with durable core construction. Our radiators are compact and efficient meeting the most stringent enclosure footprint requirements. All radiators are sized for 50˚C (122˚F) ambient. The single-source design ensures a perfect match with your generator set package.



Radiator Features

Standard Radiator Package

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Complete cooling package with mounting foot and plumbing kit
- All steel construction of top and bottom tanks
- Dual Core designs -
    - Jacket Water / Charged Air Circuit
    - Jacket Water / After Cooler Circuit
- Individual radiators designed to meet manufacturer's specific requirements
- Top tank has built in expansion capacity - no need for an external recover tank
- Full or partial deration system built into the top tank
- Standard cooling package includes fan shroud & fan guard
- Corrosion preventive options:
    - Hot dipped galvanizing on all steel parts or stainless steel
    - Epoxy coated cores

Fan-On Radiator Design

- Engine-specific tank design with variant coolant connection locations and sizes (dependant on engine size)
- Rigid built construction for fan support
- High speed bearings within pillow blocks
- Dual Core designs with variable jacket water / after cooler circuit designs
- All steel construction of top and bottom tanks
- Individual radiators designed to meet manufacturer's specific requirements

Circuit Breakers

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. MC (Molded Case) Series Circuit Breakers are the highest quality in the industry. They will protect the power system and corresponding equipment from damaging fault currents circuits and overloads.



80% Rated Circuit Breakers

80% rated breakers can only be applied continuously at 80% of the rated breaker. Tripping of the circuit breaker if the current goes above 80% will depend on the amount of current and the duration.

100% Rated Circuit Breakers

100% rated breakers can be applied at 100% of their current rating continuously.

Accessories

Shunt Trip - Provides a means of tripping the circuit breaker from a remote source by energizing a solenoid in the breaker. This can be achieved through the panel faults such as engine shutdowns, overcurrent, etc. The circuit breaker will have to be reset locally in the event of a tripped breaker.

Bell Alarm / Alarm Switch - Provides remote indication of whether the circuit breaker is in a tripped position. The bell alarm will remain unchanged during on-off operations and during operation by the Push-to-Trip button on the circuit breaker.

Auxiliary Switch/Contacts - Provides remote indication of whether the circuit breaker is in an open or closed state.

Ground Fault Indication/Alarm - Adjustable relay that indicates a ground fault condition with adjustable time delay.

Trip Unit

LI Breakers - Includes adjustable Long-Time pickup and delay and adjustable Instantaneous pickup.
LSI Breakers - Includes features of LI Breakers with addition of Short-Time pickup and delay.

Breaker Model	Amperage	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
H-Frame	15-150	80% or 100%	600	25	18	14	(1) #14-3/0
Q-Frame	70-250	80%	240	10	-	-	(1) #4-300 kcmil
J-Frame	150-175 200-250	80% or 100%	600	25	18	14	(1) #4-4/0 (1) 3/0-350 kcmil
L-Frame	125-400 200-600	80% or 100% 80%	600 600	65	35	18	(2) 2/0-500 kcmil
M-Frame	300-800	80%	600	65	35	18	(3) 3/0-500 kcmil

Breaker Model	Frame Size	Percentage Rated	Maximum Voltage Rating (AC)	UL Listed Interrupting Rating (kA)			Lug Qty. and Size (Cu & Al)
				240	480	600	
P-Frame	600 800 1000 1200	80% or 100%	600	65	35	18	(3) 3/0-500 kcmil (4) 3/0-500 kcmil
R-Frame (LSI Standard)	1600 2000 2500 3000	100%	600	65	35	18	(12) 3/0-750 kcmil (15) 3/0-750 kcmil (18) 3/0-750 kcmil (21) 3/0-750 kcmil

TPS Series Block Heaters

BLUE STAR Power Systems Inc.

The TPS engine block heater is designed to preheat diesel and gaseous engines. It is simple to install, lightweight, and heats engines up to 12L displacement. Thermosiphon circulation of the coolant delivers even heat throughout the entire engine block.



Features

- cULus Listed
- CE Compliant
- Various temperature settings available, including an optional adjustable thermostat 90˚ - 130˚F (32˚ - 54˚C)
- Can be supplied with UL marked 120 or 240V NEMA plug

Specifications

Part Number	Volts	Watts	Amps	Male Plug	Outlet Size (Inches)
13224	120	500	4.2	Yes	5/8
14209	240	500	2.1	Yes	5/8
10014	120	1000	8.4	Yes	5/8
10015	240	1000	4.2	Yes	5/8
10016	120	1500	12.5	Yes	5/8
10017	240	1500	6.3	Yes	5/8
10018	120	1800	15	Yes	5/8
10019	240	2000	8.3	Yes	5/8

Single Stage Air Cleaner

BLUE STAR Power Systems Inc.

Single Stage Air Cleaners are tough, non-metallic, lightweight, self-supporting and completely disposable. They are also easy to install, durable, and reliable. They are designed to function well under high and severe pulsation conditions found in many applications. Vibration-resistant media is potted into molded housings of rugged ABS plastic – so they don't fall apart as other designs might. They can be mounted vertically or horizontally.



Specifications

- No serviceable parts - Air cleaner housing and filter are one unit
- Designed to withstand severe intake pulsation
- Economical replacement cost
- Self-supporting, sturdy
- Very reliable: only one critical seal
- Lightweight and compact in size
- Non-metallic, non-corrosive
- Completely disposable - acceptable for normal trash pick-up (should not be incinerated)
- Easily installed and maintained
- Minimal removal clearance needed: only 1.5”
- Three airflow styles available to fit virtually any engine intake configuration
- Various media available for specific generator set applications: high pulsation, high humidity, etc.
- Temperature tolerance: 180°F/83°C continuous 220°F/105°C intermittent

CPJ Series Critical Grade Silencers

BLUE STAR Power Systems Inc.

Blue Star Power Systems, Inc. “CPJ” Series is the accumulation of research and development offering a compact silencer without compromising performance. It incorporates a unique combination of resonator chambers, acoustically packed internal components and diffusers to achieve a stunning level of performance for its size. All CPJ series silencers are critical grade silencers and are packed with insulation to greatly reduce radiated noise and exterior shell temperature.



Standard Construction Features

- Available in sizes from 2 inch to 12 inch
- Multitude of inlet/outlet design styles to meet almost any requirement
- Packed with fiberglass insulation to reduce shell temperature and noise levels
- Fully welded double shell carbon steel weldment construction, corrosive resistant
- High density fiberglass acoustic blanket good to 1500°F, wrapped with 304 Stainless Steel wire mesh cloth and encased in a carbon steel perforated facing
- Black phenolic resin based finish paint

Optional Construction Features and Accessories

- Stainless Steel construction
- Aluminum construction
- Aluminized Steel construction
- Vertical mounting legs
- Round mounting bands
- Horizontal mounting saddles
- Horizontal and vertical shell lugs
- Special finish per specification
- Air leak test
- ASME code construction
- Oversized flanges
- Acoustic shell lagging
- High temperature acoustic pack material
- Contact factory for additional features to meet your requirements

Model #	Part #	Outlet Size	Flanged Connection	WT (lbs)
CPJS-02	10660	2.0” OD	No	12
CPJS-25	10661	2.5” OD	No	18
CPJS-03	10662	3.0” OD	No	20
CPJS-35	10663	3.5” OD	No	30
CPJS-04	10664	4.0” OD	No	31
CPJS-05	10665	5.0” OD	No	50
CPJS-06	10666	6.0” OD	Yes	50
CPJS-08	10667	8.0” OD	Yes	120
CPJS-10	10668	10.0” OD	Yes	180

Industrial Batteries

BLUE STAR Power Systems Inc.

Engine Starting Batteries

Blistering heat and bitter cold are ruthless battery killers. That's why Blue Star Power Systems, Inc. utilizes a pioneered climatized battery. Designed to offer you long-life and high-performance starting power that will get your gen-set running even under extreme conditions. Blue Star Power Systems, Inc. "all-climate" batteries stand up to the harshest temperatures and are available in sizes and configurations to fit almost any application.



Standard Features

- Unique Manifold Vent - Virtually eliminates corrosion by venting gases away from terminals and cables
- Exclusive TRP™ Construction – Rib reinforced TRP™ container significantly improves the vibration and impact resistance
- Armored Plate Cell Bonding - Vibration is the number one killer of commercial batteries. To solve this problem, the cells of every battery are bonded
- Polyethylene Enveloped Separator Design – Super tough polyethylene material reduces electrical resistance and provides higher cranking performance
- Center Lug Design - Suppresses the vibration inherent in traditional construction for improved performance (where applicable)
- TTP™ - Through-the-Partition inter-cell connectors create a shorter current path to deliver more power to the terminals
- Heavy Duty Cases - Reinforced polyethylene or hard rubber cases stand up to the demands of standby gen-sets
- Convenient Lifting Slots - a handle is built in the top of the battery for easy carrying and transportation
- Protective Bottom Design - Waffled bottom design provides protection against nuts, bolts, or stones that might become lodged under the battery
- Computer Designed Radical Grids - An improved state-of-the-art design which adds power and resists vibration
- Threaded Accessory Ports - Features a sealed "O" ring that does not work loose during severe service (78DT only)

Specifications

	NEMA Type			Dimensions (Inches)			
BCI Group Size	Part Number	CCA at 0˚F	CCA at 32˚F	Length	Width	Height	Weight (lbs.)
78DT	78DT-HD	800	960	10-11/16	7-1/16	8-1/8	54
4D	4D-HD	1000	1200	19-9/16	8-5/16	10	95
8D	8D-HD	1300	1560	20-3/4	11	10	117

Deep Sea Battery Charger

BLUE STAR Power Systems Inc.

The DSEBC2410Ei is an enclosed intelligent battery charger designed to work with multiple battery types across a wide range of applications.

The advanced technology has been developed to automatically detect system settings and charging profiles including cell voltage and boost voltage to provide high-levels of charging support.

A comprehensive range of input and output protections ensure a continued safe charging environment also enabling the use of the charger as a power supply.



Key Benefits

- Fully flexible to maximize the life of the battery
- Suitable for a wide range of battery types
- NFPA110 Compliant
- Fault output
- Maximum 91% operating efficiency
- No external intervention for boost mode
- Multiple chargers can be linked together to provide larger current output
- Can be permanently connected to battery and utility supply. No need to disconnect through high load conditions.
- cULus Listed

Advanced Features

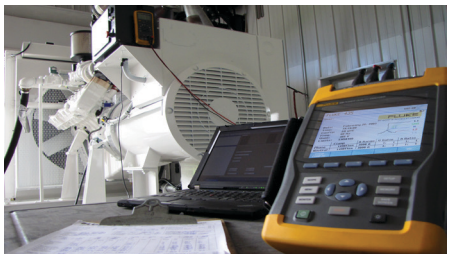
- Intelligent two, three and four stage charging profiles
- 12V / 24V auto voltage detection for multiple battery types
- Adjustable current limit
- Can be used as a battery charger, power supply or both at the same time
- Automatic or Manual boost and storage charge functions to help maintain battery condition
- Digital Microprocessor Technology
- Temperature compensation for battery charging
- Low Output Ripple and superb line regulation
- Available in two variants (LCD display or LCD display & analog meters)
- Full Protection
- AC input Under voltage | AC input Over voltage
- Battery charger output Over voltage | Battery charger output Over current
- Battery temperature compensation with over temperature protection
- Output short circuit and inverse polarity protection with auto recovery
- Automatic power de-rating at high ambient temperatures
- Battery charger failure indication
- Automatic Boost Mode boosts and equalizes cell charge improving battery performance and life
- Power Save Mode
- Once the battery is fully charged the chargers switch to Eco-Power to save energy consumption
- Can be integrated into external systems through MODBUS RTU using RS485
- Fully configurable via DSE Configuration Suite PC Software
- DSE2541 External remote display option

Specifications

AC Supply	
Voltage Range	90V to 305V (L-N)
Frequency Range	48 Hz to 64 Hz (L-N)
DC Output Rating	
Output	10ADC at 12V & 24VDC
Ripple and Noise	<1%
Efficiency	>86%
Auxiliary Output	100mA at 12VDC
Regulation	
Line	<0.5%
Load	2%
Temperature Sensor Input - PT1000	
Protections	
Short Circuit	DC Over and Under Voltage
DC Over Current	Reverse Polarity
Over Temperature	AC Under & Over Voltage
Battery Charger Failure	
Charge Failure Relay - 3A at 30VDC Volt Free Relay	
Temperature Rating	
Operating Temp Rating	-30°C to +55°C (-22°F - 131°F)
Compatible Battery Profiles	
- Lead Acid - Lead Crystal - Ni-Cad 18 Cell - Ni-Cad 20 Cell	- Calcium - Lithium Phosphate - VRLA-AGM - VRLA-GEL

Factory Load Test

Blue Star Power Systems, Inc. factory testing is performed with the same extreme diligence and attention to detail that is given to the prototype testing process. Every engine generator set receives a complete factory load test that certifies and ensures that the set will function in accordance to every specific application. Test metering will have an accuracy of 1.3% or better. This metering equipment is calibrated annually, and is directly traceable to the National Institution of Standards & Technology (NIST). All test procedures are conducted in accordance with MIL-STD-705C where applicable.



Factory Acceptance Testing Procedures

- Insulation Resistance Test (301.1c)*
- High Potential Test (302.1b)*
- Alternator Over Speed
- Complete Engine Inspection
- Generator Inspection
  - Winding Resistance Test (401.1b)
  - Exciter Field Stator
  - Main Field Stator
- Mounting & Coupling Inspection
- Engine Fuel System Inspection
- Engine Lube Oil System Inspection
- Engine Cooling System Inspection
- DC Charging System Inspection
- Main Output Circuit Breaker Inspection

* Performed By Alternator OEM

- Anticipatory Alarms and Shutdowns Test (505.2b, 515.1b, 515.2b)
- Optional Equipment Inspection (513.2a)
- Load Test (640.1d
  - Regulator Range Test (511.1d)
  - No Load
  - MAX Load © 1.0 P.F. (640.2d)
  - MAX Load @ 0.8 P.F.
  - Block Loads @ 0-25%, 0-50%, 0-75%, 0-100% of rated load tests (640.2d)
- 1.0 Power Factor Max Load
- 1.0 Power Factor Max Block Load Pickup
- Full Name Plate Rated Load.
- Standard Readings Taken Every 5 Minutes.

Standard Reading Recorded During Load Test Inspection

Run Time	**AC Frequency**
AC Voltage	**Exciter Field Voltage**
AC Amperage	**Exciter Field Current**
kVA	**Lube Oil Pressure**
kWe	**Engine Coolant Temp.**
Power Factor	**Ambient Temp.**

Factory Load Test Summary

All engine generator sets are visually inspected prior to testing. This includes a complete visual/mechanical inspection to ensure that all fasteners and electrical connections are secure, that all rotating components are free of obstruction/ interference and are properly guarded.

Once the unit is started, the AC voltage and frequency are set to rated values. The unit is operated at no load while all of the safety shutdowns and warnings are verified and tested. The unit is then restarted and run at 25%, 50% and 100% of rated load and power factor until the engine temperature has stabilized for at least ten minutes. During the rated and maximum load pickup portion of the test, the voltage regulator gain, stability and under frequency compensation adjustments are set for optimal performance. All test procedures are performed in accordance with MIL-STD-705C where applicable.

Throughout these test procedures the AC parameters, engine oil pressure, engine temperature, exhaust temperature, timing and air/fuel ratio (gaseous units) are monitored and recorded. The unit and all installed accessory equipment are continually examined for oil and coolant leaks, excessive vibration and foreign noises.

Once all test procedures are performed and recorded, the unit is allowed a cool down period prior to being shut down. The unit is once again inspected for leaks, loose fasteners and connections prior to leaving the test facility.

The unit receives another complete final inspection process prior to packaging and shipment.

Note: All units are tested after the painting process is complete to prevent unforeseen difficulties resulting from the painting process being performed after testing.

Witnessed Factory Load Test

Standard witnessed factory load testing must be scheduled and approved at least four weeks prior to the engine generator sets scheduled shipping date. Any requests for witnessed factory load testing after this four week period may incur additional charges.

Witnessed Extended Run Factory Load Test

Witnessed extended run factory load testing must be scheduled and approved at the time of order placement. Any requests for witnessed extended run factory load testing after this time could be denied and would if approved incur additional cost.

All units are built and tested to cUL, CSA and NFPA 110 standards.

Engine Generator Set Two (2) Year 2000 Hour Standby Limited Warranty

BLUE STAR Power Systems Inc.

Your Blue Star Power Systems, Inc. product has been designed and manufactured with care by people with many years of experience. Blue Star Power Systems, Inc. warrants to its Buyer that the product is free from defects in materials and/or workmanship for the period of time outlined below. If the product should prove defective within the time period outlined below, it will be repaired, adjusted or replaced at the option of Blue Star Power Systems, Inc., provided that the product, upon inspection by Blue Star Power Systems, Inc., has been properly installed, maintained and operated in accordance with Blue Star Power Systems, Inc.'s Installation and Operating Manuals. This limited warranty is not valid or enforceable unless: (1) all supporting maintenance records are kept on file with the end user and made available upon request from factory, and (2) the generator set is routinely exercised in accordance with operating instructions. This warranty does not apply to malfunctions caused by physical damage, misuse, improper installation, repair or service by unauthorized persons, or normal wear and tear. The warranty is not assignable.

Blue Star Power Systems, Inc. product warranty period: Engine generator set: Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first). Accessories (installed on the engine generator set or shipped loose): Parts and Labor for one (1) year from the date of factory invoice or 2000 hours (whichever occurs first). Transfer Switches: If purchased with a generator set (same order number): Parts and Labor for two (2) years from the date of factory invoice or 2000 hours (whichever occurs first).

The start of the warranty period can be adjusted to the date of unit start-up (limited to 180 days from invoice date) provided that the following information is provided to Blue Star Power Systems, Inc. within 30 days of start-up. The warranty will not be effective unless a copy of the Blue Star Power Systems, Inc. start-up validation checklist is properly and completely filled out and returned to Blue Star Power Systems, Inc. within 30 days of start-up. Additionally, the engine manufacturer's engine registration form must be completed and returned to the engine manufacturer as stated in the instructions with the registration form.

To obtain warranty service: Contact your nearest Blue Star Power Systems, Inc. Service Representative. For assistance in locating your nearest authorized service representative, contact Blue Star Power Systems, Inc., Attention: Service Department (see contact information below).

Warranty service may be performed by authorized Blue Star Power Systems, Inc. service providers only. Service work performed by unauthorized persons will void all warranties.

Blue Star Power Systems, Inc. shall not be liable for any claim in amount greater than the purchase price of the product. In no event shall Blue Star Power Systems, Inc. be held liable for any special, indirect, consequential or liquidated damages including but not limited to: loss of profits, loss of time, increased overhead, delays, loss of business opportunity, good will, or any commercial or economic loss.

Blue Star Power Systems, Inc. shall not be liable for any claim that requires replacement of engine, part, or component of the gen-set that is no longer manufactured or available. Additionally, Blue Star Power Systems, Inc. will not be liable for any engine replacement that may require emissions tier level change.

THERE ARE NO EXPRESS WARRANTIES OTHER THAN THOSE DESCRIBED HEREIN. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, OR OTHERWISE CREATED UNDER THE UNIFORM COMMERCIAL CODE, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE.

The following items and/or circumstances are excluded from this limited warranty:

- Engine starting batteries: The battery manufacturers' warranty applies. Consult your local battery supplier for warranty service.
- Fuel system and/or governing system adjustments performed during or after start-up.
- Normal maintenance items: Consumable items such as belts, filters, fluids, and hoses.
- Adjustments and tune–ups performed during start-up or thereafter. Start-up, training, tuning, and adjustments for any paralleling or bi-fuel system.
- Loose connections (electrical and mechanical) not found during start-up.
- All fluid level related items including low coolant not found during start-up or checked during regular maintenance intervals.
- Shipping damage of any type. All equipment is shipped F.O.B. Blue Star Power Systems, Inc. and risk of loss transfers to the carrier once loaded for shipment. It is the responsibility of the receiving party to sign for the receipt of, and note any shipping damage to the equipment. Freight damage claim filing is the responsibility of the receiving party. In the rare event that damage occurs during shipment, Blue Star Power Systems, Inc. will not warrant any damage to the unit resulting from shrink wrap.
- Any special access fees, equipment, requirements or after hours scheduling to gain access to the equipment for warranty service purposes.
- Buyer requested rental generators used while warranty work is being performed.
- Damages caused by acts of nature, such as lightning, wind, flood, or earthquake.
- Any damage due to situations beyond the control of the manufacturing and/or workmanship of the product.
- Use of non-protected steel enclosure within 10 miles of the coast.
- Improper installation or operation as outlined in the Installation and Operation Manuals.
- Misapplication of the equipment such as usage outside the original design parameters as stated on the nameplate of the equipment.
- Equipment purchased at the standby rating that is being used in a prime power application(s).
- Diesel engine "Wet Stacking" or Regeneration issues due to lightly loaded diesel engines.
- Travel labor and mileage for mobile generator sets.
- More than one trip to the job site because a service vehicle was not stocked with normal service parts.
- Lodging expense associated with unit repair and excessive mileage charges (limit to 300 miles round trip from nearest service center).
- Failure to properly exercise and maintain your equipment per manufacturer's specifications will void all warranty.
- Equipment modifications made without the written consent of Blue Star Power Systems, Inc. will void all warranties.
- Any equipment or components added including fuel tanks and enclosures not installed at the Blue Star Power Systems, Inc. factory.

This agreement is deemed made and executed in North Mankato, Nicollet County, Minnesota and shall be construed and interpreted in accordance with the laws of the state of Minnesota without giving effect to its conflicts of laws principals. Each of the parties submits to the exclusive personal jurisdiction and venue with respect to any action or proceeding arising out of, in connection with, relating to, or by reason of this agreement before the district court of the state of Minnesota, located in Nicollet County and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court.

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Consideration of approval to purchase a Toro Groundsmaster 4700 Wide Area Mower through Spartan Distributors in the amount of $104,995.02 utilizing a cooperative purchasing agreement with Omnia Partners.

SUBMITTING DEPARTMENT: Integrated Solutions – Parks Management

EXPENDITURE REQUIRED	**$ 104,995.02**
AMOUNT BUDGETED	**$ 105,550.00**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**101-265.10-982.037**

BACKGROUND INFORMATION:

The Parks and Municipal Grounds Management Department is responsible for the mowing and grounds maintenance at 23 separate municipal properties on nearly 1,000 acres of land. Recent land acquisitions including Bosco Fields, the development of Northwest Park, and Beacon Hill Park have exhausted the capabilities of our mowing fleet. The current fleet of nine Toro Z mowers dating back to 2006 is constantly overutilized and prone to frequent breakdowns. This request is for the purchase of a 2024 Toro Groundsmaster 4700 Wide Area Mower. The purchase of this mower allows maintenance staff to mow larger areas in a third of the time at various locations due to its three mowing decks versus one deck on a standard mower. Another benefit is that other mowers can be routinely taken out of service for maintenance. This mower comes with a two-year limited warranty and matches the parts and maintenance of the current Toro mower fleet in Parks Management. This purchase is made utilizing a cooperative purchasing agreement through Omnia Partners and Toro.

RECOMMENDED ACTION: Approval to purchase a Toro Groundsmaster 4700 Wide Area Mower through Spartan Distributors in the amount of $104,995.02 utilizing a cooperative purchasing agreement with Omnia Partners.

Groundsmaster® 4500-D/4700-D

CONTOUR ROTARY MOWERS

FEATURES

- *55 hp (41.1 kW) Yanmar® turbo-diesel engine*
- *Contour™ Plus rotary cutting units for virtually no scalping*
- *Full-length striping rear rollers*
- *9' (2.7 m) and 12.5' (3.8 m) width of cut*
- *6.5" (16.5 cm) cutting unit overlap to eliminate streaking*
- *Smart Power® – optimized mowing in all conditions*
- *SmartCool® system with auto reversing cooling fan*
- *4-Way Adjustable Seat and Air Ride Suspension*
- *Integrated ControlHub™ with fingertip electronic controls*
- *InfoCenter™ displays simple operating info while monitoring machine health*
- *Full-time, bi-directional 4WD*
- *4-wheel drive traction assist (optional)*
- *Reliable planetary gear wheel drive system*

More production, same extraordinary cut.

The Groundsmaster® 4500-D and 4700-D continue to provide the clean quality of cut of a reel mower but with the maintenance ease of a rotary. Toro's SmartCool® system keeps your machine on the job and moving forward. Before things get too hot, SmartCool briefly reverses the cooling fan to blast chaff and debris from the intake screens. Smart? You know it. Cool? Definitely! With a 55 hp (41.1 kW) turbo-diesel under the hood and Smart Power® technology that maximizes power to the Contour™ Plus cutting decks, the Groundsmaster 4500-D and 4700-D are an unprecedented blend of powerful productivity and refined results.



Groundsmaster® 4500-D



Groundsmaster® 4700-D

SMART POWER™

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Call your Toro distributor at 800-803-8676

Groundsmaster® 4500-D & 4700-D Specifications*

	GROUNDSMASTER 4500-D, MODEL 30885	GROUNDSMASTER 4700-D, MODEL 30887
ENGINE	Yanmar® 4-cylinder liquid-cooled, turbo-charged diesel. Power: 55 hp (41.1 kW) power at rated speed of 2700 rpm. Torque peak: 125 ft-lbs (169 Nm) @ 2000 rpm. Displacement: 127 cu. in. (2.1 liters). EPA Tier IV Final and Stage V Compliant.	
AIR CLEANER	Dry, replaceable primary and safety elements.	
RADIATOR	Rear-mount, single pass, 7-row, 6.3 fins per inch, 13 quart (12.3 liters) capacity.	
FUEL CAPACITY	22 gallons (83 liters) diesel fuel. Biodiesel-Ready for use up to B-20 (20% biodiesel and 80% petroleum blend).	
TRACTION DRIVE	Parallel hydrostatic, closed loop system with full-time 4WD forward/reverse in low (mow) and high (transport) range with optional full-time, optional full-time or momentary traction flow divider momentary traction flow divider (forward only) (Model 31529). Variable displacement piston pump with electronic servo control powers dual speed piston motor drive into double reduction planetary in front, and mechanical axle in rear. Smart Power® feature controls traction speed to maintain optimal cutting blade speed.	
HYDRAULICS/COOLING	8.25 gallon (31.3 liter) capacity with 10 micron remote spin-on filter, single-pass cooler, 6.3 fins per inch. Variable speed SmartCool hydraulic fan drive with automatic (based on coolant and oil temps) and auto/manual reversing capabilities.	
DIAGNOSTICS	Diagnostics pressure test ports: forward and reverse traction, deck circuit 1 & 2, reverse 4WD, lift, steering, traction charge, and counter balance.	
GROUND SPEED	Transport: 0-13 mph (0-21 km/h) forward, 0-8.0 mph (0-12.8 km/h) reverse. Mow: 0-8.0 mph (0-12.8 km/h) forward, 0-6.5 mph (0-10.4 km/h) reverse. (Max speeds adjustable by both operator and supervisor.)	
TIRES	Front: 29 x 14-15, 6-ply ultra-tread. Rear: 20 x 10-10, 4-ply Multi-Trac tread.	
MAIN FRAME	All welded formed-steel frame with integral tie-down anchors.	
BRAKES	Dynamic through hydrostatic transmission, plus mechanically-actuated, internal wet disc brakes on input to each planetary drive. Individual foot-operated steering brake control of left and right front wheel. Lock pedals together and latch to engage parking brake.	
SEAT	Premium seat with adjustments for operator weight via air ride suspension, seat fore/aft position, seat back angle, arm rest height and retractable seat belt.	
STEERING	Power steering with dedicated power source, tilt steering.	
INSTRUMENTATION	InfoCenter™ System: Onboard LCD display shows gauges, alerts/faults, service reminders, electrical system diagnostics. Indicates fuel level, coolant temperature, intake temperature, low oil pressure, alternator, engine hours, engine rpm, hydraulic oil temperature, voltage and fuel usage.	
CONTROLS	Ignition switch, traction range selection switch, PTO switch, light switch, cruise control switch. Foot-operated traction pedal, individual foot-operated steering brake control of left and right wheels with parking brake lock. Lift Switches: One 2-position switch (GM 4500-D). Three 2-position switches (GM 4700-D).	
CRUISE CONTROL	Off/on/engage switch with on-screen adjustable speed control through the InfoCenter while engaged. Auto-disengage with PTO deactivation or braking.	
ELECTRICAL	12-volt, 650 cold cranking amps battery, 40 amp alternator. Overload protection with automotive type fuses.	
INTERLOCKS	Prevents engine from starting unless traction pedal is in neutral and deck is disengaged. If operator leaves seat with deck engaged, engine stops. Machine automatically switches to low range if decks are lowered. Engine stops if parking brake engaged and traction pedal not in neutral. Prevents switching mow to transport unless stopped to protect turf.	
OPERATOR AREA	Beverage holder, radio holder, 12-volt power point, storage box (tools, jackets, golf balls, etc.), seat belt.	
WORK LIGHT	Standard, LEDs, 650 lumens.	
ROPS	2-post foldable, standard.	
DIMENSIONS W/ CUTTING UNITS	**GM 4500-D**	**GM 4700-D**
Overall length w/decks down	145.8" (370 cm)	145.8" (370 cm)
Overall width, lowered/raised	112.8" (286 cm)/88.3" (224 cm)	153.8" (391 cm)/88.3" (224 cm)
Height w/2-post ROPS	88.8" (216 cm) upright, 65.2" (165 cm) folded	88.8" (216 cm) upright, 65.2" (165 cm) folded
Wheelbase	67.5" (172 cm)	67.5" (172 cm)
Track Width, front/rear	88.3" (224 cm)/55.5" (141 cm)	88.3" (224 cm)/55.5" (141 cm)
Ground clearance	6" (15.3 cm)	6" (15.3 cm)
WEIGHT	4,495 lbs. (2038 kg) - with full fluids.	5,045 lbs. (2288 kg) - with full fluids.
MOWING RATE**	8.8 acres/hr (3.6 hectares/hr)	12.1 acres/hr (4.9 hectares/hr)
SAFETY	Complies with American National Standards Institute (ANSI B71.4-2017) and applicable ISO EN 5395 (CE) standards (machine directive 89/392, 91/368, 93/44, 84/538, 89/336) requirements.	
WARRANTY	Two-year limited warranty. Refer to the Operator's Manual for further details.	
	CUTTING UNITS	
TYPE	Five Contour™ Plus 27" (68.6 cm), rear-discharge rotary cutting units with standard full-length striping rear rollers.	Seven Contour™ Plus 27" (68.6 cm), rear-discharge rotary cutting units with standard full-length striping rear rollers.
WIDTH OF CUT	109" (277 cm), overlap 6.5" (16.5 cm), overhang 10.4" (26.4 cm).	150" (381 cm), overlap 6.5" (16.5 cm), overhang 30.9" (78.4 cm).
MOWING CONFIGURATIONS	Five fixed decks, 109" (277 cm) cutting width.	Operate-on-the-fly mowing configurations of 5, 6, or 7 decks utilizing the independently-operable outboard cutting units, resulting in cutting widths of 109" (276.8 cm), 129.5" (328.9 cm), or 150" (381 cm).
HEIGHT OF CUT	0.75"-4" (1.9-10.2 cm) in 0.25" (.6 cm) increments. 3-position 0.030" (0.08 cm) incremental calibration	
CONSTRUCTION	10-gauge steel constructed chambers with 12-gauge welded reinforcements. Heavy-duty exoskeleton deck carrier frame, 1.5" (3.8 cm) square x .25" (.6 cm) wall tube with 7-gauge side supports protects deck shell from impact damage. Spindle support 3/16" (.48 cm) high-strength steel and 10-gauge exterior channels.	
SPINDLE ASSEMBLY	Ductile cast iron spindle housing. Dual greaseable tapered roller bearings. 1.25" (3.2 cm) diameter solid cold finished steel spindle shaft. Splined connection between spindle shaft and deck motor. Welded blade retainer plus anti-scalp cups.	
GROUND FOLLOWING	6" (15.3 cm) anti-scalp cups on each blade. On each deck: two 5" (12.7 cm) diameter front rollers, one 3" (7.6 cm) diameter rear roller.	
BLADES	27" (68.6 cm) long, 2.5" (6.4 cm) wide, 0.25" (.64 cm) thick. Standard combo blade, optional Atomic, high sail and angle sail blades.	
WING PROTECTION	Groundsmaster 4700-D has an impact absorption device on wing decks.	

*Specifications and design subject to change without notice.

**Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions.

The Groundsmaster 4500-D and 4700-D are manufactured in Tomah, WI ISO 9002 Certified Plant.

THINK. LIVE. SAFELY

Groundsmaster® 4500-D & 4700-D Accessories*

TRACTION UNIT ACCESSORIES	
30629	Premium Seat
31696	Work Light Kit
30669	Universal Sunshade - White
30671	Universal Sunshade - Red
30358	Bimini Canvas Sunshade
115-8473	90-amp Alternator Kit
31529	4WD Flow Divider Kit
03614	Golf Ball Operator Guard
30670	EU Road Light Kit

CUTTING DECK ACCESSORIES	
104-5183	High Lift Blade
105-9810-03	Angle Sail Blade
107-0235-03	Atomic Blade
108-9026-03	Combo Blade
30836	Leaf Mulching Kit
137-6145	Sectional Rear Roller 27" (68.5 cm)
104-5168	Roller Scraper Kit

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only.
Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

Spartan Distributors | A Reinders Company

487 W Division Street
PO Box 246
Sparta, MI 49345
616.887.7301
Fax: 616.887.6288

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

December 7, 2023

City of Novi
Attn: Steve St. James
45175 W. 10 Mile Rd.
Novi, MI 48375

We are pleased to provide a quote on the following equipment:

(1) TORO Groundsmaster 4700 (#30887) **Total $ 104,995.02**

- (7) Leaf Mulching Kit (#30836)
- (1) 4 WD Flow Divider Kit (#31529)

The above TORO pricing is based on OMNIA Contract #2017025

Pricing is subject to change at time of shipment.

DELIVERY: As Arranged
TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9360.

Sincerely,

Stephen Carrier

Stephen Carrier
Commercial Sales

PURE MICHIGAN®

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Consideration of Text Amendment 18.303 to amend Section 7.1, Nonconformities, of the Zoning Ordinance to provide the option for expanding a nonconforming use through a Special Land Use to be considered and potentially approved by Planning Commission after a public hearing. **FIRST READING**

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

The attached draft Zoning Ordinance amendment is being proposed by staff in order to provide opportunities to allow for the expansion of nonconforming uses and nonconforming buildings, subject to a number of conditions, and with Planning Commission's consideration and approval of the request following a public hearing.

The Zoning Ordinance defines nonconforming uses and nonconforming buildings as follows:

> *Nonconforming Use: A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.*
>
> *Nonconforming Building: A building or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto, and that does not conform to the provisions of the Ordinance in the district in which it is located.*

Nonconforming uses and buildings may come about for developed properties where the property is rezoned to a zoning district that would no longer permit the existing use, or when a section of the zoning ordinance is modified following the construction of the existing use. An example of this situation may be a single-family home that was built as a permitted use within a single-family residential zoning district, but later became a legal nonconforming use when the property was rezoned to an office or industrial zoning district. In this instance, the ordinance allows the single-family home to remain and be occupied on the property that was rezoned to a non-residential district, but the home may not be expanded or extended beyond its original approval. While the home may not be enlarged, the

ordinance allows for necessary repairs to the structure, and modifications to the façade, landscaping, driveway, and parking lot.

The Zoning Ordinance currently does not allow for the expansion of nonconforming uses, with the goal of such uses eventually being replaced by uses that are permitted. Following discussions with two property owners wishing to expand properties that are considered nonconforming uses, staff worked with the City Attorney's office to draft language that amends Section 7.1 Nonconformities to allow for the expansion of nonconforming uses in some circumstances. The ordinance amendment provides the option through a Special Land Use to be considered and potentially approved by the Planning Commission. In addition to the conditions that must be met for Special Land Use Approval, several other criteria must be met.

Section 7.1 Nonconformities

- Section 7.1.1 Intent (changed to allow for the expansion of nonconforming uses in some circumstances)
- Section 7.1.3 Nonconforming Uses of Land
- Section 7.1.5 Nonconforming Uses of Structures and Land
- Section 7.1.7 Repairs and Maintenance
- Section 7.1.11 (new) Special Land Use Approval for Nonconformities

Additional factors the Planning Commission must consider when determining Special Land Use approval for an expansion of an existing nonconforming use:

i. Expansion must meet the height, setback, parking, and other requirements for the zoning district where the property is located
ii. Additional traffic shall not pose an undue burden on the surrounding neighborhood and uses
iii. Expansion shall not go beyond the limits of the parcel
iv. Lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion
v. Total added floor space shall not exceed 50% of the existing total floor area

Expansion shall not hinder the future development of surrounding properties in accordance with the Master Plan

The Planning Commission held a public hearing on November 15th and forwarded a favorable recommendation to the City Council.

RECOMMENDED ACTION: Approval of Text Amendment 18.303 to amend Section 7.1, Nonconformities, of the Zoning Ordinance to provide the option for expanding a nonconforming use through a Special Land Use to be considered and potentially approved by Planning Commission after a public hearing, 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 helps existing homeowners and business owners wishing to make renovations or limited expansions without having to seek a rezoning. **FIRST READING**

DRAFT TEXT AMENDMENT 18.303 NONCONFORMITIES

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.303

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, ARTICLE 7 ADMINISTRATION, APPEALS, AND ENFORCEMENT, SECTION 7.1 "NONCONFORMITIES" IN ORDER TO ALLOW EXPANSION OF NONCONFORMING USES, OR USES OF STRUCTURES AND LAND IN CERTAIN LIMITED CIRUMSTANCES

THE CITY OF NOVI ORDAINS:

Part I. That Section 7.1, Nonconformities, Article 7, Administration, Appeals and Enforcement, of the City of Novi Zoning Ordinance is hereby amended to read as follows in its entirety:

Section 7.1 NONCONFORMITIES

1. Intent. It is the intent of this Ordinance to permit legal nonconforming lots, structures or uses to continue until they are removed but not to encourage their survival, in most situations.

   It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures and uses of land and structures ~~which~~ that were lawful before this Ordinance was passed or amended ~~which~~ but would be prohibited, regulated or restricted under the terms of this Ordinance or future amendments.

   Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district, unless approved as provided in this Ordinance.

   A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by addition of other uses of a nature which would not be permitted generally in the district involved, unless approved as provided in this Ordinance.

   To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

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The general intent of this Section notwithstanding, it is recognized that some preexisting nonconforming uses, or uses of structures and land, while not in conformance with the requirements of the zoning district in which located, are not detrimental to the surrounding uses, particularly where the activity or structure has been in use for many years and long accepted. An extension or expansion of such uses, or uses of structures and land, may, in some cases, not be detrimental to the surrounding uses. Thus, the Planning Commission has the discretion over whether to allow such extensions or expansions through a special land use approval, as set forth herein.

2. [unchanged]
3. Nonconforming Uses of Land. Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:
    A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance, unless approved as a special land use by Planning Commission, as provided herein;
    B.-D. [unchanged]

4. [unchanged]
5. Nonconforming Uses of Structures and Land. If a lawful use of a structure, or of structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be permitted in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
    A. No existing structure devoted to a use not permitted by this Ordinance in the district in which is it located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located, unless approved as a special land use by Planning Commission, as provided herein.
    B.-F. [unchanged]

6. [unchanged]
7. Repairs and Maintenance. On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased, unless approved as a special land use by Planning Commission, as provided herein.

    Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official

8.-10. [unchanged]

11. Special Land Use Approval for Nonconformities. As stated in the intent of this section of this Ordinance, there are appropriate circumstances where it may be reasonable to authorize restoration, reconstruction, or extension of nonconforming uses, or uses of structures

DRAFT

and land, as legal conditional uses after proper notification to surrounding property owners as described in Section 6.2 of this Ordinance for special land uses. Such authorizations are subject to special land use approval by the Planning Commission, which shall consider, in addition to standards in Section 6.2 (as applicable), the following factors in exercising its discretion:

i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances.

ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses.

iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming.

iv. The lighting, noise, vibration, odor and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14.

v. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming.

vi. The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a

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brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2024.

_____

JUSTIN FISCHER, MAYOR

_____

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

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PLANNING COMMISSION DRAFT MINUTES FROM NOVEMBER 15

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
November 15, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

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CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:	Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Absent Excused:	Member Avdoulos, Member Dismondy
Staff:	Barb McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Becker to approve the November 15, 2023 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE NOVEMBER 15, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

Motion carried 5-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner Barb McBeth introduced new Planner Heather Ziegler. Heather has her Bachelor's degree in Natural Resource Management and a Masters Degree in Urban and Regional Planning from Michigan State University.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **OAK POINTE CHURCH ADDITION AND PATIO JSP23-21**
   Approval of the request of Oak Pointe Church JSP23-21, Preliminary Site Plan for a building addition for a children's play area totaling approximately 1,000 square feet, and a patio addition. The subject parcel is in Section 20 of the city, east of Napier Road, west of Wixom Road, and north of Ten Mile Road. The property is zoned RA, Residential Acreage and the initial multiple phase site plan for the property was approved in 2001.

Motion to approve JSP23-21 Oak Pointe Church Addition and Patio Preliminary Site Plan made by Member Lynch and seconded by Member Becker.

In the matter of JSP23-21 Oak Pointe Church Addition and Patio, motion to approve the Preliminary Site Plan.

ROLL CALL VOTE TO APPROVE JSP23-21 OAK POINTE CHURCH ADDITION AND PATIO PRELIMINARY SITE PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion carried 5-0.

PUBLIC HEARINGS

1. **TEXT AMENDMENT 18.303**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.303 to provide the option to expand nonconforming uses under special circumstances, subject to Special Land Use consideration by the Planning Commission.

Planner James Hill relayed that the text amendment addressing nonconformities was introduced to the Planning Commission on September 27th. The text amendment provides the option to expand nonconforming uses under certain circumstances, subject to Special Land Use consideration by the Planning Commission. Currently, a use that is considered legal nonconforming cannot expand its floor area at all without a use variance from the Zoning Board of Appeals. This text amendment aims to provide greater flexibility to some residents or business owners who find their buildings to be legal nonconforming uses yet wish to expand or renovate their building footprint.

The text amendment will allow for the expansion of nonconformities as a Special Land Use permitted by the Planning Commission and includes additional factors that the Commission must consider when making such a decision. It is meant to help longstanding property and business owners in the City who may wish to make repairs, to restore, reconstruct, or extend their nonconforming use.

Factors that must be considered include the extension of the nonconforming use meeting current building and site standards of the existing zoning district, limiting the amount that the use can expand, and preventing undue hardship on nearby property owners through the effect of traffic, noise, odor, and vibration levels, and the potential for future development. These factors need to be considered in addition to the regular Special Land Use considerations that already exist within the Zoning Ordinance, including the impact on utilities and public services, compatibility with adjacent uses, and consistency with the goals and intent of the Master Plan.

The Planning Commission is asked to hold the public hearing tonight for Text Amendment 18.303 and make a recommendation to City Council for approval or denial of the text amendment. Staff is available to answer any questions.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

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Mike Duchesneau, 1191 South Lake Drive, relayed he totally supports the text amendment and is aware of at least three cases where someone could have used help through this process.

Seeing no one else, Chair Pehrson confirmed that there was no correspondence, closed the Public Hearing, and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed his understanding is this started with someone who had a residence in an industrial zone and wanted to put up a pole barn. There were a lot of hurdles that they had to jump through. Some of the adjacent neighbors in industrial districts were worried that they were going to have an additional burden placed on them if residential expansion was allowed.

Based on the overview just presented by Planner Hill, the adjacent property owners who bought their property as Industrial can still use it as industrial and won't have an additional burden that we place on industrial sites next to residential. This basically removes some unintended consequences of our existing ordinance to allow somebody to in this case put up a pole barn in a residential area and not affect anybody. Member Lynch does not have an issue with the text amendment.

Member Becker inquired to staff, in looking at the annotated draft on page two, that Special Land Use will be the process to allow an existing non-conforming to change the footprint and do some expansion rather than other types of mechanisms. Planner Hill confirmed this is correct.

Member Verma had no comments.

Member Roney inquired, in reference to what Member Lynch relayed, that this amendment also will benefit the Gatsby property. Planner Hill confirmed this is correct. Member Roney is in support.

Chair Pehrson inquired, in reference to the second paragraph, would the amendment include a change of use of the venue or the installation as opposed to any kind of expansion. For example, if nothing is being changed relative to the building footprint, but if the use changes drastically from A-Z, is there any recourse in the wording for that to take place.

City Planner McBeth responded that this amendment was not intended for that, rather it was intended for uses that are currently existing and non-conforming and takes away the strict restriction that those uses cannot be expanded. It wasn't intended to allow other uses to make themselves non-conforming.

Chair Pehrson inquired regarding allowed repairs and maintenance without making physical changes, would that also include painting. For example, going from red to blue.

City Planner McBeth responded that typically the painting or maintenance of a building is permitted, whether it's an existing non-conforming use or not. Sometimes if it's a commercial building we'd be concerned about the color, so it might trigger the facade ordinance and we'll take a look at that to see.

Motion to recommend Text Amendment 18.303 for approval to City Council made by Member Lynch and seconded by Member Roney.

In the matter of Text Amendment 18.303 motion to recommend approval of the text amendment to City Council.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF TEXT AMENDMENT 18.303 MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 5-0.

2. **TEXT AMENDMENT 18.304**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

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CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Consideration of Text Amendment 18.304 to amend Section 4.4, Home Occupations, of the Zoning Ordinance to update and clarify language pertaining to home occupations in the City. **FIRST READING**

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

The Zoning Ordinance currently has language that limits home occupations and the effect that home occupations can have on the surrounding area. Staff and the City Attorney's office have been working on an ordinance amendment to modify the existing language governing home occupations in the City.

The amendments stemmed from a number of complaints about certain businesses that appeared to be operating out of residences, as well as through a request from the City Council to the Ordinance Review Committee (ORC) to explore potential changes to the Zoning Ordinance. On June 13, the ORC discussed drafting an ordinance amendment that would address the issue. The April 23 memo from the Community Development Department, in addition to the minutes from the June 13 ORC meeting, are included in this packet.

At the June 13 ORC meeting, Committee members expressed concern over enforcement of restrictions to home occupations. Staff responded to the concern, stating that an Ordinance officer would have to physically observe any ordinance infractions of new or existing home occupations. The meeting concluded with a commitment by staff and the City Attorney's office to come back to the ORC with a draft ordinance.

At the August 8 ORC meeting, the draft ordinance was brought before the committee members. Staff provided an overview of the additions to the text amendment, including enforcing against the renting of cars from a home, enforcing against the hosting of a dance studio with 15 students coming and going every hour, and enforcing deliveries to homes for home occupations being restricted to vehicles from Amazon, UPS, etc. After further discussion, the ORC made the motion to recommend the proposed amendments to the Planning Commission for comment and public hearing.

The proposed ordinance amendment builds on the current ordinance standards for home occupations and provides additional language for specific negative effects such as outside storage of products or equipment, and selling vehicles, landscape equipment or machinery, among others. A summary of the new sections are outlined below, with specific changes provided in the attached draft ordinance language.

Section 4.4 Home Occupations

- Section 4.4.1 (new) Home Occupation must be conducted by a full-time resident of the property
- Section 4.4.2 Signage or advertising
- Section 4.4.3 Conducted within the main building and no outside storage
- Section 4.4.4 No product sold to customers or visitors to the home
- Section 4.4.5 No parking in excess of that required for residence
- Section 4.4.6 (new) No objectionable noise, fumes, odor, dust, or electrical interference
- Section 4.4.7 (new) No rental or sale of autos, trucks, etc.
- Section 4.4.8 (new) No excessive traffic
- Section 4.4.9 (new) No excessive deliveries to the home

The Planning Commission held a public hearing on November 15th and forwarded a favorable recommendation to the City Council.

RECOMMENDED ACTION: Approval of Text Amendment 18.304 to amend Section 4.4, Home Occupations, of the Zoning Ordinance to update and clarify language pertaining to home occupations in the City, 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 limits negative effects of some home occupations as requested by City Council. **FIRST READING**

DRAFT TEXT AMENDMENT 18.304: HOME OCCUPATIONS

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.304

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT THE FOLLOWING LOCATIONS: ARTICLE 4 USE STANDARDS SECTION 4.4 "HOME OCCUPATIONS"

THE CITY OF NOVI ORDAINS:

Part I. That Article 4, Use Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

Section 4.4 HOME OCCUPATIONS
In the RA, R-1, R-2, R-3, and R-4 districts, home occupations are permitted subject to the following regulations and any other applicable laws and regulations, including in this chapter:

1. The home occupation must be conducted by a full-time resident of the property and must be clearly incidental and subordinate to its use for residential purposes by its occupants

1.2. ~~There is n~~No sign, advertising device, or other manifestation may be displayed on the inside of the dwelling so as to be visible through a window or glass area, or located on the exterior of the dwelling structure or within any yard area, which such sign, devise, or manifestation suggests or implies the existence of a home occupation

2.3. The home occupation must be~~is~~ conducted wholly within the main building ~~by the residents thereof~~. No outside storage of goods, products, supplies, equipment, or other materials associated with the home occupation is permitted.

3.4. ~~There is not involved~~The home occupation shall not involve the keeping of a stock in trade and no article shall be sold or offered for sale from the home to customers or visitors to the home. Articles made in the home by the inhabitants thereof, may be delivered by the resident to markets off premises.

4.5. The h~~H~~ome occupation~~s~~ shall not be carried on to an extent so as to require parking in excess of that required for the residential structure in which it is located.

6. The~~Any~~ home occupation may not~~that~~ create~~s~~ objectionable noise, fumes, odor, dust, or electrical interference detectable to the normal senses off the premises, or create a hazard or a nuisance~~or more than normal residential traffic shall be prohibited~~.

7. Engaging in the sale, repair, storage, or rental of autos, trucks, recreational vehicles, boats or construction and landscape equipment or machinery is prohibited as a home occupation

8. Traffic generated by the home occupation shall not be more than would normally be expected in a residential neighborhood. The home occupation shall not serve more than four customers or clients at one time, and there shall be no more than two employees on the premises at any time, with a limitation of no more than ten customer or client trips per day.

~~5.~~9. Deliveries related to the home occupation shall be limited to package services (e.g., UPS, USPS, FedEx, Amazon, etc.). Deliveries may also be accomplished using the passenger vehicle of the resident(s) engaged in the home occupation.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2024.

_____

JUSTIN FISCHER, MAYOR

_____

CORTNEY HANSON, CITY CLERK

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Ayes:

Nays:

Abstentions:

Absent:

DRAFT

PLANNING COMMISSION DRAFT MINUTES FROM NOVEMBER 15

Mike Duchesneau, 1191 South Lake Drive, relayed he totally supports the text amendment and is aware of at least three cases where someone could have used help through this process.

Seeing no one else, Chair Pehrson confirmed that there was no correspondence, closed the Public Hearing, and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed his understanding is this started with someone who had a residence in an industrial zone and wanted to put up a pole barn. There were a lot of hurdles that they had to jump through. Some of the adjacent neighbors in industrial districts were worried that they were going to have an additional burden placed on them if residential expansion was allowed.

Based on the overview just presented by Planner Hill, the adjacent property owners who bought their property as Industrial can still use it as industrial and won't have an additional burden that we place on industrial sites next to residential. This basically removes some unintended consequences of our existing ordinance to allow somebody to in this case put up a pole barn in a residential area and not affect anybody. Member Lynch does not have an issue with the text amendment.

Member Becker inquired to staff, in looking at the annotated draft on page two, that Special Land Use will be the process to allow an existing non-conforming to change the footprint and do some expansion rather than other types of mechanisms. Planner Hill confirmed this is correct.

Member Verma had no comments.

Member Roney inquired, in reference to what Member Lynch relayed, that this amendment also will benefit the Gatsby property. Planner Hill confirmed this is correct. Member Roney is in support.

Chair Pehrson inquired, in reference to the second paragraph, would the amendment include a change of use of the venue or the installation as opposed to any kind of expansion. For example, if nothing is being changed relative to the building footprint, but if the use changes drastically from A-Z, is there any recourse in the wording for that to take place.

City Planner McBeth responded that this amendment was not intended for that, rather it was intended for uses that are currently existing and non-conforming and takes away the strict restriction that those uses cannot be expanded. It wasn't intended to allow other uses to make themselves non-conforming.

Chair Pehrson inquired regarding allowed repairs and maintenance without making physical changes, would that also include painting. For example, going from red to blue.

City Planner McBeth responded that typically the painting or maintenance of a building is permitted, whether it's an existing non-conforming use or not. Sometimes if it's a commercial building we'd be concerned about the color, so it might trigger the facade ordinance and we'll take a look at that to see.

Motion to recommend Text Amendment 18.303 for approval to City Council made by Member Lynch and seconded by Member Roney.

In the matter of Text Amendment 18.303 motion to recommend approval of the text amendment to City Council.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF TEXT AMENDMENT 18.303 MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 5-0.

2. **TEXT AMENDMENT 18.304**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.304 to update and clarify language pertaining to home occupations in the City.

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Planner Hill relayed the second text amendment involves a change in the ordinance concerning home occupations in the City. City Council requested the Ordinance Review Committee to explore potential changes after a number of complaints concerning certain home occupations. This text amendment was also introduced to the Planning Commission on September 27th.

The text amendment seeks to prevent unwanted nuisances caused by some home occupations. It prohibits outside storage of goods or products, the sale or storage of automobiles, trucks, recreational vehicles, and other similar items, traffic greater than normally expected in a residential neighborhood, and deliveries via large trucks other than Amazon, UPS, etc. These changes are in response to complaints and what has been noted by Ordinance officers.

The Planning Commission is asked to hold the public hearing for Text Amendment 18.304 and make a recommendation to City Council for approval or denial of the text amendment. Staff is available to answer any questions you may have.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, Chair Pehrson confirmed that there was no correspondence, closed the Public Hearing, and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed he is glad that this amendment is being presented and will trust Staff with the proper verbiage. With more people having home businesses, we need to put some boundaries around how it affects the adjacent neighbors, and this accomplished that. Member Lynch does not have an issue with it.

Member Becker inquired to staff if this particular ordinance and the changes being considering would apply to things like in home childcare. Planner Hill responded that there are separate stipulations in the Ordinance for at home childcare.

Member Becker clarified his understanding that what qualifies as an occupation in a residence is where goods or services money is exchanged. Planner Hill confirmed this is correct.

Member Becker relayed when he was reading about no more than four customers or clients he wondered if it was childcare, who would be the client - the one person that drops off five children or the five children? Now understanding that is a whole different ordinance, he has no further questions.

Member Verma had no questions.

Member Roney had no questions.

Chair Pehrson relayed as he reads the amendment, it seems to be heavily weighted toward motor vehicle repair or storage. Does the amendment consider looking into the future, as far as home businesses and things that are allowed to be done now in the home? It seems to be narrow in scope toward such businesses as mechanics and repairs. Does it need to be expanded to include anything else? For example, a woodworking shop in a garage where noise would have to be limited for the neighbors.

To address Chair Pehrson's concern whether the amendment is too limited in scope, City Planner McBeth responded it is actually fairly broad. Some of the new words that are added were to address specific problems that have been identified and clearly call that out. Sometimes a broad ordinance referencing home occupations where employees are coming to a home to work, or customers are coming for stock and trade sales, can be interpreted in different ways resulting in disagreement about what the Ordinance means. In terms of the automotive repair and sale, and things like that, is a specific situation.

Chair Pehrson inquired relative to the enforcement of the four people in the business and such, how this would be enforced.

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City Planner McBeth responded that is kind of the art and science of the Ordinance officers. They need to observe something that's in violation of the Ordinance. For example, they might get a complaint from the neighbor, but then our Ordinance officers must also be able to observe it themselves.

Member Becker added that what he really liked was the clarification in item number 4 referencing the keeping of a stock and trade and no article shall be sold or offered for sale from the home to customers or visitors to the home. Articles made in the home by the inhabitants therefore may be delivered to the resident or to markets off premises, so people aren't selling items out of their garage. Member Becker likes the narrowing that they could sell it, perhaps online, but then they have to get it to the customers, no one would be driving up and picking up items.

Motion to recommend Text Amendment 18.304 for approval to City Council made by Member Lynch and seconded by Member Becker.

In the matter of Text Amendment 18.304 motion to recommend approval of the text amendment to City Council.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF TEXT AMENDMENT 18.304 MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. **AUDI SERVICE CENTER JSP23-40**
   Consideration of Audi Service Center for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 8.15 acres and is located in Section 24 of the City. The subject building is located behind the proposed Porsche building. The applicant is proposing to demolish a portion of the former Chrysler service center and renovate the existing building to result in an approximately 21,979 square foot building to serve as Audi's service center. Some parking lot and site improvements are also proposed.

Planner Hill relayed the proposed partial demolition and renovation of the former Chrysler service center is located behind the proposed Porsche site and current Infiniti dealership. The applicant is seeking to make the renovations to the building and parking lot to become a service center for the nearby Audi dealership. The site is approximately 8.15 acres and is located north of Ten Mile Road on the west side of Haggerty Road in Section 24 of the City.

The current zoning of the site is B-3 General Business, with adjacent zoning to the consisting of B-3 to the south and north and OS-1 Office Service to the south and west. Uses in the adjacent B-3 consist of the Audi dealership and a Mobil gas station, while the office uses consist of an orthodontist and law offices. To the east across Haggerty Road is the City of Farmington Hills, which also is designated as B-3 General Business zoning, including a strip mall and Ford dealership.

The Future Land Use map contemplates community commercial for this site and the adjacent B-3 zoned sites to the south and north, with the other adjacent sites within City limits contemplated for Community Office. Across Haggerty in Farmington Hills, the Future Land Use designation is non-center type business.

Natural features include the woodlands and wetlands to the west of the property, which are not proposed to be impacted.

The rendering shown on the screen is the proposed building footprint of the new service center, which will result in an approximately 21,979 square foot building. The parking lot and accessway is proposed to be reconstructed to align with the nearby Porsche site and to provide updated paving. For parking cars to be serviced or stored such as at an auto dealership or service center, bays of 25 spaces are provided if the required interior landscape area is provided. The applicant initially proposed 26 spaces but has committed to complying with the Ordinance for consecutive parking spaces.

LETTER FROM COMMUNITY DEVELOPMENT DEPARTMENT DATED APRIL 23, 2023

MEMORANDUM

TO: VICTOR CARDENAS, INTERIM CITY MANAGER

FROM: CHARLES BOULARD, COMMUNITY DEVELOP. DIRECTOR

SUBJECT: ZONING ORDINANCE HOME OCCUPATION PROVISIONS

DATE: APRIL 23, 2023

Background:
The City Council recently requested the Ordinance Review Committee (ORC) explore potential amendments to the Home Occupations language of the Zoning Ordinance. In support of The ORC effort the Code Compliance team has documented typical home occupation complaints throughout the City. While the recent issue was related to online vehicle rentals, past concerns and complaints have included the following:

Group dance and martial arts lessons
Landscape, plowing and lawn care businesses.
Jet ski and boat repair
Home meat sales including preparation of BBQ.
Pet breeding
Deck and construction contractors
Excessive shipping deliveries, pickup and staging
Hair salons

There is no question that inappropriate types or scales of home occupations can have a detrimental impact on the resents and desirability of neighborhoods, there is a rich history of home-based innovation and business start-ups in residential settings. Hewlett Packard, Mattel, Disney, Amazon, Microsoft, and Apple were all started in garages, Under Armour began in the founder's grandmother's basement, Tumbler and a host of software companies were started in apartments and on dining room tables. Dell expanded to a garage when it outgrew a dorm room.

There are also a number of other State and Federal provisions providing guidance to consider including but not limited to:
Religious Land Use and Institutionalized Person Act (RLUIPA)
MCL 125.3204 regarding instruction in craft or fine art as a home occupation
MCL 125.1504b regarding bed and breakfast (owner occupied)
MCL 125.3206 regarding residential use of property for adult foster care, childcare or residential treatment programs

Potential revisions:
The current Home Occupations section of the City of Novi Zoning Ordinance language reads as follows:

4.4 HOME OCCUPATIONS
In the RA, R-1, R-2, R-3 and R-4 districts, home occupations are permitted subject to the following regulations:

1. There is no sign, advertising device, or other manifestation displayed on the inside of the dwelling so as to be visible through a window or glass area or located on the exterior of the dwelling structure or within any yard area, which such sign, devise, or manifestation suggests or implies the existence of a home occupation.
2. The home occupation is conducted wholly within the main building by the residents thereof.
3. There is not involved the keeping of a stock in trade and no article shall be sold or offered for sale from the home. Articles made in the home by the inhabitants thereof may be delivered by the resident to markets off premises.
4. Home occupations shall not be carried on to an extent so as to require parking in excess of that required for the residential structure in which it is located.
5. Any home occupation that creates objectionable noise, fumes, odor, dust, electrical interference or more than normal residential traffic shall be prohibited.

Current and sample ordinances from local communities including Northville Township, Lyon Twp, Farmington Hills, Berkley, Canton Twp, Rochester Hills were compared along with Maricopa County, AZ, Ashland OR, Roanoke VA, Scott County MN, and the Vermont Land Use Collaborative.

Not surprisingly, many Ordinances share similar provisions, but there were also a number of potential opportunities for clarification and/or limitations identified and suggested for review:

- Maximum (4) customers or clients present at any time.
- Maximum (2) nonresident employees on premises at any time
- Maximum (10) customer or client trips per day
- Home occupation shall not be open to customers, clients, employees, or patrons before 8 am on weekdays, 9 am on weekends, nor after 8:30 pm on any day of the week.
- There shall be no outdoor storage of goods, products, equipment, or other materials associated with home occupation.
- Deliveries related to the home occupation shall be limited to package services (e.g., UPS, USPS, FED EX, Amazon) or utilization of the owners passenger vehicle.

- Requirement that the residence be occupied by the business owner.
- Prohibition of specific uses such as auto/boat/ recreational vehicle repair or maintenance, rental vehicles
- Bolster fume, noise, dust, glare, odor, fire hazard language

As with any Ordinance language, clear, easily communicated, interpreted, and verified expectations are of benefit for property owners as well as City staff and the Courts should formal enforcement be required. To this end the suggestions avoided language such as "that the average neighbor, under normal circumstances" or restrictions on percentage of interior floor area that would require interior entry for verification.

Please let me know if I can provide any additional information.

ORDINANCE REVIEW COMMITTEE MINUTES FROM JUNE 13

ORDINANCE REVIEW COMMITTEE
June 13, 2023 | 5:00 p.m.

Mayor Gatt called the meeting to order at 5:00 P.M.

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Member Crawford (Absent)

ALSO PRESENT: Thomas Schultz, City Attorney
Charles Boulard, Director of Community Development
Cortney Hanson, City Clerk

APPROVAL OF AGENDA:

Mayor Gatt removed item 3 regarding the City West Ordinance. This committee usually reviews existing ordinances, not new ones. He said there is a lot of concern from the public and he thought it would serve the public better if the full Council reviews the topic at a regular meeting.

ORCM 23-06-01 **Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY:**

To approve the agenda as amended.

AUDIENCE COMMENT:

Khurram Abbas said he lives in Asbury Park and was interested in what this committee would do to address concerns regarding the City West Ordinance because a lot of residents have concerns related to setbacks and heights.

MATTERS FOR DISCUSSION:

1. Approval of minutes from July 12, 2021:

ORCM 23-06-02 **Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY:**

To approve the Ordinance Review Committee meeting minutes from July 12, 2021.

2. Proposed amendments to the Zoning Ordinance related to home occupation.

Mr. Boulard said earlier this spring, Council requested that staff explore amendments to the zoning ordinance that regulate home occupations. We've had challenges with that during the spring. Staff looked at several ordinances from around the country and came up with several suggestions that are outlined in the memo. What they are looking for are measurable and easily enforced consistently that would improve interactions of home occupations and neighbors. Mayor Gatt asked how many complaints we get related to home occupations. Mr. Boulard said 2-4 a year. Mayor Gatt asked what those complaints centered around. Mr. Boulard said usually the intensity of the use. For example, there is a dance school run out of a home with 8-10 people dropped off for lessons and the parents wait for them. Another was renting vehicles through an app. He said staff identified a few options and went over them from the memo. Mayor Gatt asked how we would enforce this. Mr. Boulard said an ordinance officer would have to watch the house once if there was a complaint. There is no way to do it

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City Attorney Schultz said a few things were added, some of which we specifically requested. Mayor Pro Tem Staudt said he heard complaints about item 2 and pointed out that it was already existing in the ordinance. Director Boulard said we do enforce that currently.

City Attorney Schultz said item 7 is new. This was to enforce against the renting of cars or repairing cars out of a home. He added that all communities enforce these types of ordinances on a complaint basis. Director Boulard explained that usually by the time a person is in violation of an ordinance, it's apparent and that causes complaints. He gave an example of a person who rented their property to people to store their boat on and have 8-10 boats on his property. It would not impact a homeowner storing their own boat.

City Attorney Schultz said item 8 is new as well and it's related to traffic coming and going from a home business. Director Boulard explained this would help us enforce against a home occupation, such as a dance studio, in a home that has 15 kids coming and going every hour.

City Attorney Schultz said item 9 is related to deliveries and explained the idea is to allow the size that people expect, such as Amazon, UPS, etc. It is specific to the home occupation aspect and not routine deliveries.

City Attorney Schultz spoke about items 3 and 4. Item 3 already stated the home occupation has to be in the main building and the proposed amendment is to have no outside storage of goods. Item 4 states that people can't come to your home to pick up something you made there; this was already existing. The new language simply clarifies it. Mayor Pro Tem Staudt said this was an item that needs to be discussed. City Attorney Schultz pointed out that this already existed in the ordinance. Mayor Gatt said unless its something egregious, they wouldn't likely be complaints. Mayor Pro Tem Staudt said this started because of someone renting cars from their home and it became a nuisance. He suggested sending it to the Planning Commission for their remarks. There would be a public hearing, and everyone interested would have a chance to speak about this publicly.

ORCM 23-06-04 **Moved by Crawford, seconded by Staudt; CARRIED UNANIMOUSLY:**

To recommend the proposed amendments to the Zoning Ordinance related to home occupations to the Planning Commission for their recommendation and have this topic return to ORC.

The meeting was adjourned at 6:07 p.m.

Recorded by: Cortney Hanson
City Clerk

ORDINANCE REVIEW COMMITTEE MINUTES FROM AUGUST 8

ORDINANCE REVIEW COMMITTEE
August 8, 2023 | 5:00 p.m.

Mayor Gatt called the meeting to order at 5:00 P.M.

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Member Crawford

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney
Charles Boulard, Director of Community Development
Cortney Hanson, City Clerk

APPROVAL OF AGENDA:

ORCM 23-06-01 **Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY:**

To approve the agenda as presented.

AUDIENCE COMMENT: None

MATTERS FOR DISCUSSION:

1. Approval of minutes from June 13, 2023:

ORCM 23-06-03 **Moved by Crawford, seconded by Staudt; CARRIED UNANIMOUSLY:**

To approve the Ordinance Review Committee meeting minutes from June 13, 2023

2. Proposed amendments to the Zoning Ordinance related to home occupation.

Director Boulard said staff was asked to look at the home occupation provisions of the ordinance. They looked at examples from other communities and considered which would allow us to limit the types of uses that get out of hand like rental cars and dance studios being run in homes. If there is a recommendation from this committee, the ordinance amendment would go to the Planning Commission.

Mayor Pro Tem Staudt said he received calls from residents about this asking if we don't enforce the ordinances we already have, why are we creating new ones. He provided a few examples of things that violate certain ordinances and questioned why the ordinance wasn't being enforced. He said the biggest question was do we enforce the existing ordinances. Director Boulard said they respond when there are complaints and when violations are reported or noticed by staff. Mayor Pro Tem Staudt pointed out that there is currently an ordinance on home occupations and these recommendations are simply adding to it. City Attorney Schultz said yes, things were added to address specific complaints and to clarify the existing ordinance. Mayor Pro Tem Staudt asked whether the covenants of an HOA or the City's Code of Ordinances take precedence. City Attorney Schultz said it's a matter of who can enforce it. The City can enforce it's own Code of Ordinances and the HOA can enforce it's own covenants.

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without observing. Mayor Gatt said that's a difficult task and would make it a difficult ordinance to enforce if we pick some of them.

Mayor Pro Tem Staudt said his experience is different. He has 3 specific instances in a small area in his subdivision. One is a commercial sandwich maker that has deliveries by semi every week. It's in violation of ordinance and he was sure they were aware of it. Another is daily renting of vehicles. There is an app where you can rent a car from an individual. It's not a bad deal when its only 1 or 2 cars but what about 7 or 8. The complaints he heard was that there were so many vehicles, they were driving on neighbor's lawn, rentals being picked up at 1am, and using the schools as a pickup point. He said HOA has tried to do things about this in the past. He believes this is a bigger issue than we really know. He thought the neighbors didn't want to turn on each other and report people to the City. An issue he saw becoming a bigger issue is the regulation of temporary rentals of homes, like Airbnb's. Airbnb's are becoming a bigger issue. He's had 3-4 complaints about people who live next to rentals and people throwing parties. He wasn't sure the best way to deal with it. He didn't want staff to be sitting there watching this to track it. Local neighborhoods aren't meant to be rental car lots. We need to be prepared to deal with this as its going to be an ongoing issue.

Mayor Gatt asked if they were being asked to send something to council or just discuss the topic. Mr. Boulard said he wanted to present opportunities, if they thought some of these were worth pursuing, they would work with attorney to draft an amendment for them to see. Mayor Pro Tem Staudt asked if this was an issue in other communities; are they putting new ordinances in place? City Attorney Schultz said zoning ordinances in other communities have home occupation ordinances, but they are vastly different. He said the language probably hasn't been looked at in a while, but what was presented are good options. We might have to handle home occupation and the Airbnb topic separately. We are waiting for the state to pre-empt us from doing anything. It's kind of stalled. We've talked internally about what we might do. He said we'd come back with a draft ordinance for home occupation.

3. Discussion of a new zoning district: CW City West.

This item was removed from the agenda.

The meeting was adjourned at 5:22 p.m.

Recorded by: Cortney Hanson
City Clerk

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Appointments to Boards and Commissions

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION: Presentations for Boards and Commissions candidates interested in appointment to the Board of Review or Zoning Board of Appeals were held Monday, December 11th. Attached is the ballot for appointments to Boards and Commissions, Council interview memo, presentation draft minutes, candidates' applications, and current Booklet List.

RECOMMENDED ACTION: Appointments to Boards and Commissions

MEMORANDUM

TO: MAYOR FISCHER AND COUNCIL MEMBERS

CC: CORTNEY HANSON, CITY CLERK

FROM: MELISSA MORRIS, DEPUTY CITY CLERK

SUBJECT: PRESENTATIONS FOR BOARDS AND COMMISSIONS

DATE: DECEMBER 7, 2023

Attached please find applications for the current openings on Boards and Commissions along with a ratings sheet and current Boards & Commissions Booklet List. Due to the volume of applicants for Boards and Commissions as well as the open City Council position, only Board of Review and Zoning Board of Appeals applicants will be interviewed at the December 11, 2023 meeting. The remaining presentations will take place at the next meeting on December 18, 2023.

W. Clift Montague is unable to attend the interviews.

In accordance with Council Rules amended in February 2021, all boards and commission candidates will present to City Council. Please see below the current openings for which candidates are presenting.

Board or Commission	Number of openings	Term expiration
Board of Review	1 full term, 1 alternate	01/01/2027
Zoning Board of Appeals	3 full terms, 1 alternate	01/01/2027

Attendance records for those seeking reappointment:

Margaret Beller (BOR) – attended 19 of 20 (95%) meetings since January 2021.
W. Clift Montague (ZBA) - attended 32 of 35 (91%) meetings since January 2021.
Joe Peddiboyina (ZBA) - attended 30 of 35 (86%) meetings since January 2021.
Michael Thompson (ZBA) – attended 26 of 35 (74%) meetings since January 2021.

BALLOT
APPOINTMENTS BY CITY COUNCIL
December 18, 2023

* Minimum 4 votes required for appointment to Board or Commission

Board of Review
1 full term, 1 alternate
Terms expires 01/01/2027

☐ Margaret Beller **reappointment*
☐ full term ☐ alternate

☐ Joseph Samona
☐ full term ☐ alternate

☐ ._____
☐ full term ☐ alternate

☐ ._____
☐ full term ☐ alternate

*Applicant Lori Burke withdrew her name for consideration for Board of Review.

Zoning Board of Appeals
3 full terms, 1 alternate
Terms Expire 01/01/2027

☐ Michael Thompson **reappointment*
☐ full term ☐ alternate

☐ W, Clift Montague *reappointment
☐ full term ☐ alternate

☐ Joe Peddiboyina * reappointment
☐ full term ☐ alternate

☐ Larry Butler
☐ full term ☐ alternate

☐ _____
☐ full term ☐ alternate

☐ _____
☐ full term ☐ alternate

_____
Council Member Signature

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, DECEMBER 11, 2023 AT 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

Mayor Fischer moved Michael Lynch to the first interview under City Council Interviews. He explained that he had another commitment that evening. He noted this will give him a disadvantage of being the only person who does not hear the questions.

CM 23-12-149 Moved by Casey, seconded by Staudt; MOTION CARRIED: 6-0

To approve the Agenda as amended.

Roll call vote on CM 23-12-149
Yeas: Casey, Heintz, Smith, Staudt, Thomas, Fischer
Nays: None

PUBLIC HEARINGS: None

BOARDS AND COMMISSIONS INTERVIEWS

1. Margaret Beller - Board of Review

Margaret Beller said she was there that evening to be sworn onto the Board of Review. She said she was appointed to the Board of Review during COVID and she was never sworn in. She said she has been doing it for three years. Initially she lived at the South end of Novi on Gallway for 25 years. She said she and her husband moved to the North end on South Lake Drive. She felt she was qualified because she has lived in two different places in Novi and she has enjoyed her time on the Board of Review and she would like to continue that work.

2. Lori Burke - Board of Review

Lori Burke said she has lived in Novi for 30 years said she was applying for the Board of Review, or quite honestly wherever you thought her services would be a best fit. She said she have over 45 years in the financial services industry, so she was well qualified as far as that. She said she would love to serve the community. She mentioned you well know that her husband was on City Council and other various Boards and Commissions, so he

is well versed with what is going on and how everything works. She wanted to carry that on. She said she was retired now and wanted to give back to the City.

3. Larry Butler - Zoning Board of Appeals

4. Joe Peddiboyina - Zoning Board of Appeals

Joe Peddiboyina congratulated the newly elected and the Mayor. He said he lived in Novi for over 22 years. He noted he has been enjoying the Board of Appeals and working with the team, this is what he would like to do for the City of Novi, to volunteer more and more. He mentioned he also volunteers in his Indian community, would like to continue volunteering for the City.

5. Joseph Samona - Board of Review

Joe Samona stated he has been working as a realtor since 2012, following in the footsteps of his dad, who was a licensed real estate agent for over 30 years, with almost 20 of those years being a licensed real estate broker. Unfortunately, he passed away in June of 2023, but his legacy and passion for real estate continued to inspire him. He has been a resident of Novi since 2003 and he lived with his mother. Over the years, he developed a deep love for the community and a strong desire to see it thrive and grow. He said one thing he wanted to highlight is his understanding, which is imperative for the Borad of Review, of the importance of the difference between the state equalized value, a taxable value, and the app and the implications when they become uncapped. This knowledge and other knowledge allowed him to provide valuable insight and guidance to his clients and to the community, which can assist him here with almost 150 transactions and $50 million in sales volume, a significant portion of which has been achieved since 2020. He took great pride in being strategic and being able to help his clients and the community. He believed in fostering honest and transparent relationships, built on integrity and success outside of work. He enjoyed spending quality time with his family and friends exploring new places and exploring eateries within the City. He firmly believed that his honesty, integrity, and the strong foundation he built for his real estate business would be valuable and would be an asset to the Borad of Review. He was confident in his ability to contribute positively to the decision-making process and worked as a team member to help shape the future of our community. Thank you very much for your time.

6. Michael Thompson - Zoning Board of Appeals

Michael Thompson stated he was currently on the Zoning Board of Appeals and has been on the Zoning Board of Appeals for three years now. He mentioned he has been a resident of Novi for 18 years, he has three children in Novi Schools, two at the high school, one at the middle school. Go Wildcats. He said he has had fun the last three years on the Board. He felt that the Board led by Joe had given compassion to the residents, to the and then professionalism to the small business owners, large business owners, all the businesses in Novi. He stated the sign variances and some of the setbacks, he has learned

a lot over the last three years. He thought they have made some good decisions for both the City and the landowners that are trying to make small changes within it. He thought the Board was run professionally and he would like to be a part of it for another two years.

Mayor Fischer reminded everyone that we will not be making decisions that evening on Boards and Commissions. We will make those appointments at our next scheduled meeting on December 18, 2023.

Mayor Fischer announced that we will move on the City Council Interviews which was like what we just saw from a process perspective, we are going to start with a two-minute introduction from the candidates. He reminded everyone that they do have the comprehensive packet and application that everyone filled out for the City Council for the open city council position. He said feel free to use the full two minutes, but it is not necessary either. After each introduction, the City Council will then have a question-and-answer time session. He stated each Councilmember will be afforded two questions each. He explained we will go in a round robin fashion up here, not every Councilmember is obliged to use both questions. He said in the interest of respecting everybody's time if your question is like other or if you feel it has already been answered feel free to pass on either round of questioning. He stated like the Boards and Commissions, we also will not be deciding on the City Council appointment that evening. He said that agenda item will be up for discussion and vote at our next meeting on December 18, 2023. He asked City Manager Cardenas if he had anything he wanted to add to that. Mr. Cardenas said no. He said with that we will go ahead and start with Mr. Lynch; you have two minutes.

CITY COUNCIL INTERVIEWS

1. Michael Lynch

Michael Lynch said hello and thanked everyone for volunteering. He knew it was thankless at times, but it is important. He said he has lived in the City for 21 years, 18 of those years he has been on the Planning Commission. He also wanted to mention that his bride of 45 years was in the audience. They raided two little girls who have become very successful, strong women, and more importantly, great moms. We have five grandkids that are hilarious and make them laugh every single day. He stated 18 years ago he stood right there in this very spot and answered the mayor's request for help. He just finished settled several judgements where apparently, his understanding is the City violated some property rights. He said the newly elected Council were trying to get their footing. He said at that interview he promised he would do two things, he promised that he would make decisions that were both legal and would provide a framework for a win-win outcome. He made that same promise that evening. He said he would do the best to answer all your questions. He requested that you judge him based on his past performance and the content of his character, which has been on full public display for the last 18 years.

Mayor Fischer said he would start the questioning. He started to his left with Member Staudt.

Member Staudt said Mr. Lynch, you have had an unprecedented long term on the Planning Commission. He wondered if he could provide them with the best perspective of what has occurred during the last 18 years. He stated he has only been here 16 of them, what do you see as we move forward in the future. He asked what the biggest challenge that the City is going to face is relative to development. Mr. Lynch said he hoped he would not get gasps in this room like he did the first night when he said he thought Beck Road needed to be widened to five lanes, he said the gasps were deafening. He stated that right now you have got the growth going to the west. He said Novi has been through its birth and then rapid steady growth. He said suddenly, we went to rapid growth, and we are nearing, or we are getting close to what he would consider a build out phase to the west of us. He stated if you look out there, it used to be a little snowball, which was South Lyon, Brighton, and Green Oak Township. He said he was talking about traffic and how we manage traffic right now, he said to be quite honest with you, it is our biggest problem we need to think about. He thought that in a couple years, the traffic problems right now will go away because I-96, MDOT is going to get done with their things. He thought that we needed to, he had some ideas, to manage the future growth which he thought was coming, because it affects our city. He said that is number one on his mind.

Member Smith stated that in your application he noticed that you mentioned something about the Novi brand. He asked if he could give him an example of that and how a policy that you would implement to develop the Novi brand. Mr. Lynch said first, he wanted to tell you what he thought the Novi brand and how he based his decisions on the City Council around, the Planning Commission at the top of this pyramid is safety. He said it is more than just police and fire, you know it is the infrastructure, which is the water and sewer, and the roads. Then you have on one side family friendly. He said that means that it has great schools, you have a school fail, you have a bad school, you will see less people trying to move into your city and then of course, access to quality recreations and parks. He said on the other side, he saw diversity, which Novi is good at, they are welcoming in his opinion, of all cultures, and inclusive, which means that everyone has a chance, which you can see here that evening. He mentioned they have a chance at governance, planning, and budgeting. He said that is his idea, the Novi brand. He said he forgot the question. Member Smith said that was the first part of his questions, the second question was how we implement that. Mr. Lynch said he though you are doing a pretty good job right now. He said from the Council standpoint, Planning Commission is a little bit different, but from the Council standpoint, you are faced with a million different wants for, for money in a whole bunch of different projects. E said in his professional life he has tried to do things, on Planning Commission, was to keep it simple. He said if it improves those three items, we fund it. If it doesn't, we do not fund it, simple as that. He thought that you are never going to please everybody, that is the problem. He felt that if you try to do everything for everybody, you are going to get so diluted, you will do nothing for Novi.

Member Heintz stated he was a vegetarian, but he recognized that he cannot say no more restaurants that serve meat. He was curious from Mr. Lynch's perspective, from whether it be your time on the Planning Commission or just in general, can you think of a specific example of how you can demonstrate that you can focus on the residents as a whole and what all the residents in Novi would be interested in. Mr. lynch gave an example that we were faced with, an expansion of the Island Lake community. He said the people were worried about traffic and the destruction of the wildlife or the trees and all that stuff. He said the residents all came in and it was nice because you get to hear them, but if you listened closely, it was not about the traffic, it was not about the trees they were going to cut. The big problem was the developer had a pool that was developed for, he did not know for sure, around 850 original units, and they were afraid that with the additional 150 units, they would not have access to the pool. He said they wanted the developer to put in another bigger pool. He said his thoughts were, how about if we put more concrete around the existing pool so everybody has a chance to be at the pool. He said if you looked at the pool, hardly anybody was in it. He said everybody was sitting around it, so why don't we just add some more concrete. He told the residents to think about it, if they put those two subdivisions in, they are going to use the amenities that you are paying for. He said it wouldn't it be better to have dues paying them, a part of your association that is paying for those amenities to increase the revenue. He said if you increase the size of the decking, he thought that everybody would be happy. Fortunately, it worked out, and that was because of just listening to people. He said they came in hot, and they are upset if you cut through the emotion and just listen closely, he thought it is one of the cases where you can find a win-win outcome. He said we could talk about the Adell property, but he did not think that every good decision has a great outcome. He said that is one that haunts him to this day. He also mentioned a Denny's that was al boarded up by the Novi Mall, it was an eyesore He said if you were going coming into the Novi Mall it was the first thing you see was a boarded-up restaurant. Nobody wanted that. He said Chick-fil-A came in and they made a great presentation. He mentioned that in that zoning district, you can have drive-throughs. He looked at al the studies and all the queuing, and things they were talking about, how they are going to manage the lines and stuff. He had a feeling in his stomach that, okay, I will go along with this. He wasn't sure if it was going to be that successful with the traffic over there. He said he did not have to tell you if you have been over there, the traffic over there is probably worse than he would have liked to have seen, but at the time, based on the information we got from the professionals, that was the best decision that we could make. He hoped that he answered his question.

Member Thomas asked what his opinion was on the importance of public engagement in the decision-making process was. Mr. Lynch replied that it was critical, on the Planning Commission he enjoyed it. He said in fact, we have got a couple of people here that evening that he sees at almost every Planning Commission meeting. He said they come in; they give them their perspective. He said their comments are normally thoughtful; he appreciated that. He said it is nice to hear from the public. He said the public normally does not show up unless it is something controversial or close to them, and they do not understand. He meant; the fact is people do not understand the rules. He said we went through those consent judgments right. He said somebody must have rolled over and

went ahead and rejected somebody's property rights. He said we ended up the whole City was at risk. He said he was sure Tom would correct him if he was wrong, but the whole City is at risk if we do something to violate that. He said the trick is, how do you get to a win-win where nobody likes to see a new development going in on property, they have looked at for the last 20 years as wooded land and whatever. He said the law means people have a right to develop their property, so how do you know, what can you do in your design to mitigate that shock to the system. He said what they had done, and he did not know if any of them had been upset with him, but he is not a big proponent of this Tree Fund. He said what he has told people, the developers, if you can plant those trees on the site tht you have to replace, he wanted to see them on the site. He said if they cannot be planted, and it is just too dense, then go ahead and put it into the Tree Fund, but it is nice to hear feedback. He enjoyed hearing the feedback. He said that sometimes social media can send out some misinformation, he was sure that Council has experienced it, and you try to settle everybody down, speak to the facts, listen to their concerns, and make the best decision that you can.

Mayor Pro Tem Casey thanked Mr. Lynch for stepping forward and being interested in seeking appointment to the City Council. She said she had very basic questions and hoped he could answer. She asked him if he could please explain to them what the role of the City Council is in managing the city, including the Council's role in things like budgeting, finance, HR, employment, city operations, etc. He believed the City Council does it all. He stated on the Planning Commission, we have one little portion of that. He thought the City Council got the whole ball of wax. He said the City Council is elected. You are the ones who the people are looking for to make good decisions on finances, and with who you hire. He said the staff that he has worked with is top-notch, Barb, top notch, he was very pleased with what he has seen in the staff. He said that is your job.

Mayor Pro Tem Casey asked for a follow up, she explained she was looking for a little more detail, so she will learn how she phrased the question. She was wondering if he could tell them his understanding of level of involvement, when she said the role, the level of involvement that a City Council/City Manager or City Councilmember has, or City Council as whole has in things like doing the budget or things like HR and employment or city operations. He said that is what he meant by you rely on staff, and the staff is very good. He understood this is not a full-time job, you rely on somebody making good objective judgements, that not only affects a small group, but it also affects 65,000 people. He said you must consider that also. He said he knew it is difficult, but you must, and he said he could give you an example on the capital. He said we have talked about this on the Capital Improvement Committee, he was very impressed. He wished he had that stuff when he was at Ford managing those projects. He thought it was very impressive. He said you can drill right down from the high-level project all the way down to how much it costs, when it is going in, it was quite impressive, and that was his experience with the City. He explained you take what staff has presented to you, debate it and you put your heads together and come up with a good decision. Mayor Pro Tem Casey thanked him for his response.

Mayor Fischer said excellent, and he thanked Mr. Lynch for stepping forward in front of the interrogation crew. He mentioned that in a couple of weeks at the beginning of January, City Council will get together and do goal setting. He said if you are sitting up here with us, what is the top goal that you will propose, and lobby for. Mr. Lynch said he has not given that much thought, basically it was to focus on the brand. He said Novi has its own brand, we don't realize that, but we have a brand in Novi, safe, family friendly and diverse. He said that is our brand. He said he knew people come up with different words and paragraphs about what our brand is. He said if you cannot say it in one sentence, you do not have a brand, you got a wish list. He said from his perspective, he would probably focus on the brand and find out the thing that maybe we are a little weak in, that support the brand, you know, and improve them He said maybe if there is some great ideas that you have about how to improve the brand do that. He said he was kind of indifferent. He said he would focus on the brand, those three elements. Mayor Fischer thanked him for his response and said he would move to the second round of questions.

Member Staudt commented that Mr. Lynch had a very thorough application, well written out. He said he has watched you for many years, so he did not have any additional questions. Thank you.

Member Smith said he had no further questions.

Member Heintz said everyone has a variety of different experiences. He was curious beyond the experience and your background that you have, what is your passion that would be related to and help you out in this role. What within City Council would you be involved with that you have a true passion for. Mr. Lynch replied that he would like to get more involved in the traffic stuff. He said he has been studying this for about five years and he has some good ideas, he just didn't have all the facts. He said you saw the background, theory constraints, and this is basically you are managing systems with, managing people, and people flow through the city. He thought there were some things we could do in our infrastructure that did not cost a lot, which is surprising, that can help to move that traffic quicker. He gave an example, a right turn lane, why we always put these right turn lanes that are this big. If we could just extend them another hundred feet, maybe 10 cars, just next time you are driving eastbound on 10 Mile Road or eastbound now on Eight Mile Road. He said just think to yourself, if there is, a right turn lane was about a hundred feet more, how much quicker would that traffic flow. He guaranteed you instead of sitting for three lights, you would sit for maybe one light, and it is just that little queue on the side. He said it does not cost you, you do not have to spend $10 million for a whole lane of concrete. He said you are talking a hundred feet. He said he was not sure of the reason for that, there must be a standard that he was unaware of. He mentioned Grand River Avenue and Wixom entrance. He has studied that you need to understand where people are trying to get going. He said that area it is going to take, since we are dealing with Wixom, the county and he was not sure if even Novi in that area, it is going to take some work, but if you want to fix the problem, fine, if you don't then traffic is going to back up all the way to I-96 like it is doing right now. He said from a passion standpoint, you can see where he was at.

Member Thomas asked Mr. Lynch to describe a time when you had to balance conflicting opinions while making a decision. Mr. Lynch said yes, just about everyone. He said a more recent one, the Island Lake one is the one that he holds that is a success story. He was sure there are a lot of other ones, where you have opinions from different people. He gave the example of an apartment building that was proposed to be put on Wixom Road south of where Target is and that is a tough decision. He personally voted against it mainly because in 2011 he did not think that that zoning use was appropriate in that zoning. He said it is impossible to sit on any commission and not have conflict, you are always going to have residents, other commissioners, their different points of view. They may disagree with people, but they are not disagreeable. He thought as a group, the commission he is on, he was very pleased with, we are able to work together and pretty happy with there it is at He mentioned even at Ford, you want to talk about a political environment and have to coordinate different organizations, each organization has different cultures and different wants, and they are measured, their bonuses are measured on different things and trying to get them all together on a project, he spent a good part of his life doing that and have a little bit of gray hair.

Mayor Pro Tem Casey said she had a question about something he referenced in his application and wanted his perspective on it. She said Mr. Lynch referenced in his application that there are lifecycles for technologies, and you believe that cities follow something very similar. She asked him where he thought Novi was in the lifecycle that ranges from infancy to reinventing. Mr. Lynch believe Novi is nearing the end of the rapid growth phase. He said budgetarily, you need to be cognizant of that. He thought you were not going to get all this new revenue coming in. He said you are not going to have the luxury of getting more and more developments coming in, paying more and more taxes. He said you can look at each subdivision within the city, and each of them have their own lifecycle. He thought that we might want to start thinking about different areas of the city, kind of getting them where they are way past the rapid growth, they are past maturity, and we might want to think about reinvention of that part of the city. It might be subdivision by subdivision. He did not know. Mayor Pro Tem Casey thanked him for that thought.

Mayor Fischer thanked Mr. Lynch for coming forward, he said the crux of his second questions ha been asked already, so he was all set. Mr. Lynch thanked everyone for the opportunity, he appreciated it.

2. Brian R. Bartlett

Brian Bartlett said he has been a resident of Novi for a little over 40 years. He came to Novi, two years out of college and stayed until retirement, so he guessed he liked it here. He stated he has served on various Boards and organizations within the City. He served on one of the original groups that founded the Novi Parks Foundation. He worked on the Citizens Road Commission, worked on Walkable Novi, and he is currently serving on the Library Board. He said he is retired and has been active in several 501 c (3) in the area, the Michigan Freedom Center, which supports our veterans and our active military folks. He is also very active in his alumni association where we do provide scholarships to

Northville and Novi students along with Livonia students. He said you do have to go to the University of Michigan, that is one of their requirements. He is also involved in Junior Achievement of Southeast Michigan, basically supporting several high schools and grade schools in the area of entrepreneurship, finance, personal finance, and workplace readiness, including various workshops tht introduced students to skilled trades and the opportunities that are there, giving them an alternative to college. He stated what he would like to see in Novi is essentially some of the same opportunities that he had. He said he was here as a person on a single income, and he was not sure if you could do that these days very easily coming right out of college and finding a place to live. He thought that we need to work at both the front end and the back end, both with our younger residents and with our senior residents to be sure that were have a thriving community. With that he opened to any questions from City Council.

Mayor Fischer thanked Mr. Bartlett for the introduction and said with this round he would start with Member Smith.

Member Smith thanked Mr. Bartlett for coming that evening. He mentioned Mr. Bartlett's time on the Walkable Novi, he was not sure how long ago that was, he wondered what he saw that has been accomplished since then and what remains to be done. Mr. Bartlett replied that they have made great strides, especially in some of the areas. He noted when he was on Walkable Novi, he was the only person on that committee who lived in three of the four quadrants of Novi. He lived in the Northwest; he lived in the Southeast and the Southwest. He thought tht we had made some progress in those areas. He stated there is still some work to be done, especially in some of the more rural areas where there is a lot of gaps, He thought they have done quite a bit of work. He said we also must have some concentration on snow removal, especially with this new bus system we have, which requires people to walk quite a way to the various bus stops. He was not sure if that was entirely workable. He thought that was one of the areas we needed to concentrate on.

Member Heintz asked the same questions he asked before. He wondered if he could provide an example of where you were able to set aside your own personal preferences to focus on the needs of the community. Mr. Bartlett stated we do that several times on the Library Board. He explained tht they had to reach various compromises on various issues as far as collections and a few other things where we have been very open to listening to the community. He said in fact, recently he put forward together a set of bylaws and finally got it through. He said that allows for more time for our citizens than what was in the old bylaws as far as, basically, being able to communicate with them.

Member Thomas said she would head back to the same question she had previously. She wondered what his opinion on the importance of public engagement in the decision-making process was. Mr. Bartlett said it was critical, recently the sitting Councilmembers we were here with our folks from Rethinking Libraries, we put a lot of work together putting a citizen committee together that Rethinking Libraries considered one of the best groups that we had as far as folks listening. He said they were very cognizant of inviting folks from the education community, the city council, city staff,

police, and people from political interest on both sides of the aisle. He said they had a diverse committee of about 35 individuals. He stated Rethinking libraries said it was one of the most engaged communities they have ever had and that, he was the chair of the committee that put that together. He said they worked a lot of hours with the Library staff putting together lists, contacting people and getting commitments from the community. Member Thomas thanked him for his response.

Mayor Pro Tem Casey thanked Mr. Bartlett for stepping up that evening and showing his interest in seeking appointment to the City Council. She stated she was going to ask you the same questions she asked previously. She asked if he could explain what you see as the role of or involvement of the City Council in managing the City, including things like budget, finance, HR, employment, city operations. Mr. Bartlett stated that your role is very not unlike what we have as the Library Board, you are a director, you are someone who delegates and sets direction and corrects that direction if you find it to not be what the people want. He thought that was basically what our role is, the same type of thing as the Library Board. He said they do not hire, they basically have one person that we do a job review of that is our director, who he should say has done a commendable job getting us through COVID and everything along the way. He thought that was basically Councils role. It is the same, or like what the Library Board has. Mayor Pro Tem Casey thanked him for his answer.

Mayor Fischer asked Mr. Bartlett if he was sitting up at the table with the City Council in a couple of weeks and we were at Goal Setting, what is your one or two concise goals that you would submit and lobby for. Mr. Bartlett thought the City must do a better job in getting support and at least putting together a means of dealing with the other government entities that ae out there. He did not think that we would get our fair share from Oakland County. He did not think we get our fair share on roads. He thought as far as the roads go; his number one priority would be Beck Road. He said we have a world class medical center sitting out there on Grand River and during major parts of the day, it is impassable to residents that are north of it or south of it. He said you can get down Grand River, but getting up and down from the south end, the number of times he has seen ambulances with their sirens going, trying to get clear a two-lane road, that is gridlocked. Mayor Fischer thanked him for his response.

Member Staudt said having been a long-term Library Board Member, there was a lot of discussion about funding and things like that during the most recent campaigns. He wondered what the most pressing issue for is the Library during the next wo to three years. Mr. Bartlett stated the most pressing issue for the Library is not unlike the most pressing issue that you have heard that this Council has heard from the Fire Chief a few weeks ago and that is the employment, the upward wage, the upward pressure on wages, and all the things that ae associated with it. He said he knew there had been a lot of confusion. He said we closed the Library this summer on Sudays, and there have been a lot of confusion about that. He said we made some kind of change to save money. He wanted to let everybody know we did not save a dime. He said we paid all our employees, were still employed, still working full-time. He said you get very little benefit from closing a building when you have a retail-oriented management accounting

system, you might turn the air conditioning down, but that is it. He said because of an employee shortage, which you walk down, you down the street, you go to a restaurant, they are all telling you that there is a shortage of employees right now. He said what we did was being able to consolidate our employees into six days and at the same time, our employees who were showing signs of burnout, we were able to say during the summer, you can, we are guaranteeing you, you can go out with your families and enjoy the summer on Sundays. He said the did not have to worry about if your were on a schedule or not, and he did not know if he could take total credit for it, but right now, for the first time, we are at full employment now that is going to show, because we have always been budgeted for full employment, that is going to show on some of our results in the next year, where we hare probably going to have to dip into Fund balance. He said since COVID we have been balancing, we have been balancing the end of the year on the basis that we are not at full employment, and we are not hiring everybody. He said that is basically our problem right now.

Mayor Fischer said thank you. Member Smith to start round two.

Member Smith did not have any further questions.

Member Heintz wondered what Mr. Bartlett was passionate about if he would be able to be applied to City Council. Mr. Bartlet said his passion, especially in retirement, has been finance because he handles his own finances as far as retirement funds and so forth. He said he said a lot of work with school-aged children, with Junior Achievement, and he also had quite a bit of experience that he put on his resume. He said the first mortgage he signed up for in the city of Novi was a bargain rate of 14%, that was in the days of having double digit inflation and he thought that kind of experience and knowledge is important. He went to business school and went through all the mind blowing, accounting for inflation classes that were terrible. He did not know if they taught them as much anymore, but back in those days, 10% inflation, that was a given. He said we all assumed that that was what life was like, because we lived with it for 10 years. He said he did not know where this economy is going, the only thing he could tell you for sure about the economy is next year you are going to hear one side tell you that it is wonderful, and you are going to hear the other side tell you what is terrible and you better watch the various indices and try to determine for yourself what is true.

Member Thomas said she had a couple of thoughts, and unfortunately, we only get wo questions. She said we have a lot of people who are out here, and she appreciated the fact everyone was coming out and showing interest. She asked Mr. Bartlett what makes him the best choice to be sitting up here with us at the table. Mr. Bartlett said he believed his years of experience in Novi, he thought his living in various quadrants of the areas of this city as a resident and dealing with, everything rom well water to city water, he thought he could have more empathy towards the citizens that, because he has been in their shoes. Member Thomas thanked him for his answers.

Mayor Pro Tem Casey said she was going to let Mr. Bartlett expand on something that you wrote in your application as well. She said he mentioned that one of the areas that

you are interested in is finding a path for young adults and persons in lower income areas. She asked him if he had anu specifics that you would like to see addressed. Mr. Bartlett said we have various areas in the City especially we have put through a public transit system, and he had a question to whether Oakland County really looked at our needs. He said we have mobile home communities, we have manufactured home communities where a lot of our lower income would probably be, our lowest income citizens live. He said after watching their various videos he has a clear understanding about the importance of that system to people outside of Novi, but if you are living along Napier Road in one of those manufactured home communities, you have a good distance, a walk, sizable walking distance, especially in the winter to get to a bus stop. He said if you live in a mobile home community on 13 Mile, our cheapest apartments in this city, are all on the northern border. He thought Westgate and he thought a neighborhood called Waterview Farms. He said he did live there, so he did not know, but he thought those two residents may be our only residents still under a thousand dollars a month and they have no access to public transit. He said in fact, if they lived across the street in Walled Lake, they could arrange for a trip for $2.00, but their address is Novi. He said those are the types of things he thought we should fight for and should look at. Mayor Pro Tem Casey said wonderful, and she thanked him for his response.

Mayor Fischer said he did not have a second-round question for Mr. Bartlett.

Member Staudt said he did not have any additional questions for Mr. Bartlett.

Mayor Fischer thanked Mr. Bartlett for coming that evening before us, we appreciate it.

3. Brian Coward

Mayor Fischer apologized for the previous mix up in the order. He said Mr. Coward could start his two-minute introduction.

Brian Coward thanked the Mayor and City Council for inviting him out that evening to interview for the City Council. He said he has been a Novi resident for 32 years. He has been married for 20 years and has two wonderful young adults in college, one at Eastern Michigan, and one at the University of Central Lancaster in the UK. He said he has been an engineer his whole life, 36 years in engineering in automotive engineering, helping to build the cars and trucks that hopefully everybody drives. He said he has a bachelor's from Michigan State University and an MBS from Eastern as well. He said for 22 years he has been both the treasurer and secretary of his lodges. He stated as far as charity is concerned; they volunteer twice a year at the Hospitality House in Commerce. He thought that he would bring integrity, thoroughness, and independence. He said he was not affiliated with any party. He came to Novi a while back from Allen Park, Downriver and came to Novi because of the diversity, the school system, the parks, and recreations that are provided here, outstanding compared to many other cities. He said the only reason he was volunteering for this is because he knew it is a short-term position. He said he had no further ambition to go on, just to fill this position until someone can be duly elected.

Mayor Fischer thanked him for his interest and said he would start his line of questioning with Member Heintz.

Member Heintz said so there might be no surprises here, he would start with the same question. He asked if Mr. Coward could provide an example of where he could set aside his personal needs and interests to identify the needs and interests of a larger entity, in this case, at a city level or any other experiences you might have had. Mr. Coward stated he hasn't been in the public sector at al. He has only been in the private sector as an engineer, but there are in the private sector that are the same issues that come up in the public sector. He said people have wants, people have needs, how do you manage both of those things. He said both money and personal interests and career goals and things like that. He said there are a lot of similarities between the two and he thought that is what he could bring because he was a problem solver at work, and he thought he would be a problem solver here.

Member Thomas asked Mr. Coward what his opinion of the importance of public engagement and the decision-making process. Mr. Coward said it was necessary. He stated the people are who we all serve, even in the private sector, if we do not know what they want, then we just go around muddling amongst ourselves and say, well, let's try this. He said when you listen to the community and you listen to the people it gives you a sense of who's there and why are they there, and what other people have similar interests. He said an issue comes up and you will get 10 people that are really interested in it, and maybe the rest of the community says, yeah, we don't really care. He said listening, if you do not listen to them to again with, then you do not have any clue as to what is going on as far as meeting their needs. Member Thomas thanked him for his response.

Mayor Pro Tem Casey said she was going to aske him the same question that she started with, and that might be a trend that people are picking up on, but can you explain to us how you see the role of City Council or the involvement level the City Council has in managing the city in things like areas such as budgeting, finance, HR, city operations etc. He said several people have already said that is what Council does, and it is true. He said that is what the council does. He thought the Council provides much more than just that. He thought they provided, as one gentleman said, the brand of the community. He said it also provides interactions between other cities, other communities, and how all the communities can be uplifted with some single idea. He thought Novi was a great example of this. He said Novi and Northville have the best school systems in the state and that is not by accident. He said that is because people have really interested in raising our level of education and information for people. Mayor Pro Tem Casey thanked him for his response.

Mayor Fischer asked Mr. Coward is he was sitting up here with us in a couple weeks for goal setting, he asked him to give us one of two key goals tht you would submit and lobby for. Mr. Coward said Parks and Recreation was one of his favorites. He said the

Parks and Recreation in Novi are fantastic compared to many other cities. He said he was an international traveler, so he has compared it to other cities internationally and Novi is really up there. He said we have the sports that we need, we have the recreation we need, we have the parks, the trees, the walkways, the dog runs, and things like that. He said if we let that go fallow, we will be doing ourselves a great disservice, because other communities look at us and say, boy, I really like the parks.

Member Staudt asked Mr. Coward if he could go back 32 years and look at Novi and wave a magic wand and make a bunch of changes based on what you know now, what would they have been. Mr. Coward said he would make it more of a foot community. He said the traffic runs right through the center of the city, runs north, south, east, west, and when that pavement must be repaired or something like that the city comes to a standstill. He said he just came back from England and their communities are set up individually with foot traffic. He said the foot traffic reaches all the shops, and then you have the train traffic and the bus traffic on the outside of it and people walk places and it builds for a healthy community. He thought 32 years ago, he would have done a different downtown. Member Staudt said as a guy who started on the Parks and Recreation Commission and got to City Council because he wanted to fix some things he appreciated his comments about that. Thank you.

Member Smith thanked Mr. Coward for coming out that evening. He said with regard, in your application, you mentioned consensus building, he asked if he could give an example of how you have done that in the past and how you would bring that to Council. Mr. Coward said in the private sector, he could only give you that example. He said they have several different activities that go on, we have finance, we have quality, we have engineering, we have all sorts of different activities, and everyone is trying to get their thing in first. He stated if we supply everybody's wishes, cars would be a million dollars, and it would be impossible. He said you must have someone that goes into every meeting and says, "I want to do this", we have to have these outcomes, and that is the kind of position he has been in as a product engineer for his entire career. He stated people bark, people come in, they have other agendas, and, in the end, you must put a product on the road, the most economical, compromised if you can. He said you do have people that are passionate about their activity, for whatever reason, either they want to move up in the company of they want to whatever reason, you have to work with them individually, as well as in a group and make sure that everyone follows the same rules of conduct and then you come up with an output and you have to do it very quickly. Member Smith thanked him for his response.

Member Heintz said he had no further questions.

Member Thomas said she will go back to the question of why you with all the people applying for this opening, what makes you the best choice. Mr. Coward commented that is what his wife asked him before he came here. Why would you want to do this? He said he is project driven, he saw the appointment as a certain project timeline and what he can put forth in that timeline, he had some qualities that he though would be helpful business qualities, consensus qualities, and he thought he would be a good candidate

because he had no expectation of what follows the appointment ends. He said he did not have any further ambitions and would just serve the community in this one short time frame.

Mayor Pro Tem Casey said her question for him is if in your project lens, what city services do you think are absent, unnecessary or need improvement and how might you work to try to solve them. Mr. Coward said he mentioned previously that he just came back from Europe and the bus system is fantastic. They have what you can get from one city to another city just by picking up the phone calling an Uber and they are reliable, they are quick, they are safe, and he thought he was no sure a bus system would serve our community the best, but he did think that we must reinvent traffic here. Mayor Pro Tem Casey thanked him for his response.

Mayor Fischer thanked him; he was all set with his questioning.

Member Staudt thanked him, said he did not have any additional questions, but he did have one comment for him. He said we have a one, maybe two-year project with a million sub projects under it, we are always involved in having somebody who is goal oriented and also has a focus on starting projects and finishing is important though. Thank you.

Member Smith said he did not have any further questions, thank you.

Mayor Fischer thanked him for stepping forward for questioning.

4. Serge Delinois

Serge Delinois said he has been a resident of Novi for 20 years, enjoyed it, and has no intention of leaving. He said this is an almost perfect city. He said in that time, he has engaged in the community by becoming a Novi Ambassador and he the Novi Ambassador Program and found out even more how much he liked the City. He learned about the City and how they use metrics to qualify and quantify all of what they do, you realize that his is a really professional organization and he was proud to be part of it. He said he was also the president of the North Haven Woods HOA, the Homeowners Association. He stated that, he has taken a much smaller version of your work taking the to balance the needs of the community to the community as a whole and having liberty, but everything working in order. He said he currently works as a consultant for the US Department of Energy, and he has been there for 15 years. He said before tht he worked for other federal agencies and defense contractors in the past and in his employment with them. He has been specializing it in information technology, and information security for those departments. He felt like what is going on with cities, and they are getting ransomed and getting hacked, and all these things that are happening to cities, he felt like his skill set would enhance everybody else's skill set with his experience there. He commented tht his experience would benefit the Council and furthermore, he knew it is tough situation that the Council is in right now trying to pick a council member this, this

should really be elected. He said he realized that he did not run for re-election, he wanted to serve out this term, and do his part.

Member Thomas thanked Mr. Delinois for coming in for the interview. She asked him what his opinion of the importance of public engagement in the decision-making process. Mr. Delinois said it all begins and ends with the public. He said we serve the public and we must know what they want; it is our mission to carry out their vision. He said if we do not start with the public, we will just do busy work.

Mayor Pro Tem Casey thanked Mr. Delinois for stepping forward that evening and showing his interest in seeking appointment. She said her first question for him was to have him explain to us what the role of City Council is or what level of involvement the City Council should have in managing the City. Mr. Delinois said the City Council should take the opinion of the people of Novi and then turn that into a vision. He said then we take that vision and to the little bits and pieces that it takes to get to that vision. Mayor Pro Tem Casey thanked him for his response.

Mayor Fischer asked Mr. Delinois if he were sitting up here with Council in a couple weeks for goal setting, what would be his one or two concise goals that he would submit and lobby for? Mr. Delinois stated that working for the US Department of Energy, he has learned what is available and we have so many options to save money and save the environment at the same time, and not even for environmental reasons, but for cost-cutting reasons. If we push the investment of solar panels and electric cars for our city, it will enhance the city, it will give us positive light in the public and save us money which is a win-win. Mayor Fischer thanked him for his answer.

Member Staudt said he was going to expand a little bit on one of his previous questions. He said you mentioned that you would help guide Novi int the future. He asked Mr. Delinois to give him an example, outside of what you talked about just now with energy and solar and vehicles. What would you do to help us guide us into the future. Mr. Delinois said he would take a leap of faith and other communities have done it, and there is documentation that, for example, changing to electric vehicles, saving tons of money on fuel and maintenance, that is just one thing. He said if we started making those small choices, putting solar panels on top of buildings, and running electric cars, that would make a little bit of a difference, but you add them all up together then it becomes a big difference. Member Staudt thanked him for his response.

Member Smith thanked Mr. Delinois for coming out that evening. He said he thought he would probably know the answer to his question already from your introduction. He wondered what the part of the city that captured his interest when you went through the Ambassador Academy, and would like to get into further. Mr. Delinois said the one that captured his interest and narrow saw it coming was sanitation. He said what they do is you never hear about it, it happens, and they are the unsung hero, then you never hear about what he would want to be interested in modernizing the infrastructure for the police, fire communications, the website, all those technology things. Those are where

he felt like he would add a lot of value. Member Smith thanked him for his answers, he totally agreed on sanitation, that blew him away also, how much stuff is underground.

Member Heintz said he was going to deviate, follow that one up. He said you caught his ear when using the term almost perfect city, he was curious if you could expand upon that. He wondered why he chose those words, what makes it almost perfect. Mr. Delinois said he grew up in Florida down in Miami. He said one of the things they never had living in suburban Miami was the openness, the trees, the planning for trees, like when we bought our house in our community 20 years ago, the City forced us to plant trees and had us put the tree line behind us. He said there was a lot of forethought and where the water was going to drain. He said that is one of the wonderful things about Novi, because they thin ahead. He said sometimes you hear people say, look , there is a sidewalk that goes to nowhere, he said no, they are thinking ahead, sooner or later that is going to connect to the next sidewalk and to the next sidewalk and there will be a sidewalk that goes all the way down the street, he said in sport thinking, that makes Novi almost perfect.

Mayor Fischer said he would start with Member Thomas for round two of questions.

Member Thomas said she would go back to her questions, why are you the right person to be up here with Council. Mr. Delinois replied that he did not have any ambitions, he had a skill set that he thought was useful and that he could benefit the City that he had been living in, it was just a way of giving back.

Mayor Pro Tem Casey asked Mr. Delinois if he could describe a time for us when you had to tell someone an answer they did not want to hear. She wondered what the situation was, what action he took and what their response was. Mr. Delinois commented that he had a boss that used to tell him that he always said no to everything, and he replied, well, if it is a bad idea, he is going to say o. He said one time he came up with something that was a really good idea, and he was shocked, and they had a whole different relationship. He thought that you must be honest, you have to say what you think without feeling like there is going to be reciprocal action taken against you He said you have to have an environment that lets you speak because nobody has all the right answers. Mayor Pro Tem Casey thanked him for his answer.

Mayor Fischer said he was all set with his questions.

Member Staudt said he was all set also, thank you.

Member Smith said he as all set, thank you.

Mayor Fischer said there were no further questions, he thanked Mr. Delinois for coming out and interviewing for Council.

5. Priya Gurumurthy

Priya Gurumurthy said she was a dedicated community advocate, Global Director of IT of Yunfeng International and a proud resident of the City of Novi. She said she had over a decade of experience in public service both in the City of Holland, as well as the City of Novi. She was able to serve the community being on several City governing bodies, supporting education, history, International Festival, to the Library, as well as the Youth Assistance. She said her journey in Novi began as an ambassador. She said that is when she realized she had a greater understanding and appreciation for how the City of Novi works for its citizens. Since then, she has been able to serve on the Novi Housing and Community Development Advisory Committee, Novie Public Board as a trustee and the Youth Assistance as a secretary as well as the vice chair right now. She said one of her favorite highlights she had was being part of the strategic planning process for the Novi Public Library, where she was there from the beginning, from vendor selection through aligning on the focus areas right now. She commented that as a City Councilmember, her vision is to create a more inclusive, prosperous as well as a vibrant community. She planned to focus on improving optimization for road construction, expanding affordable housing, fostering a senior friendly community, cultivating environmental stewardship as well as promoting STEM in this community. She said what sets her apart is the proven tract record and leadership, negotiation, strategic planning as well as the board experience from a different city in Michigan. She was known for her ability to bring people together, in fact, across the globe, and build trust to overcome the differences through a data driven approach, achieving common goals. She said in closing, she was deeply committed to serving our city and looked forward to the possibility of working together for a better future for all our residents. She closed with a quote by Mahatma Gandhi, "Be the change that you wish to see in the world."

Mayor Fischer thanked Ms. Gurumurthy for her introduction. He said for this round of questions he would start with Mayor Pro Tem Casey.

Mayor Pro Tem Casey thanked Ms. Gurumurthy for stepping forward and showing interest in seeking an appointment. She said she would start with her basic first question. She asked Ms. Gurumurthy if she could explain to us the role of City Council or the involvement that City Council should have in managing the city. Ms. Gurumurthy said first, she thought that the City Council is kind of a bridge or liaison between the community as well as the city. She felt that City Council should understand all the details behind the different governing bodies and how the city performs all the action, but also create a framework based on community feedback and insights, and then framework and guidance for the city and staff to set goals and perform and execute for the goals. Mayor Pro Tem Casey said wonderful and thanked her for her response.

Mayor Fischer commented that Ms. Gurumurthy mentioned quite a few great goals in your introduction. He asked if she were up her with Council in a couple of weeks, what would be one or two that you would hone in-on as far as goal setting, submission and

lobbying other members. Ms. Gurumurthy said she was assuming that the optimization for road construction is already going to be a part of it. She said what she was going to lobby for would be fostering a senior friendly community because she thought that we have a lot of seniors and there are a lot of opportunities to bring them together and most importantly, having them inspire the younger generation and share the history of Novi. Secondly, she said she was passionate about environmental stewardship, preserving and working towards sustainability goals. She said that would be another one that she would work towards. Mayor Fischer said very good, thank you very much.

Member Staudt commented that she had the most comprehensive questionnaire of anybody that evening. He said one of the things that reading through it is exactly how do you feel about the role of public safety and the priority it provides to a city like the City of Novi. Ms. Gurumurthy said first, she wanted to start by saying, that when she said she was the proud resident, she felt that Novi is a very, very safe community, which she was very proud of. She believed public safety is something that across the community they must feel very safe in terms of all aspects, whether it is working during the night, being part of any event, they should feel safe. She thought it is very important for the City Council to be able to create that space, a safe space, working with the City, working with the staff, even understanding the community if there are any gaps in terms of safety. She said that is what she would think, first of all understand the gaps, but then also work with the City and staff to be able to create that safe environment, it there are any gaps. Member Staudt thanked her for her response.

Member Smith thanked Ms. Gurumurthy for coming out that evening. He said his question relates to what you did and how it is always interesting to compare how different communities or different organizations try to get to the same goal of serving the residents. He asked if she could expand a little on what you did in Holland, and possibly what you could bring to Novi from that experience. Ms. Gurumurthy felt that was one of her strengths as a candidate and being part of several boards in Holland. She said one of the things that we always talked about was, how do we preserve the Dutch history, even though we are doing a lot of several events across the city, whether it is being part of the Tulip Time Board, Ready for School Board, or being part of the Holland Museum. She said when she thought about being on a committee, when Holland Museum, what we did was we were able to bring the people together for a fundraising event, but at the same time, share the history, we did trivia of the history of the heartland, and fundraise. She thought that was one of the important things that she had learned. Second, she would say economic development. Whenever she was on the Tulip Time Board, or part of the committee that organized the first International Festival, it was all about looking at the numbers and being able to see how we could foster the economic growth within the city, support local businesses, and most importantly, bring people from outside the city, to our city, Holland. She said that is what they did, through different events, again, as with part of the Tulip Time Festival, or the International Festival, and then one of the things she thought was with respect to the environmental stewardship, we always talked about, you know, she gained a lot of insights, in terms of environmental initiative where we were doing in terms of protecting Lake Macatawa, or Lake Michigan, or even the local parks.

She said those are the things that she will be able to bring, as a City Councilmember. Member Smith thanked her for her answers.

Member Heintz mentioned she was interested in sustainability and that connected with his first question. He said with tht situation, or in general, if there is a situation where there is a personal interest, and whether it be an interest, somebody is proposing some development, or whatever the case is, when you have a vested interest or value, how do you balance that with the interest of the community, your personal values, balance with the residents as a whole of the City of Novi. Ms. Gurumurthy said that is something that she thought as a community member, everyone must keep, for example, if she was on a board, she was a woman of color, she was from the Indian origin also, she knew she had to represent, but at the same time, she could not be biased. She said that is something she always has in her mind, tht she needs to represent. She stated that she also must wear the shoes of each community member and do the right thing and use date for driving the decisions that anything else. She noted that is what she normally does in terms of looking at it from a bigger perspective, and across the perspectives versus just like one narrow mindset.

Member Thomas asked if she could give her opinion on the importance of public engagement in the decision-making process, whether it is professionally or even within the family or for members and/or within the community. Ms. Gurumurthy thought it was extremely important to get public engagement in decision making. She stressed here that number one, being able to create those opportunities or forums, to gather proper employee feedback and engagement is crucial, whether it is surveys, or listening sessions, whether it is open forums, you must do that, so you get that information. Secondly, you cannot just get the info, you also take the data so you can be able to analyze that information, and then be able to share why we are doing t, how the engagement drove your decision making, those are the most important things on top of getting the engagement from the community as well, she will stress including the community for all decision making.

Mayor Fischer thanked Ms. Gurumurthy and said he would start round two starting with Mayor Pro Tem Casey.

Mayor Pro Tem Casey said Ms. Gurumurthy mentioned in her application, that we have some challenges with home affordability. She asked what she thought the Council could do or the City can do related to making housing more affordable for residents and people who want to move into the City. Ms. Gurumurthy replied, as a person who moved into the City, and again, she did not have a lot of time to go and find, but one of the things, when she thought about it, she was thinking about, first of all, it is not an easy solution. She thought what we need to do is we need to have a systematic approach. She commented that when you take housing, there are so many different variables that go into housing. We need to see how we can come up with and balance of cost, but not compromising on the benefits of housing. We need to do that, in fact, getting community feedback and insights as well, and determining how we can come up with some affordable housing. She didn't think there was one quick solution. She believed we

needed to take a systematic approach, in fact, list all the different variable that you know, basically contribute to a housing, and then look at which ones we can compromise your balance to provide affordable housing and be able to be open and transparent and sharing on why we did that, and how we did that. Mayor Pro Tem Casey said wonderful, thank you.

Mayor Fischer said he had no further questions, thank you.

Member Staudt commented that she did a very comprehensive application and a lot of good information in there, he appreciated you taking the time to do that. Thank you.

Member Smith said he had one more question regarding a much talked about subject, goal setting. He asked Ms. Gurumurthy how she would arrive at what the goals need to be and how do you measure progress towards reaching the conclusion of those goals. Ms. Gurumurthy said that is something she really loved talking about also. She said at work almost every time we talk about projects or goal setting for a year. She said what she talked to her business customers is that you must first start with a problem. She said first, we need to get community insights and feedback, identify all the problems or opportunities, and then be able to set the goals She noted before setting the goals, she said what we do is her vision has always been able to create a roadmap for a function. So, for example, in the next three to five years, what are the high-level roadmaps that you want to go after, and within the roadmap, you have road construction one year or second year, then you want to just list your goals. She stated even with listing goals, you want to clearly specify your targets, or measurable like success criteria is what they do and measurable targets, because you do not want to just set the goals and then just leave it for three years. She said every year, you want to evaluate two things. The first thing is, are you progressing, as you said, for example, carbon, you know, whether you are saying for sustainability goals, you want to reduce the consumption of water, then you say you want to reduce a 10% across Novi, then you want to be in two years, then you want to be able to measure in the first year. Are you moving forward or are you stuck. So, the first thing you want to measure is your progress, Second, you want to do is evaluate your roadmap as well as your goals every year. She said she was not saying it is going to change, but you want to make sure through community engagement, or what you are hearing are your priorities are still the same. She said do you want to do that analysis and make sure you are sill moving in the same track, same roadmap, same set of goals. She said basically the measurement and the KPIs are key for success. She stated that is basically what she would like you to know, like proposing terms of goas and setting goals framework, but the key important thing is working with City staff, identifying problems, setting the framework, and working with them and guiding them to execute is the key. Member Smith thanked her for her response.

Member Heintz asked why she noted earlier that one of your favorite activities was strategic planning with the Library, but you just answered that there, your enjoyment of the strategic planning and just the ways of implementing that. He said unless she had anything else to add, thank you.

Member Thomas thanked Ms. Gurumurthy for having given them so much information, she said she felt like she knew her, so she did not have any further questions. Thank you.

Member Fischer echoed those sentiments. He said it was clearly the most comprehensive application and thanked Ms. Gurumurthy for all the details and the effort she put into it and thanked Ms. Gurumurthy for coming out that evening to the interview. Ms. Gurumurthy thanked him so much.

6. Mihran Kochyan

Mihran Kochyan thanked the Mayor and the City Council. Wow 16 candidates, this is unbelievable. He thanked everyone for allowing them all to participate in this. He said he has been a Novi resident for over 40 years now and has been married 37 years of negotiating. He said he has been a project manager in various forms all the way from the private sector in the automotive industry in the healthcare industry, mostly with information technology. He said one day in 2007, he saw three black cars pulled in front of his house and did not know who they were. Apparently, he was drafted by the federal government to be one of the leading experts on cyber technology, and cyber warfare. He said he was drafted by the federal government to serve in the intel community, he could not talk too much about that, but he did know that this is not a violation of the Hatch Act. He said after serving in the federal government, for all those years, he met a variety of people all the way from the Congress, our representatives, to some Senate members, and even the Vice President and our current president as well, having served under four different presidents. He stated one thing he did note was his ability to plan and the government does not always look like that, but yes, we do plan, we did plan at that time. He said he liked to decompose things greatly by saying, take a complex issue, break it down, break it down, break it down until we can manage it, and that is what you manage. That is what you drive. He thought a prior candidate said keep going on that path, keep going, but then use the things on the side of your head, listen, to make sure that path is still valid. He said if it is not auto correct.

Mayor Fischer thanked Mr. Kochyan for his introduction. He said he would start this round of questions.

Mayor Fischer asked Mr. Kochyan if he was sitting up here with the Council in a few weeks, what would his number one or number two goals tht you would lobby for. Mr. Kochyan said one of the goals would be 21% of our population senior citizens. How do we best represent those citizens like his neighbors, a senior citizen, and he noticed her snow, it blocked her driveway. She had to pay for a snow service to clear her driveway then the plow came and left about three and a half feet tall wall full of snow that she could not remove. He said Lord forbid, if there was a needed medical service, if she needed an ambulance. He said by the time we called the truck back out; it could have been too late. He said he would look at our snow service and understand how that works and if we can do a little better job, making sure we do not block people in when possible. Secondly, he had a vision for our youth to get involved with the seniors. He said we have a great deal of youth in Novi that are technically competent, and we have got a senior

citizen base that wants communication. He thought, what better way to get them involved with setting up emails, getting and email server, setting that up for our senior citizens, consulting with those senior citizens and helping them use every service available to the city electronically, so they could benefit in the long run. He said he had a third goal, and that would be project management. He said we are not teaching or kids project management that well. He thought about it, go to a ninth grader, and say, "What are your plans for college". How much have you saved? How much have you taken? Have you taken the core curriculum? He said what you are doing, imagine sitting with them, and drawing out an entire project plan for them, and say look, this month, you will be doing this this semester, you will be studying this month, you are saving X number of dollars, that is going to get you closer to this goal. He said through using project management techniques, through using predictive analytics, data analytics will be able to help these students in the long run. He said he bets a lot of our senior citizens already have this ability they can help the students with. Mayor Fischer thanked him very much. He said he would move to his left for the next question.

Member Staudt mentioned Mr. Kochyon had an extraordinary skill set, much of it is probably not even listed here. How would you see using that in and transferring your knowledge and skills to our City staff and the vendors that we work with without basically taking over the project and doing it yourself. Mr. Kochyon said he looked at himself more as a consultant, giving direction to them, and making sure they stayed on the path of the plan that we all laid forward. He said he was not going to hack their computers, but what we will do instead is work with them to help the planning phase, if he builds the plan, even if we go to the vendor, if he builds a plan for them to do something during the project, it is his plan. He wanted to work with the vendors and build the plans together. He said therefore, we both succeed or fail at the same time. He said we will try to manage that as best we could. He said he did not know if he answered the question. Member Staudt said, probably not, but it is a tough one. He said he has interviewed quite a few people who have had an intelligence background, and you guys really are smart, but it is tough to transfer that knowledge to your underlings. Thank you. Mr. Kochyon said currently he is consulting Blue Cross, Blue Shield, giving them cyber technology and protection, and consulting on how they can best work their network. He said he is not doing the work, he is sitting back and directing them and helping them.

Member Smith thanked Mr. Kochyon for coming out that evening. He stated that in his application you had said improving communications with residents would be one of the things you would want to focus on. He asked him where he saw we could improve on that, or what are we doing? Mr. Kochyon said he loved the Novi News; he thought it was a great paper. He said it has our community in there. He thought forums like this are another communication means. He thought email distribution to our residents would even help our website to keep that current with the current developments in the City, just making sure we are on top of absolutely everything that is going on to the city and being transparent. He said that is really where he was going with that. Member Smith thanked him for his response.

Member Heintz wondered what passion of his would be able to help you be successful on a position like this. Mr. Kochyon replied that his passion is project management and technology. He thought his ability to bring people together, build strong, cohesive teams, and work together would be his strength and would help him as a Councilmember.

Member Thomas asked Mr. Kochyon his opinion on the importance of public engagement and the decision-making process. Mr. Kochyon said he wanted to take this back to private sector as well, the greatest tool we have as leaders are the things of the sides of our heads, our ears, listening to what the people truly want and need, determining what they need from what they said they want, working with them. Once again, engaging in dialogue more and more to dictate what those plans must be. He thought that was the greatest thing we could do.

Mayor Pro Tem Casey thanked Mr. Kochyon for his interest and his stepping forward that evening in seeking appointment. Mayor Pro Tem Casey asked Mr. Kochyon if he could explain to the Council the role of the City Council, or the involvement City Council should have in which the city operates. He looked at it as Council providing direction. He said we are representatives of the people. He said that is the people that put us here. He said when he was walking through to Congress to do his first presentation, Leon Panetta looked at him and said, who pays you? Remember, it is Congress. He said he turned and said, no, it is taxpayer dollars, it is the people. He said he would like to bring forward and say, okay, let's use the years, let's listen to the people, as best represent them and then let's get direction to our programs. Let's build our plans to drive what they truly need. Mayor Pro Tem Casey thanked him for his answers.

Mayor Fischer said he was all set in his second round, he had no further questions.

Member Staudt thanked him very much; you have a phenomenal background.

Member Smith said he had no further questions, thank you.

Member Thomas said she had no further questions, thank you.

Mayor Pro Tem Casey said she was not going to let him off the hook that easily. She asked Mr. Kochyon if he could share some of his thoughts on what city services are absent, unnecessary or need improvement, and how you might work to solve some of those with us. Mr. Kochyon said he talked about transportation already, so he chose something different. He would like to see more engagement between the seniors and the youth and try to bring them together. He said you have this wealth of knowledge that could be imparted on the youth, and vice versa. He explained it as knowledge sharing sessions that we should be doing to try to benefit both sides. Mayor Pro Tem Casey thanked him for his perspective, now you are off the hook Thank you very much.

7. George Kortlandt

George Kortlandt thanked the Mayor, Mayor Pro Tem, Councilmembers, and Administration. He thanked them for giving all the candidates the opportunity to be there that evening to speak to you to explain our own thoughts. He said he would like to forego his opening statement; you have his application. He said he filled it out the best that he could. He said he would like to take questions from you, a lot of them. He understood you are limiting it to two per person, but he wanted to make one brief comment beforehand. He said there is an 800-pound gorilla in the room and that is the fact that his Council may be looking at things in a sense of our versus theirs. He asked which side is this person on presenting to us that evening. He said he would like to tell you that in the nearly 22 years that he got to serve you and many other people in our Novi community as a school board member, never will you find a decision he made that was one that could be called political. He said yes, there are terms of politics that people use, but never in the classic sense. He said with that, he opened it up for questions, if he may.

Mayor Fischer said if they want to go to three or four questions, he will allow them for you, he started this round with Member Staudt.

Member Staudt thanked Mr. Kortlandt. He mentioned that Mr. Kortlandt has spent a long time on the school board, you had an aborted period where you basically went a few years where you had an opportunity to reconsider running again, what cause you to get back int it at the point, and why are you even considering coming over to the City Council at this point. Mr. Kortlandt said the term with the Novi Community School District was a successful one and he accomplished pretty much everything he wanted too there. He said as you know, it is ranked the number one district in the state, he was very proud of that. He said it was done in partnership with the City of Novi. He said you and I have spoken on numerous occasions about joint efforts between the city and the school district, and we have been very successful and accomplishing many of those. He said the corner park, Fuerst Park, that was originally the Fuerst property of the sisters owned by the school district, and we negotiated a deal together. Most recently there was a deal that took the property called the Bosco properties, and that became city property by trade with the school district. He said he was not on board at that time. He said the reason that he fells that Novi is a place to attract him in this type of position is that he felt he had skill sets that are well suited for this He said many of the things tht we do as a City Council are identical, if not pretty much to those that the school board does. He said there would be questions that evening, he knew he had heard them before, asking him things about the relationship, but that he would say there are opportunities here that he can afford the city a chance to deal with him in those areas. He said hopefully he can help move things forward here and with the Council and the Mayor. Member Staudt thanked Mr. Kortland for his response.

Member Smith mentioned one of the things you said in your application tht you are interested in doing was reviewing the relationship between the city and the developers and contractors. He asked Mr. Kortlandt to expand on that. He was not sure he knew what that meant. Mr. Kortlandt explained going back a good number of years, the city had a poor relationship with developers and contractors. He personally has had experience with contractors who said they really did not want to do his project because they did not want to be involved with trying to get permits from the city of Novi, you will have to do it on your own. He said that struck him as odd, and he knew tht we have made major advances in that relationship with those types of people. He stated recently, on a radio program, that is well broadcast on WJR on Sunday mornings, the gentleman who ran that program deals with the construction, the development phases, and they were speaking laughingly about their relationship with Novi. He was surprised to hear that, he thought, if that is going on that publicly on a radio station of that type, then perhaps we should be investigating that a bit. He said he was not condemning any group, not damning them, but wanting to improve things. Mr. Smith thanked him for his explanation.

Member Heintz wondered how him go about a situation when you have a strong belief or value or perspective or opinion, when it differs compared to the rest of the city, the residents of Novi, how do you balance your interest when they might be different than the majority of no votes. Mr. Kortlandt said if his opinion is different from the majority of Novi, he would have to understand that as a Councilmember he was part of a representative form of government and therefore he was to represent the public and they got to vote for him. He said they know this is obviously an appointment case, but normally, they get to vote for us and tell us no, we do not agree with you, you are gone. We voted against you. He said that is a legitimate way that they must respond to a councilmember not representing them. He said now, do does he think it has to come to that? Of course not. He said there can be compromise many times on the board of education. The votes would be 7-0. Unanimous, but there were times when they were 6-1 and he might be the one that was the odd one out. He said that is okay to be the one that loses in a vote, it isn't the end of the world. It is not something that means you are not doing your job; you are representing what you think is correct. He stated sometimes you must represent the minorities in the group to not just the majorities. He said that is one of the things that people look at and say, well, representative form of government is not a democracy, but in a democracy, democracy, excuse me, has some flaws. He said the fact tht if every vote is to be taken and you will have to go with the will of the majority, soon you are minorities are not getting what they should be getting.

Member Thomas felt like you have probably had a significant amount of experience with having people public engagement, where people come to you, and they want you to know how they feel. She said the question she has been asking she felt he could answer it quite well tht you have a lot of experience with it, what is your opinion of the importance of that public engagement in that decision making process. Mr. Kortland said one of the things that he has with his experience is something that you can look back on and see how he actually did not just what he was saying he will do, he believed that it is very important to get the input from the public He believed it is so important that we have the state law, the Open Meetings Act, that actually requires public comment sections in

these meetings. He said that is sort of the minimum. He said what he did was in the school district situation, he would attend 250 to 300 events throughout the district in the course of the year, and he did that for several reasons. He said he thoroughly enjoyed and was just tickled to watch our students perform at their best, and the second, maybe a little more important, e was able to talk with the people in the community by being out there with them and find out what sort of things they were thinking about and wanting to have done.

Mayor Pro Tem Casey thanked Mr. Kortlandt for showing interest in seeking an appointment. She said she would not ask her first question because you pretty much answered it already, which was great, thank you for that. She stated she was going to give him the floor for a minute and ask him if he would expand on a comment that he made in his application, which was that he wanted to improve the well being of our underserved communities of elderly, disabled, and those who are current or past military. She wondered what ideas he had, what would he do? What aren't we doing? Mr. Kortlandt explained one of the things he did not want to make the mistake of that evening was trying to come up with wonderful solutions to problems that you folks may look at and say, yeah, that is not our concern at all. He did not want to impose those on there, but the reason that he looked at those areas, the underserved, is that he was aware of problems. The underserved he was talking about is number one, those who are elderly. He said he may be classified in that group, and he has come to know some of the problems a little more specifically, because of his current age. He said he would like to see what we can do working with the elderly. He was not aware of all the solutions, perhaps he was not aware of all the problems either. He thought that is where he thought he could be a member of the Council who puts things forward to discuss, maybe have research done by the Administration, if we would care to have it done. Mayor Pro Tem Casey thanked him for his answer.

Mayor Fischer asked Mr. Kortlandt if he was so fortunate, or sometimes unfortunate, to sit up at this table, in a few weeks for goal setting, what would be your top one or two goals that you would propose. Mr. Kortlandt replied, his top goal, not one that he would propose to everyone, but his goal is to learn as much as he could in very short order to be a productive council member. He understood there are a lot of things that you folks have been doing over the years, some might call them behind the scenes, still being transparent. He thought those are things that we all could get together to work on to accomplish together. He mentioned the area of the underserved. He explained that when he talks about the underserved, he will talk about the senior citizens, those who are disabled, both physically and mentally, and our military, our current serving as well as retired. He said he would like to see what sort of things a city like Novi, the shining light on the hill can accomplish for those folks. He said perhaps there is not an area, but he did know right now, talking about those who may be mentally challenged that our school district is being challenged severely in that area, trying to present the solutions to problems that our students have. He said they need more funding. He wondered if there if there are areas that the City could be involved with also, whether it be in funding, whether it be in activities, not knowing the solution yet.

Mayor Fischer thanked him for his response. He said Member Staudt would start the round two questioning.

Member Staudt thanked Mr. Kortlandt. He said over the years, you and I have talked a lot and frequently disagreed on a lot of issues. He said a lot times we agree on things. He said one of the things that he asked an earlier applicant was the importance of public safety, as it relates to the city and the role of the City Council to provide public safety. He wondered where he saw it on priorities for the City Council. Mr. Kortlandt said on the priority list, it must be if not the number one, it was pretty darn close to it. He believed both fire and police are the critical areas that people depend on, they cannot provide it themselves, they need someone to do that for them. He said the city is tasked with doing that, so he would say number one priority. Member Staudt said there is something that we agree on. Thank you.

Mr. Smith said he had no further questions, thank you.

Member Heintz said he had no further questions, thank you.

Member Thomas said she had no further questions, thank you.

Mayor Pro Tem Casey felt like she should ask him a further question, but she did not have one, Mr. Kortlandt you were very thorough in your answers in your application. Thank you very much. Mr. Kortlandt thought she was going to ask him what he thought the role of the City Council was. Mayor Pro Tem Casey said she would give him the opportunity to explain. Mr. Kortlandt said one of the big problems he saw with members coming on the Board of Education was they would come on and think that they had a particular power, or right to do certain things. He believed the biggest thought to get across those individuals and council members as well is you are one of a collective seven, you each get a voice, you each get a vote, but together it is the unified vote that really matters. He said once that vote is taken, he may have been the sixth one person that went along with what the function was then what to do. He said we do not get to act independently, we do not get to have our own ideas taken care of, it is the group. Mayor Pro Tem Casey thanked him for his answer.

Mayor Fischer thanked Mr. Kortlandt for stepping forward. He also thanked him for his prior service to the City of Novi. He appreciated him coming that evening.

8. Stefanie Loring-Boritzki (absent)

9. Aaron Martinez

Aaron Martinez said he was happy to be before Council tonight as an applicant for the open seat on city council. He didn't believe he was a stranger to most of the members up there. But he did hope to use this opportunity to sort of reintroduce himself. He wears many hats in his life. First and foremost, as a husband and a dad. He and his wife April live here in their hometown where they are raising their son August who turns four months in just a few weeks. He is an attorney by day practicing based in Southfield but

working all across the state of Michigan. This past year, he was given the rare honor of being appointed as one of the youngest Special Assistant attorneys general in the state's history. He was before Council tonight as a friend and as a volunteer who is passionate about seeing the city thrive in its future. He didn't come that evening with the backing of a political organization or party of any kind, but he was there as a former kid from Novi, who grew up to have every opportunity he could ever dream of. If he were given the honor of receiving the appointment that was being considering that evening, he would be one of just two people on the council who know and share that valuable perspective. He believed that the person who filled this vacancy should aim to do a task that sometimes seems daunting. That is to do their very best to unify the city and ensure that the council is unified as well. He didn't believe that there's any one person up there or in the room who had a monopoly on good ideas. He gave his commitment then, that he would make every diligent effort to hear theirs and to look for the ways that they can lift the residents up together, the city faces challenges ahead, like so many other cities. And he thought, throughout the campaign season, for the elephant in the room, he did run. He tried to make it a point to stand on the premise that when Novi residents come together, that there's nothing that they can't accomplish. He believed that that day, and that tomorrow, he looked at the list of the folks who had applied. And he knew the future of the city was in good hands either way. He thanked the Council for their time that evening. And he looked forward to their questions.

Member Smith thanked him for coming out and congratulated him on the birth of his almost four-month-old son. Exciting times. That leads to his question, which is what were his thoughts and what can they do as a city starting, potentially at the next meeting, to make Novi a place that when he is looking to start a family and a career is a place that he can move into? He asked him to review his process of growing up and living in Novi.

Mr. Martinez said he thought it was an important perspective to have, you know, he thought, for himself, when he looked out, and talked to the folks that he went to school with, when he asked them where they want to move to, coming back home to Novi was usually not at the top of their list. For most folks, it had to do with what they perceive as a lack of opportunity. Lack, whether it's the job market, the housing market, things of that sort, He didn't think that there's a shortage of the types of amenities for folks, once they are here, they do a very good job, He thought of taking care of folks sort of throughout their lives from the very youngest to, to the older residents. So, you know, for him, he would want to ensure that he could be an advocate for trying to place make for folks to ensure that they have a diversity of housing options available for folks throughout the span of their lives. And make sure that they continue to keep, not just Novi, but the region as competitive as possible. People see Novi as that place that they can return to have a viable life for themselves and their families, just like he and his wife were doing right now. Thank you, thank you.

Member Heintz said that Mr. Martinez was clearly passionate about Novi. What's the source of that? What was the motor and the passion behind the city? Mr. Martinez thanked him for the question. He said for him, it started well before he was even born,

he looked at the path that his family and his ancestors had taken. A city like Novi was something that they could have only dreamed of. His grandfather completed only an eighth-grade education. His parents were illiterate in both Spanish and English. His other grandparents fled war throughout Europe. And when he thought of the types of places that they dreamed of, and those moments, it checks the boxes that we have here in Novi, we have a community where people want to be involved, they want to be engaged. They have a genuine sense, He thought of looking out for their neighbors. He had heard it that night, folks that are concerned about well, how is my next-door neighbor doing? How is the person across the street doing? How are the families that their kids go to school with? How are they doing? How can we make their lives better. And he those are the types of things that just inspire him to keep going to know that this is a community that is very, very caring. It's very compassionate. It's very intelligent, and it's very resourceful. It's a community that wants to find an innovative way to help the next person. He thought that's so exciting for not just the community today, but for what it can be in the future. He saw that potential; he saw that possibility. That's just genuinely what excited him about Novi every day.

Member Thomas thanked him for coming and applying. She said she had kind of asked some of the same questions to people repeatedly. But she knew that he had talked a lot to people in the community. She asked what was his opinion of the importance of that public engagement? How would he use that in your decision-making processes? Mr. Martinez responded by saying first, he thought was essential. It's paramount. He didn't think the council could do an effective job without that input. He thought some of that work was already being done. When he heard the mayor pro tem's presentation in the last session of the last term of the Council, where focus groups were utilized to help guide the work of the seniors, the older adult needs. That's incredible. That was a direct link that folks can have with the city council before problems begin, or at least he hoped before the problems begin, because he thought they had heard from a number of folks that night that a lot of times what gets people enraged probably and engaged is when something is going wrong. And he thought it did a disservice when they only seem to make those opportunities public at that point. He wanted people to be engaged well before that. He wanted to know what they're thinking about. Well in advance of that, he thought of the survey tool that the City was starting to utilize, he really hoped and encouraged everybody in the room, if they hadn't signed up for that yet, please do so. Because that is data that he thought the council, and the city staff, could use directly to make the decisions that will help the residents in the future and make sure everyone has that opportunity to be heard before problems hopefully arise.

Mayor Pro Tem Casey said good evening. Thank you for stepping up tonight. She thanked him for his interest in seeking appointment. She was going to ask her standing first question, then give him the floor so he could explain to Council what he believed the role of city council was or the involvement level of city council in managing the city? Mr. Martinez said he thought the role of the City Council was to, number one, provide, to find, to look for the folks that have the bright ideas, that have the ability, the wherewithal that they want to bring to the city and give them the resources they need

to do the work and solve the problems that they hear from residents. He didn't think that meant the City Council has its finger on every day-to-day decision and operation that the city has. He thought that is where the residents had their most direct involvement in the process, the residents elect the members of the city council to be their voice and to give them a seat at the table. He thought that was valuable, because then in turn, the city council uses that to help provide direction to the city staff to let them know, okay, this is what they are hearing, how can they go about addressing this? What funding do they need to get this done? How can they make sure they are doing these things cost effectively and within their means? He thought it was a mix of stewardship, he would call it over what the city does, as well as being the people's voice. He said to look at the organizational chart for the city. He had. And you look and you see the residents are on top, you know, the residents are supposed to be where the council derives its authority from and its ability to govern. So he thought they couldn't lose sight of that or understand that. You know, while they may all think that there's a different path, perhaps to get to the solution. He thought everybody there wanted what's best for the city of Novi. And he thought they could all do that collaboratively together.

Mayor Fischer said he had a similar question. If he were to be sitting up there with them in a couple weeks, what would be his one or two concise goals that he would submit and lobby for? Mr. Martinez said that he would give a bigger, larger scale idea and a smaller scale idea. First, the larger scale idea was not one that he would claim credit for. He would like to see the city really start getting the pieces moving forward to having a dedicated department for older adults in the city. He thought just some of the things that they had heard that night and he knew some of the things that those who ran in the last election had a chance to hear firsthand was seniors and older adults in the community, they're looking for help, you know, trying to navigate healthcare. Healthcare gets more and more complicated as one gets older. He thought that was really kind of an eye opening thing that he heard from folks on the campaign trail, whether it's something about connecting the youth to the seniors, that would be a great conduit to being able to do that providing services, perhaps through DPW and in conjunction with the older adults department to be able to help folks who need maybe some shoveling in in the winter times, or perhaps they need help cutting their lawns in the spring and summer times. He thought they could provide sort of a one stop shop for folks for the expanding population in the city. He would really like to support that work moving forward. Secondly, on a smaller scale. He was really moved this past Memorial Day when the trail of honor was imposed or put up at Fuerst Park and in talking to some of the folks on the city staff who were a part of putting that on. He knew the ambition was there to try to do something that's perhaps more permanent. He came from a long line of folks who had served honorably in the military, his dad served in Vietnam. He thought having something like that here in Novi where they can really honor our fallen, but also our veterans, would be an incredible asset to have. He said they had a lot of opportunity there to being able to put something more permanently at Fuerst Park.

Member Staudt said that during the past couple of weeks, he had gotten quite a number of emails from residents who didn't think that they should be having this process that evening. Many of those people supported Mr. Martinez during the election. How

did he reconcile him standing there tonight, applying for the position with a group of people who supported him in the past? Clearly not agreeing with him doing that? Mr. Martinez said that he thought it came from the point of everybody in the city wants to be involved, they want to be engaged. He thought we were able to disagree with one another without being disagreeable. He thought by his standing there that evening, he didn't view it as a slight towards anybody else. He knew that they had a lot of incredible, accomplished individuals who were applying for the seat. And he thought, as he had said, the city is in good hands. No matter who they end up picking, he, of course, felt that he had a perspective that he did offer, which no other applicant had. And that's just the fact that he was a lifelong Novi resident, he came home from the hospital with his parents, he came to Novi and, except for the short time that he went to MSU. , he had never lived anywhere else. Novi, this was his home, and he wanted to make it better. He didn't want to get into any sort of back and forth on him versus any other particular applicant. He wished every single applicant all the best. The city is in great hands. He was going to keep focused on what he thought he could do and what he could offer for the city.

Member Smith began the second round of questions. He said that they had talked a little bit in abstract about community engagement. Mr. Martinez had just been through a practical exercise in community engagement by knocking on people's doors and annoying their dogs. He asked what he had found out when he was talking to people during his campaign? What was their biggest concern? And what would he do to address that? One of the things that really surprised him was about how many folks, despite the fact that they've got the Engage magazine, they've got social media channels, they've got the Novi note where things are put out there, a lot of folks gave feedback that they didn't know this was happening. Or how long has this been going on since they considered a project or a decision that was made at the Council table? He thought, not suggesting that they have folks in the city going out canvassing on a daily basis to get that info out. He said the town crier is probably out of style at this point in time. But he thought that there are probably things that can be done. He was really interested in seeing sort of how the development of the improvements to Studio Novi that had been approved and was under construction right now, how the staff can use that as a way to really try to amplify those efforts to make sure that they are not in a position where the residents don't feel like they're getting the information from the city. He thinks that there's a lot that they can do. He thought the future was going in the right direction to solve that problem.

Member Heintz said he liked how he wrote up the org chart with the residents on top, it was really humbling when it was put that in perspective. He said that the org chart had recently been reviewed with him during a little mini orientation. He said that it was a little more or less the same phrasing as one of the questions he had been asking, but it was just phrased in a different way. That was, basically, that the role on this console was as fiduciaries. They want to make sure that they see the residents' goals, the residents' needs, and just what's best for them above their personal interests. He was just wondering if he cared to kind of comment on how that can be handled with himself knowing that there is going to be a need within the community that might be different

than his personal preference. Mr. Martinez said he thought that was something that had been said at the table a number of times, that when there is a full council, a majority of the votes that you take are seven-zero, and he thought that It was a really positive thing. That meant that the council had done an effective job of zeroing in on what the problem was and how they could address that. They had gotten everybody with all their different experiences and backgrounds around this consensus of yes, this is the way we want to move forward. He thought that is important, consensus is important. But also, if there is a time when, perhaps it's a six-to-one. If he happened to be the one, he would try to make whatever record he could, but only in the interest of trying to help further the work of the city. It is not a game where one packs up their things and goes home when they don't get their way. There are 66,000 residents in the city who depend on the decisions that are made at this table. They have got to leave their egos at the door, himself included. Because they need to make that consensus, they have the job, they have the ability to do really positive things together at the table. He thought that should be the priority. What can be done together to try to get these problems addressed and do so in a fashion where they can hopefully have unanimous approval of the council. That is the clearest mandate the council can give to the city staff. He thought it would show the residents the clear direction that they want to go.

Member Thomas said that she knew that in election season there was a lot of engagement. She said that Member Smith mentioned knocking on doors and waking up people's dogs, or in her case, accidentally waking up their babies, which she was sorry about, she didn't mean it. She said she knew that he had been active but asked that he talk a little bit about when he first considered the possibility of being on Council, and what it took him to get there. Mr. Martinez said that he had seen these meetings play out for a long time. He had been to meetings where David Landry was sitting in the chair, that was probably the earliest that he remembered. He could see the deliberative process and how things get done. He said the sausage getting made is, for most people, probably terrible. He loved it. He loved being able to see the exchange of ideas, the exchange of debates, the convincing that sometimes happens at the table, when somebody feels very strongly, this is how they think it ought to go. But then they hear something from one of their colleagues, and they go, Wait a minute. That makes a lot of sense. Maybe that is how they should do it. He saw that as being something that for himself, that's fulfilling. He said one doesn't go into being a lawyer, being an attorney, without sort of that excitement over trying to persuade. Now, not everything is a persuasion exercise. For him, that was sort of what kind of lit that spark. He loved seeing how the business was done, and to see how a decision was ultimately made. He had that experience back when he was working for the Novi schools. They broadcasted every Board of Education meeting and saw the exact kind of thing play out there, the deliberative process, the facts that people bring, the experiences, you know, what they've heard, and what they've lived. Those are all things that he thought, for himself, he wanted to be a part of that. He wanted to be able to bring his 30 years of living in the city of Novi to the table and hopefully be able to do the work that he thought the residents expected them to do in good faith. Thank you.

Mayor Pro Tem Casey joked about not talking about talk about sausage making. She said that Member Heintz mentioned vegetarianism earlier, and thought she would jump in. She said to Mr. Martinez that there had been a lot of questions that had been asked about understanding public opinion, engaging with the public. She wanted to ask a question that hopefully would bring all of that together. Sometimes the decisions up here are pretty straightforward. There's seven-zero, there's six-one. Council was approving a purchase that had already been budgeted. There were times when decisions were very multifaceted. They're very complex, they impact a large number of people. She said she was going to go several years back and talk about Lakeshore Park. So, they had a lot of conversation at the table about improvements to Lakeshore Park and Lakeshore Park is for the entire city. There are obviously residents that ring Lakeshore Park and there were some concerns, some very justified concerns, that they had about some of these improvements to the park. So how would he balance and evaluate the impact, movements that are intended to apply to the whole city against the impact that would be to a smaller number of residents who may or may not have provided their opinion to Council throughout the process. How would he balance the mass against the needs of the few? Mr. Martinez responded that he thought it started with data, you know, and the decisions where they could have that sort of input where that can guide them, you know, look for the key metrics. Obviously, he was speaking in the abstract, but there are key metrics that he was sure city staff had available that could help guide them to what options are number one, and then he thought they would take those options, and try to look at the greater good, what is this going to provide? How is this going to benefit the city, and try to find that soft spot, that right spot where perhaps everybody comes away, not getting everything that they want, but, you know, some. The folks that maybe came to them later in the process, to use her example, felt that they've been heard, they feel that adjustments were made that make them more comfortable with that process and how it played out. Yet, the goal that the City Council or the city staff maybe came into it with is still largely preserved. He thought that's the goal, right? They want to find that that middle ground where everybody kind of says, Okay, well, this isn't exactly what they wanted, but they can live with it. And I thought by and large, as time goes on, most people, once the emotion of the situation, whatever it may be, kind of wears off, they say, okay, they could see how it made sense. There are going to be some folks that are just never going to be won over on a particular issue. And providing those folks with the opportunity to be heard is important. But making sure that it doesn't derail whatever the goal might be, where they can find that middle ground, that is important.

Member Fischer did not have any other questions and gave the floor to Member Staudt who said that during the campaign trail, he and Mr. Martinez kind of talked cordially during most of it. There was a particular time where they started talking about, we probably share a lot more similarities than differences. What is it that Mr. Martinez really believed, and not talking Member Staudt in general, but talking about Councill where he saw differently than what they had done as a group, the past four years, eight years, 10 years, 12 years? Where does he see the difference? Mr. Martinez said that he thought the difference came in terms of what had been touched on where the message got out later for the public on a particular issue, where maybe they didn't

have an opportunity for folks to be involved early on. Now, some folks, he thought, view it as okay, there's a couple things in balance there. What can the City Council actually do? What do they have time on their timeline to be able to accommodate? From his perspective, he didn't want to put words in his mouth. But I think the process that's been utilized by the council is largely one that they are all fairly comfortable with. He thought for folks on the outside, at least from where he stood, he would like to see more of that public input, being able to be a part of the decisions. He called Audience comment, OMA, that's great. But he really wanted to see that feedback from the residents was getting into tangible forms where, he thought some of what had happened recently there had been decisions that the council had made to send things back to the drawing table in response to getting some of that information. But we've gotten to that point. He thought perhaps that should have been something earlier along the way. But again, he thought there was still more that united them than what divided them. He thought that ought to be the objective of whoever fills the seat, to look for what those similarities are and where that consensus is. Because yeah, they may not agree on everything, and that's okay. But he thought that where they could agree, that should be the focus.

Mayor Fischer thanked Mr. Martinez for, even with a small one at home, putting himself on the campaign trail and being willing to serve on this seat. Congratulations again to him and his wife. He wished them all the best. The Mayor said that at that point, his watch had told him to stand up two times, so he asked for counsel to take a five-minute break and reconvene at 9:27pm so they could get a chance to fill their waters or do whatever else needed to be done.

Mayor Fischer called to resume the meeting. He joked that there were 32 more applicants to add for tonight's interviews. Just kidding, just kidding. He then announced candidate number 10, Daniel F. McNamara. The timer was set for two minutes and gave him the floor.

10. Daniel F. McNamara

Mr. McNamara said good evening and thanked the Council for the opportunity to approach them. He said he thought he was coming in a different way than everything else. He has been a public servant all his life. He was the president of Detroit Firefighters Association and was a Detroit firefighter for 37 years. He has done other parts of service with firefighters, internationally and statewide. He said he has been that guy. He stated that he is president emeritus of the local, he has been the guy that negotiated all the contracts, went through a restructuring, went through bankruptcy, learned how to work with the city, for the citizens and for the members. He learned collaboration and that little bit about walking out of a meeting with little few pebbles in your mouth. It isn't a zero-sum game anymore. He said they had the walls against them. He stated that as a candidate, he can fill those holes. He has a master's in dispute resolution. He knows how to talk to people, how to handshake people. He doesn't want a handshake, he wanted to come up with an agreement that serves everybody. He believed there's a lot of holes that need

to be filled and you must be able to communicate. His wife always told him that he has polite Tourette's, so it goes on and on and on. He thinks having service, having met with cities, having lobbied in the State and in Washington, he has met all the players to city councils in Detroit, not with them and all the rest. He said he had a lot of experience in how to talk, negotiate and collaborate with bodies of government, how to come to consensus, how to figure out answers, how to include the taxpayers. They're the ones that run this little thing. He said he knew one of your questions was about what the City Council does, but they are not anything without the taxpayers. He said just like his membership, they pay dues, and every one of them must be treated equally. One of the big things is finding out how to wait to make sure that they all are included in what Council is doing in a timely manner. He said he is one of those elderly citizens now, he just turned 69. He is just going over his health care and Medicare and all the rest. And there's a lot of questions. He noted that he was on his Homeowners Association where he has been going a lot more. He has been there since 2002, his wife since 1995. He mentioned that his neighbors come to him for answers because they don't know where else to get it. They know he will pursue it. He believed that what he could do is be that council person that can do all the all those things. He can be a complete person. He knows how to read budgets and how to do all that stuff. The timer sounded, ending Mr. McNamara's time.

Mayor Fischer thanked him and directed the first question to be asked by Member Heintz.

Member Heintz thanked him for coming in that evening and for his time. He asked him what passion he identified with the most that would help him in this position. Mr. McNamara responded with the infrastructure of the city and public safety. In his subdivision alone, the fire department just did a tremendous job and stopped a house from being able to burn down. He had police experience; they came into the neighborhood and handled the situation so well that he had to call and tell them thank you. That's important. He commented that people must know they're safe, but it doesn't run just with public safety. As you know, with the whole infrastructure, we must make sure that the City is keeping up with this growth. He mentioned there is a new village being built on Grand River, just to the east. He said there's a lot of inspections, a lot of things that must be done, if they don't get done, it gets shut down. There is only a small budget to work with and this is all inside the budget. He said they have to make sure the Ts are crossed, and the I's are dotted, but as we get older, as seniors, we kind of get lost in the shuffle. One of the ideas he was going to suggest is almost every subdivision has an HOA., he wondered why the City Council doesn't investigate something like meeting with the presidents of the HOAs. He said the HOAs are all on email blasts and everything else. He said they can contact everybody in their neighborhood have their own little meeting and then have our presidents move forward and have a consensus meeting. This is just one example of hearing voices and active listening to be able to hear what they have to say.

Mr. McNamara commented that you are not always going to be a seven-zero vote, you're not going to be a four -three vote, it might be three-four, but people know they have been heard, he felt he was a fact-based, critical thinking person, he tried to avoid all that noise that happens in all of that, but when people know that they have been

heard logically, that goes a long way for the taxpayers of the city, as far as when they support the City Council, and when they support the actions of the government. If they know that, he thought that sometimes they don't. He said he thought the City Council runs a great city politically and governmentally wise. He said he has looked at how to fix things even more, there's a few little suggestions that can be made. He said that he has seen in Novi a lot of communities, Novi has four quadrants, technically, but he didn't know that they're all coordinated to the same kind of thoughts, or if they're all up to speed. One thing he always believed in was that everybody that is a voter is up to the same speed. They don't have to agree with it, they don't have to like it, they can ignore it, they could shut it off, but given the opportunity to know exactly what is being done before moving forward. He thought not do that would be a little bit of a disservice, because of what the City Council does, they listen to the taxpayers, bring in facts and data, forensic audit, then decide what to do? Then they come up with the best decision possible, and someone told him that 50% plus one of the votes is a landslide. So, if they're lucky to get that, then they're happy. Of course, they want more than that. But knowledge is power. He commented the more they get the taxpayers behind you, and more they have their fingers or their octopus out in Lansing legislating, lobbying and all the rest, they have a good control over where they're at, then they're ready to start thinking about tomorrow. He mentioned the old saying, what if a bomb dropped right here right now? Who's taking over? Do we have anything in place? Do we know who those people are? There might be rules, but they must prepare for the eventualities that happen tomorrow. Nobody knew about all the political things that were happening right now like in Israel and Hamas, no one knew that was coming. How do you deal with it?

Mayor Fischer gave the floor to Member Thomas for the next question.

Member Thomas asked his opinion on the importance of public engagement, and in that how that plays a role in the decision-making process. Mr. McNamara said he thought it was crucial, because to include everybody that wants to be included, taxpayers and people bringing in data, they would get the best ability to decide. He explained when they make that decision, people that are involved in a process can understand what was done. They might not like it, they might like it, but they understand it. It's a part of the process, part of the government, right as part of that political pyramid of government, with the residents, the taxpayers. He said his Union had 1000 members and he did everything he could email, personal visits, all the rest, to get everything he could learn. They had a great team of attorneys. They had a great International Union that would get all the facts. He said every time he sat at the table, he wasn't just talking out of his ear. A lot of times he handed them documents that they had signed earlier so that they forgot what they did. He said he had to do all that stuff to have to have a firm foundation. He might have had to take a step back sometime before taking a step forward.

Mayor Pro Tem Casey asked the next question. She thanked Mr. McNamara for coming out that evening and seeking an appointment with the City Council. She said he knew what she was going to ask first. She asked him to explain how he saw the role of the City Council in the government. Mr. McNamara said he thought the City Councilmembers

are the stewards of the city. On one end they take and gather all that information, and they sit there with the best information from many different places. He said then they make solid recommendations, they are the straw that stirs the drink. Mayor Pro Tem Casey thanked him for the analogy.

Mayor Fischer said that Mr. McNamara had heard his question as well. If he had the opportunity to be up here with the City Council in a couple of weeks, what would be the number one and two goals that he would submit for the next set of goal setting. Mr. McNamara said he thought that the city and the government were constantly moving. He thought one of the biggest foundations was to have a strategic plan. It is altered every so often when they have a meeting, but everybody must know where they want to be. He felt that first, we need to figure out where we are at. Then where do we want to be? He said that there was so much construction still going on in Novi and there's so many different things going on. He didn't know, sometimes it's a left hand knows what the right hand is doing. He felt that if the taxpayer can see the strategic plan, what is being done, where they're moving, that would help a lot because people are judging where they move just by that kind of stuff. His neighbors, many of the children in his neighborhood live in the sub because of the school system, because it's in the top five of the State. That's the only thing they know, really, about the government, that their kids are going to the best. In fact, one girl is going to work for NASA. That's a tremendous thing that Novi does, it gives them that education, maybe eventually gets them tied into government activities or not. He said if they could start small and give that education to all these kids. The high school is a perfect example of what the City does right.

Mayor Fischer thanked him and gave the floor to Member Staudt to ask his question.

Member Staudt said that Novi has a very unique hybrid fire department that has been very successful for the City for a long time. He commented that it is extremely cost effective and has provided the taxpayers with great value. Coming from a full time Fire Department background, how did he see how Novi's Fire Department functions? Would you support moving forward with this hybrid system? Mr. McNamara said he knew that they had a vote on it at one time, he was at the the City Council meeting when it came up for discussion. When the full timers wanted to make it a full-time department. He prefaced it by saying there are all volunteer fire departments, there's no such thing as an unpaid volunteer, they're paid for paid-on-call, hybrid and full time depending on the needs of the city. He personally believed a full-time staff is the best thing. For example, in his neighborhood, because of the weight and speed, somebody put their fireworks next to their house, right up their house, almost burned the house down. The fire department got there in time and put it out. Those are things he believed in for the safety of people, but that comes from facts. So politically, he knew it might not be favorable, but that's one of those things that needs to be dug into. He said he thought they did a great job. He knew some needs of this city; you don't need anything over 70-foot aerial. He knew they have a very extensive mutual aid system; he would ask how often that mutual aid system worked the way it's designed. He thought they needed to look at the number of incidences you have. He thought the City has pretty good placement of the stations. The

stations also from what he could see with the response time, he said those all come into the equation that need to be looked at.

Member Smith was given the opportunity to ask the next question. He said they are having problems everywhere getting people to work in public safety and retaining them once they find those people. How would he want to address that issue?

Mr. McNamara said that in Novi, even McDonald's was having a problem. They can't hire. What they do now, what a lot of cities are doing, are requiring applicants to have education, an application or education that they must go to school for, they must pay money, and maybe not be able to work like Hazmat, paramedic, or an EMT or something like that. One of the things he suggested they might look at is a budget number, but in-house training on some of those things, or assistance with their getting their education because a lot of them can't come because they're not qualified. If they're qualified, they would put in, because there used to be long lines but with being an all response, fire department, police department all the rest now, you have to know so much. He had the benefit of the fire department coming to him on a medical call one time in his house, and they were tremendous. He didn't know how many people were behind them,they had a lot of different agencies. He thought it's a question more of getting them qualified to join. When he came out in 1977, all you had to be was young and strong and they would train you. They didn't have much to do other than fires for a long time. Now it's totally different. He said that is one suggestion to look at.

Mayor Fischer opened the table to begin a second round of questions. There were none, so he thanked Mr. McNamara for his answers and for submitting to serve the City of Novi. He then said that the next applicant was number 11 Sujata Raman. The timer was set, and she was given the floor to speak.

Mayor Fischer said that was round one, he will start with Member Heintz for the second round of questions.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey told Mr. McNamara he answered all the questions complete, she had no further questions, thank you sir.

Mayor Fischer said he had no further questions at this time.

Member Staudt said he had no further questions.

Member Smith said he had no further questions.

Mayor Fischer thanked Mr. McNamara very much for his answer that evening and thanked him for submitting to serve the City of Nov.

11. Sujata Raman

Sujata Raman introduced herself as a 12-year resident of Novi, a mom of two middle schoolers, an attorney, a businesswoman and an advocate. She said that she was the only applicant in this pool that worked to campaign for this position. She spent this year talking to residents about her vision for our city and listening to them about what they wanted. She campaigned on a commitment to a safe Novi, where the fire stations don't sit empty on nights and weekends due to a lack of staffing, a priority that earned her the endorsement of the Novi Professional Firefighters. She campaigned on a vision of a connected Novi where the city works with Oakland County to design and implement the public transit system that the community overwhelmingly voted for in a way that works best for Novi residents. She campaigned on the resolve to secure the necessary funding for the Library, so it can continue to provide the breadth and quality of programming residents rely on. She campaigned for the idea of a local government that reflects the diversity of the City and values the voice voices of all its residents. She stated after nine months of making her case, 5614 Novi residents cast a vote for her. She said 5614 residents also voted for some of you. She said she was having a hard time understanding how those votes are good enough for three candidates, but somehow those same votes don't make it down to the fourth. She mentioned that the city of Troy just found themselves in a similar situation. She said when two weeks after the election, a council member was appointed to another body, which created a vacancy on their city council. She noted the council appointed the next highest vote getter to the open seat. One Troy council member stated, and she quoted, "I think you can understand that asking council to disregard those numbers and what the voters of the city responded with on their ballots is a big ask of us." She thought it was asking to disregard the ballots that were finalized just days ago. Ms. Ramn said the hallmark of her campaign was listening to residents, and she continues to be committed to that goal. You should be too. Thank you.

For questioning, Member Thomas said that she had been asking the same question repeatedly. She would like to understand her opinion on the importance of public engagement, and how that affects the decision-making process. Ms. Raman replied, as just about every other candidate or applicant had stated tonight, it's vitally important. It's the mandate, it is what people expect. She thought that the voice of the residents was the absolute most important thing that we need to consider that they, as a Council, need to consider. She said frankly, there's no louder voice than that of their vote. She thought that by substituting the Council judgment for that of 5614 voters, she thought that was a mistake. She asked if this Council really listened. If they were committed to listening to the voters, which she thought was very important, then then that's something that they really need to consider. Thank you.

Mayor Pro Tem Casey was given the next opportunity to speak, saying good evening and thank you for coming out tonight. She appreciated her interest in seeking an appointment. As everyone knew her first question, she asked Ms. Raman to please explain to us how you see the role of the City Council or the involvement of the City Council and how the City operates. Ms. Raman said that the City Council's job is, first and

foremost, to listen to the residents. She thought that the mandate for the Council should come from the residents, their priorities, the things that residents want to see done. She believed those should be the priorities of Council, as far as running the city, she said direction, setting the priorities, the direction and guiding City staff to implement those priorities.

Mayor Fischer asked If afforded the opportunity to join Council at the table, they would have a goal setting in a couple of weeks. She has probably heard this question before, but in a concise way, he asked Ms. Raman what her one or two top goals would be that she would submit for consideration and lobby her colleagues for. Ms. Raman said that she thought a couple of other people had mentioned it, and it would not come as a surprise but making sure that the City Council is listening to residents, making sure that they are doing everything they can to be transparent. She thought the City should publicize vacancies on boards and commissions. The posting for this opportunity was sent out to emails to every resident in Novi, she had several people reach out to her, asking about it, and yet there are the boards and commissions. Earlier today there were applicants there for consideration for boards and commissions. She couldn't find anything publicized by the City about those openings. She thought that fell short. So that's one thing.

Ms. Raman stated another thing that she had heard consistently, as she had talked to voters around Novi is development. She understood that it's much more complicated than just overdevelopment. She is not anti-development, but she does think that they can be smarter and more responsible in the way that they develop. She thought they need to have environmental priorities in mind when making the plans that we do or make the decisions for development. So those would be two of the biggest things. One of the other things that she thought was important is making sure that we are inclusive, we are making room for everybody in Novi, that we are considering the needs and wants of all the residents. Whether it's high school students or seniors or you know, retired individuals, people that are looking to buy their first home, they need to be deliberate about making sure that they have a place and make room for all people.

Member Staudt said there's a lot of discussion about listening to residents and mandates that they provide to Council. However, he had been sitting there for 16 years and heard many residents on both sides on every issue. At what point do we who do we decide to listen to, to make sure that we're reaching the mandates that are being dictated by residents? Ms. Raman answered that she thought they should listen to all sides, She thought that they listen to residents that come forward, listen to stakeholders, listen to anybody that will talk about the issue. She understood that they can't make everybody happy all the time, so there will be people that will be disappointed. However, she thought it's important that there is thoughtful deliberation, about all the perspectives that are presented. She mentioned she thought it was incredibly important to be transparent. She said it's very important for this Council to explain their decisions, especially when it comes to more contentious decisions where there's a lot of strong feelings on both sides. And the Council is privy to information that the public sometimes isn't, she said that makes a difference. But as much as possible, it's important to explain the decision and give as

much context as possible so that people understand that their voices are being heard. But just because the decision may not be exactly what they want doesn't mean that they're their voices are being disregarded.

Member Smith said that he would ask the same question that he asked Mr. Martinez, because they both were campaigning this summer. What was the issue that she heard most at doors? And what would she plan on doing to address that issue?

She responded that by far, the biggest issue that she had people express concern about was overdevelopment. She is not anti-development, she understood that there are factors at play that the public is not necessarily aware of. However, she thought it's important that they listen to all sides. She thought that they could come up with some creative out-of-the-box solutions. She thinks there's things that they could draw on. The community is a huge asset. Novi has one of the most educated communities in Michigan, and have people that are engineers, we have people that have degrees and things that she doesn't even know. But the point is, is that they're highly educated, and they've got good ideas. They should be talking to residents and getting information or getting ideas and thoughts from them about how to tackle this issue. She said they need to be more open and more out of the box thinking.

Member Heintz said whether it be dietary preferences, or just general interests that might be different than the greater city of Novi residents, when one has the fiduciary responsibility in the city council position to meet the needs of the residents, and prioritize that over your own personal interests? How do you balance that sort of challenge? Mrs. Raman said that what he said earlier, at the beginning, resonated with her, because she is a vegetarian. The rest of her family is not, so she cooks a lot of double meals. Everybody has their own personal feelings on things. Everybody sitting up at that dais has their own personal feelings about things that is not a secret. They wouldn't be human if they didn't have those feelings about things. But she thought that when they are in a leadership position, they must put those aside, they have to be able to separate those from the greater good, and sometimes from what everybody else wants. If there's a majority, if it's a compelling argument for a certain course of action, they would not be doing their duty if they stick to their own idea about what it should be and not consider other possibilities. It's something important for a leader to have, and she believed that she could bring that to council.

Member Thomas said that she knew that she went through some effort to get there. She was wondering if Ms. Raman could give an idea of background of when she first considered the possibility of joining Council and what brought her there tonight. Give the steps, the process she went through? Ms. Raman said that this was her family's third year of campaigning with a candidate in the home. As many know, her husband ran for mayor of this body two years ago. They ran another campaign for him last year for county commission. This year it took some convincing for her kids, to be honest with you, because they're out there with them every single time we're out knocking doors, they are at events, much to her daughter's chagrin, sometimes, but they're there. That is the biggest motivator for her, her kids. She has said that all along. And it's as true now as it has been

the first time that she announced that she wanted to run. One of the other candidates quoted Gandhi "Be the change you want to see in the community. Be the change that you want to see". There are some things that she wants to see changed. She wants her kids to be engaged, to be involved. She wants them to know what's happening in the world around them. The best way to do that is to model that behavior and so, after a long deliberation with them, she decided that this is what she wanted to do. And she put in the work. There are a few members that were campaigning with her this year. They knocked on hundreds of doors, they went to so many events, they did candidate forums. She talked to thousands of voters. At the end of the day, after making her case and putting it all out there, 5614 voters in Novi thought that she deserved to be in one of those seats. So that's why she was there. Thank you.

Mayor Pro Tem Casey said that she was going to ask a question that she had asked earlier as well. She might change the example a little bit. Sometimes, decisions up here at the Dais are straightforward. They are approving the purchase of something that was already budgeted. Other times they're multifaceted, they're very complex. They have situations like the example she used before, Lakeshore Park. She used Beck Road this time because it's similar concept that there is something that is being considered to make an improvement that will benefit the entire city. There are obviously residents that are going to feel the impact more than others. So how do you evaluate the impact of making an improvement for 67,000 people, exaggerating slightly, versus the impact that specifically will happen to those who are adjoining residents. How do you make that determination?

Ms. Raman answered that it was something that came up during the campaign and she had some conversations surrounding this. It's a balancing act, right? You can't make everyone happy all of the time. It is difficult. She would look at all of the available information, she would dig into the data, she would want to ask questions of those that are on either side of the issue, she would want to ask questions, they're all questions of the people that would be providing us with, with the impact studies and with the data about how this would affect the city as a whole, versus the residents that are most closely affected by the decision. She thought it was a balancing act. They have to weigh all of the factors and make the best decision that you can with the information available to you.

Mayor Fischer said that she had mentioned development and over development a couple of times in the answers and talked about kind of promoting smarter development. He asked her to tell him a specific example of something that was approved in the last two or maybe four years and the last councils that have been up here that she would have maybe voted no on or that she would have changed. Ms. Raman said that without having all of the facts behind the developments, she couldn't say for certain how she would have voted, because as she said, the council is privy to information that we don't always have as the general public. As far as specific developments go, the ones that come to mind are City West and the two developments that are proposed on the northern portion of Wixom Road, north of Deerfield and the middle school. City West in particular has been touted as a downtown space, a walkable space. She knew the things that have been said in favor of it, but personally didn't see it. She doesn't think that

it makes sense to try to create a walkable area or walkable district on either side of one of the busiest roads in our city. To her, it doesn't make sense. Now, again, if there's more information that goes into that decision, and to Mayor Pro Tem's point, if you are balancing the good of a few versus the whole. She didn't know if she would change her opinion. But at this point, that's one example that she, knowing what she knows, would vote against.

Member Staudt said that they have heard from a group of excellent Novi residents who have applied for this position. Clearly one of them who was her running mate in the last election. How does she balance the fact that she feels that she should be selected based on the votes, but that Council chose to do a process and allow these other residents to have an opportunity to run for this position? He said that she had mentioned frequently that she came in fourth, she deserved the position. However, there are a bunch of people here who are very, very talented, very experienced, who also think they should have the position. How do you reconcile this? Ms. Raman said that she didn't disagree with the fact that there are some qualified individuals here that have applied for the appointment. However, she would go back to her starting statement, which is that she put in the work to campaign for it. She got the vote of votes of 5614 Novi residents. She was 290 votes short of Councilmember Staudt's vote count. She encouraged many of the people today that spoke today and that have applied to put their put their name in the hat and put their name on the ballot in two years. She would have no problem with that. She would campaign for some of these people. She agreed, they were excellent candidates. The fact of the matter is that right now, in this instance, they have the strongest voice that you can get and that is 5614 votes. You don't get anything more than that. There's no louder voice from the residents than their vote, and they voted. She said she understood that there's always been a process, but the process has existed, sorry, the other vacancies that have existed because there was a death of a council member, or somebody was elected to a different position. And it was not in the same year as a municipal election. We had no votes, no election results to fall back on. That's not the case this time. We have the will of the voters. She said she was just asking that they respect the will of the voters because that's the basic tenet of why they are all there.
Member Staudt said that five times he has respected the will of the voters and been elected and worked very hard. And he understood. He lost his first election of very close race and he moved on and went to the next election. Frankly, it's time for us to. Council already had the process in place and agreed to go through this process. He said that they all are going to take a look at what's available. And through our own heart. Just like she talked about, we have differences. Council is going to pick who they think is the right candidate. Thank you.

Ms. Raman asked if she could respond to that for one moment? Mayor Fischer allowed her a minute to do so, but after her comment, it would be done and would not become a back and forth. She said with all due respect, she did put in the work. She understood his point, but they disagreed on that. However, again, she pointed to the fact that the election just happened, and there are election results to rely on. By going through the application process, first she disagreed with that decision, but there was nothing she

could do about, that this was where they were. It was still not too late for them to do the right thing, frankly, and respect the will of the 5614 people in Novi that voted for her.

Member Smith did not have any further questions. Member Heintz said that Ms. Raman commented that this is her family's third year involved in a campaign. He equated the campaign process to running a marathon. He ran his first marathon last year and would like to consider it his only marathon. She continues to campaign and to get back up. He was curious, what keeps her moving? What drives her in this process? She said it was her desire to serve her community. She loves this community. They chose this community for various reasons. She is raising her kids here. She wants to be an example to them. She thinks they are living in some times where we're in a place where things are politically kind of crazy. And local government is one place where we can come and agree on so many things, because the issues of public safety, the issues of a fully funded library, so people can utilize the resources there, the issues surrounding green spaces and making sure that we are being assisted as environmentally conscious and sustainable as we can. Those are not divisive issues. They are issues that affect every single resident in the city. And so we have the opportunity to come together. And we may disagree. She said she knows that she and Member Staudt have differences. However, they are all committed to the best Novi that they can possibly have. In that she thinks that they can find a lot of consensuses and find a lot of common ground to do good work. That was why she would keep doing what she was doing.

Mayor Fischer thanked her again for coming forward and putting your name on the ballot last time. He said that he has been on the ballot three out of the last six times. And he wouldn't wish three years in a row on any family. She commented that they were going on four because of her husband's reelection campaign. He agreed and said next, we'll move on to candidate number 12.

12. Sobha Reddi

Sobha Reddi introduced herself as a proud resident of Novi for 31 years and her husband Sathi is a Rotarian. They are proud parents of their son; he is an Infantry Officer in the Michigan National Guard and graduated from Novi High School. She said she is a Systems Analyst in the IT profession and has worked in that field for the last 25 years. She works collaboratively with team members and takes on many responsibilities, resolves issues, and implements new processes and projects. Prior to working in the IT profession, she was a teacher at Novi Montessori. She developed a passion for the education system and volunteered for Novi Schools during her son's school years. She said she is passionate about giving back to the city that has given her so much. She said this is such a wonderful city to live in. So comfortable, safe, and the children grow happily. She knows a lot of kids are successful in this town because of the great education system in the city. She is involved in community service. She was elected to the Board of Trustees and a coach of the community outreach team at Novi SV Temple. Through the Temple, she's helped organize major religious celebrations, interfaith programs, and cultural gatherings. She said Diwali is a popular festival and she said they put in a lot of work to make that happen. She said she has worked with many volunteers and members of the community to

organize annual fundraisers and donate and distribute to the back-to-school program. She helped organize the annual walk-a-thon, golf outing, and picnics through SV Temple which raised money for local organizations. She said if given the opportunity, she would like to elevate her service to help the community.

Mayor Pro Tem Casey thanked her for coming out tonight. She asked Mrs. Reddi to explain the role and involvement level of the City Council in how the City operates. Mrs. Reddi said the involvement of the City Council is a big deal to the City. In looking at the City, there is so much balance in having great schools, Police/Fire Department and especially the diversity of the community. This community has so many multi-cultural groups. Having good businesses around, a state-of-the-art hospital and a lot of medical services around, that makes this a special place. The City Council members put in so much work and interact with the community to make this a good place.

Mayor Fischer asked if she was on Council in a few weeks for goal setting, what would your top one or two goals be. Mrs. Reddi said a lot of people work from home because it's a good option. She said sometimes it's hard because of the internet services. Especially if a few people are working from home, it's sometimes complicated to work efficiently. She said it would be a great improvement. She said another benefit would be a coalition between the seniors and the youth. She said coming up with a good program, such as having a gathering together among them and sharing knowledge. The youth can help with technology and the knowledge from the seniors would help the youth learn. They could have some fun events together or even health and education seminars.

Member Staudt said she was a 31-year resident of Novi. He said diversity was at a minimum at that time and we have since become a much more diverse community. We have a diverse group of applicants being considered tonight to join the City Council. He asked what she would do as a City Council member to encourage further diversity through all of City government. Mrs. Reddi said 31 years ago her family was probably the only one in her neighborhood of a different culture and they've built upon that. She said as her son went to school, they made friends and got to know people. Because of the diversity, there are so many different cultures. People do need encouragement to get out of the box and get involved. She said that is something they could do more between neighborhoods, to have the city promote involvement.

Member Smith said in her application she mentioned being interested in helping seniors in the community. He asked what she saw as the primary need of seniors and how can the City address that. Mrs. Reddi said when there are weather conditions, like snow, it is something we could come together as a community and help people who are in need. She wanted to involve the youth in any way to share the knowledge and build a strong relationship with the neighborhoods.

Member Heintz said she answered his question about what she is passionate about and she is passionate about giving back to the community. He asked her to expand upon that. Mrs. Reddi said knowledge sharing. She said she works a lot at SV Temple, and she

sees the youth coming in wanting to volunteer at the Temple. She said there are opportunities to volunteer there, but she thought they could come up with better programs where they can come and help around the neighborhoods and within the city to give them an opportunity to learn more.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Mrs. Reddi said public engagement is critical in making the city a great place to live. She said it's a tough job for the Council because there are so many ideas and taking all the input and making a good judgement. People's involvement in making decisions is a hard job for the Council and we appreciate your hard work. She agreed it's critical to have interaction between people and Council to have positive progress in the City.

Mayor Pro Tem Casey asked her to expand on something in her application where she mentioned it was important to maintain a balance when it comes to the growth and development of residential, commercial, manufacturing, industrial, and retail. She asked her to expand on any ideas she had about that. Mrs. Reddi said we have great residents and education system, and the business and manufacturing are also important to be economically strong. She said having beautiful green parks and recreation to support all that they do need a good balance between the taxpayers and the businesses that help build our roads. She said we do a great job in this city.

Mayor Fischer said he had no further questions.

Member Staudt said he had no further questions.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Smith said she had no further questions.

13. Salene Riggins

Salene Riggins thanked Council for the opportunity and introduced herself. She said in her 10 years of working and living in Novi, she has come to appreciate the unique character and potential of our community. As a small business owner and active participant in local initiatives, she witnessed firsthand the vibrancy and diversity that defines Novi. She said her motivation to join the City Council is rooted in a profound commitment to secure and contribute to the continued growth and prosperity of our city. She said her professional background in business, Commissioner of Parks, Recreation and Cultural Services, sales management and district training management has equipped her with the skills necessary to navigate the challenges and opportunities that face our community. She said throughout her involvement as Commissioner of Parks, Recreation and Cultural Services and on the Older Adult Services Advisory Board, she's gained valuable insights into the pressing issues that concern our residents. From economic

development to community engagement, she is dedicated to addressing the various needs of Novi. She said she hoped to convey her qualifications and her passion for working with the community. She said Novi is more than a city to her, it's a community that she is proud to live, work, and enjoy nature, nurture, Novi. She said by choosing her, they would be selecting a person deeply committed to representing the diverse needs and aspirations of Novi residents. She thanked them for considering her application and she was excited about the opportunity to serve the community by serving on the City Council.

Mayor Fischer asked if she was on Council in a few weeks for goal setting, what would your top one or two goals be. Ms. Riggins said her goal would be for older adult affordable housing. She said the reason was because of our older adults, the housing for them is very expensive even with senior living facilities. A lot of times, they are getting priced out of Novi.

Member Staudt said he started as a Parks and Recreation Commissioner like her. He said he had a very specific reason why he wanted to get involved in City government. It led from being a Parks Commissioner to City Council for many years. He asked her what prompted her to join the Parks and Recreation Commission. Ms. Riggins said she wanted more inclusivity and she wanted to be the change. She applied to be on the Parks and Recreation Commission, and she loves it dearly. She said she's been on a lot of different boards and committees such as Walkable Novi and the Grants Committee. She started with Parks and Recreation so she could gauge how she liked everything and learn more about the processes. She said she has been on the Commission since 2019 and she's learned a great deal. She said she's ready to contribute more to the City Council.

Member Smith asked about her time on Walkable Novi and what areas she thought the need to focus on moving forward to improve walkability, non-motorized transit and tying into non-personal car transit. Ms. Riggins said having something set up for people to walk more, like more sidewalks in areas we don't have them yet. People would be able to ride bikes and take walks. She said we are already doing it, but it will take a while.

Member Heintz asked how she handles the give and take of having your own personal interests and having to set them aside to prioritize the city's needs and the resident's needs if they differ from your own. Ms. Riggins said she had an example from serving on the Parks and Recreation Commission. She said they had to decide on the ITC conceptual plan. There were 3 different sketches that were given to them and one of them had a pond that she was in favor of. Through their talks, she learned it was less expensive and they talked through everything. She put her personal preference aside and they went with a less expensive option.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Ms. Riggins said her opinion on public engagement was that it's extremely important. You do need to listen to the residents and that's by qualitative or quantitative data which leads and drives your

decision as far as what the citizens are saying they want and need and prioritizing that with what we can do.

Mayor Pro Tem Casey asked her to explain how she sees the role of the City Council and what level of involvement the City Council should have in the operation of the city. Ms. Riggins said she knows the City Council sometimes makes policies, approves the budget, makes decisions on land-based uses, and they want to listen to the residents to guide them in making those decisions.

Mayor Fischer said he had no further questions.

Member Staudt confirmed she got on the Parks and Recreation Commission in 2019. He asked whether, during the process of applying and getting appointed, did anyone ever ask her political affiliation, or were you selected because of your qualifications. Ms. Riggins said no one asked her about political affiliations. She said the process was like this where she interviewed with City Council and that was it.

Member Smith said in her application, she spoke about a sustainability committee to look at green initiatives. He asked if she would support the creation of that committee. Ms. Riggins said she would support that.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey said in her application she mentioned that she wanted to make tangible improvements in the areas of community development, transparency, sustainability, and economic vitality. She asked if she could give some further insight into what type of tangible improvement, you'd like to see in one of those spaces. Ms. Riggins said her passion is older adult services. She'd like to get a community center for older adults and that's one of her main goals. She's very passionate about it and hopes to achieve it.

14. Chester W. "Chet" Roaden

Mayor Fischer said Mr. Roaden had been present up until the break but wasn't able to stay for the rest of the meeting.

15. Yerko Sepulveda

Yerko Sepulveda introduced himself and said he's lived in Novi for 22 years with his wife, 4 kids and a cat. He immigrated from Australia in 2001 and had been a U.S. citizen for the last 4 years. He said he's enjoyed learning about the governmental process and although he doesn't have any experience in local government, he was excited for the opportunity to participate. He said he worked as a sales engineer at a company that was headquartered in Novi. He said being in sales taught him the value of listening to

customers, paying attention to detail, and always doing the right thing. He took on a different challenge by starting his own business in 2015, which was the culmination of a long-held dream. He said they raised funds through Kickstarter, fulfilled their obligations and have grown from strength to strength. He said he was proud to say their product shares the stage with some of the biggest artists in the world. He previously served on a board of trustees at a local church where his responsibilities were counting and depositing the offerings, budgeting, and financial accountability. He said his hope for Novi was to improve the quality of life for all residents by making Novi more walkable and bikeable, preserving woodland and wetland areas, and adding educational nature trails, providing continued support and resources for our first responders, and he would love to see Novi become a destination for the performing arts. He said he expects to bring his values, work ethic, experience, and expertise to the benefit of the residents of Novi.

Member Staudt said he saw an interesting comment in his questionnaire. It said he would take those actions necessary to rise from a good place to live to a great place to live. He asked what makes us good but not great already. Mr. Sepulveda said Novi is a fantastic place to live. He said there are improvements that could be made. He said infrastructure, the roads were horrific during the summer. He said the electrical grid is a challenge and having power go out often in an issue. He said he knows things are being worked on. He said those are things that would elevate Novi to a "great" status.

Member Smith said he saw on his questionnaire that he enjoys taking walks around the Walled Lake area for inspiration. How would you improve the walkability in that specific area. Mr. Sepulveda said Pavilion and Lakeshore Park are fantastic and beautiful. He said they've raised their kids in that area, they've played on the playgrounds there and it's wonderful. He said he would love to see a pathway on the west side of Walled Lake that would connect South Lake to the Blomfield subdivision. It's a beautiful area with a lot of natural features. Just linking some of the pathways and using the natural resources we have would be outstanding.

Member Heintz said it was noteworthy that he put on his application that he's voted in every election cycle since being able to, with great interest. He appreciated his dedication and interest in this process. He asked with his interest in the election process and getting involved in local politics, where did that stem from? Mr. Sepulveda said this is where we make an impact as people. It's a lot harder to make an impact at a larger level, like Federal, but this is where live. We chose to live here and chose to live with each other, and this is where we make the biggest impact, not just on ourselves, but on our children.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Mr. Sepulveda said it's critical. On council, you are here to serve the voters and you are servant leaders. You are people that are elected to represent the people in the city. Listening to the residents is paramount.

Mayor Pro Tem Casey asked him to explain how he sees the role of the City Council and what level of involvement City Council should have in the operation of the city. Mr. Sepulveda said they represent the voters, and you make decisions for various parts of the city to move forward.

Mayor Fischer asked if he was on Council in a few weeks for goal setting, what would your top one or two goals be. Mr. Sepulveda said infrastructure, roads, electricity, internet, access to the parks and walking trails. He said he would love to see more walking trails. We have a wonderful City with a lot of natural habitats, and he thought it would be fantastic to educate people on the animals and plants that are out there. He thought there was an opportunity to do that with what we have existing in the city.

Member Staudt said he had a lot of enthusiasm for our City and it would be welcome in many places.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Thomas said he mentioned the internet as a goal in one of his responses. She asked him to expand on that. Mr. Sepulveda said there aren't a lot of choices for internet usage. He said Starlink was an option for quick internet access. He said he's struggled with internet access and speed where he lives. He works from home and it's as valuable as any other utility.

Mayor Pro Tem Casey said in his application he referenced his excitement in seeing the growth of the international community in Novi and how you provide a unique perspective on their experience with the city. Are there any thoughts you can share with us about what that experience might be. Are there things the city should be doing differently? Mr. Sepulveda said he thinks the city has done a fantastic job of including lots of different cultures and it's fantastic.

Mayor Fischer wanted to comment on how he put in his application that local politics having the most impact on people's lives and he agreed and said that's why he's here, too. He said if this doesn't work out for you, we'd love to have you in many places with your enthusiasm and knowledge.

16. Ramesh C. Verma

Ramesh Verma introduced himself and explained he has lived in Novi for 45 years and has seen this city grow from 5,000 to 66,000+ and we have a mixed ethnic population who take an active part in the boards and commissions but not on the Council yet. He said he was on Council in the past. He said he volunteered for city activities, like the Library Board and others. In addition to the state and city, he served his Indian community in the Festival of India as the secretary, the vice secretary, and the vice president. He said they still celebrate with the India League of America in August for World Independence

Day. He was the chairman and the vice president for that. He said he stood before them with a request to give him an opportunity to serve the community as a Councilman. He thanked them for their time.

Member Smith said in his application he mentioned some of your goals would be Beck and Ten Mile Road improvements and improving senior services. He asked if he considered our current goal setting process to be adequate to deal with long-term projects like those. Mr. Verma said 10 Mile and Beck Road are already in the planning process. He said people had mixed feelings about widening those roads, but he saw Haggerty Road had been widened and people are still living there. The connection on Beck Road needs to be there and 10 Mile also because of too much traffic coming from the west. He said regarding senior services, it is not only for the community. We have a demographic change in our city with almost 30% from Korea, Japan, China, India, Pakistan. We have to listen to those people. He thought when they next meet for goal session, he would request administration to invite people from ethnic groups so they can listen. They all have different cultures and different needs.

Member Heintz said he brought up an important point about listening to all groups regardless of if they are going to be most of the opinion. He asked how we balance that and listen to a variety of different voices. Mr. Verma said if you invite them, we can learn what their needs are and incorporate those needs in the planning process.

Member Thomas asked him to expand on that a little bit. You're talking about going out to minority communities and she agreed with that. She explained that on the Older Adult Needs Committee, they created focus groups, and they were lacking diversity. She asked what he would do differently to try to make sure we're getting to all those groups. Mr. Verma said he couldn't do it and Council cannot do it. He said the administration needs to invite them. We must invite the different cultures since we have almost 30% of our population from different cultures.

Mayor Pro Tem Casey said it was hard for her to ask the question about the role of the City Council and the operations of the city because he's been on Council before. She asked why he was interested in coming back. Mr. Verma said he is retired, and it is in his blood to do the volunteer work. He said he has put in 35 years as a volunteer for the state and the city and he is still working as a volunteer. He said it's his passion to volunteer and do something for the community.

Mayor Fischer asked if he was sitting on Council, what one or two goals would he submit to his colleagues to lobby and support. Mr. Verma said he does not have big goals for the term. He said his main goal is to take care of Beck Road, Ten Mile and take care of the seniors. He said our seniors need more facilities because we have more seniors now than 20-30 years ago. They are looking for single level houses and we don't have many of those. He said his goal is to work on Ten Mile, Beck Road, and seniors.

Member Staudt said there are two gentlemen in Novi that represented diversity in the early days, and one was Dr. Sanghvi and the other is Mr. Verma. He said Mr. Verma has

been in every position imaginable, but he wants to know what he learned during his time on Council and how you would apply for it if you were appointed. Mr. Verma said he wants to applaud the city workers. They are the super people who work for us. He said he learned that there is a budget and contingency. The project manager should have the authority to use the contingency when they need it. He said he was surprised that some Council members said the project manager must come back to Council for approval to use that contingency. The project manager needed to use it immediately and not wait 15 days. He said that made him feel they didn't believe in our staff. We must believe in our staff, we have an excellent staff, and we need to believe in them. You can question it, but don't tie their hands.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey said she had no further questions.

Mayor Fischer said he had no further questions.

Member Staudt thanked him for staying, good night.

PRESENTATIONS: **None**

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Atasi Bagchi, 45113 Bartlett, Novi said she is a 22-year resident of Novi and she loves this city, we have amazing schools and she's met amazing people. She was there because she cares about the city. She said she reached out to Council via the portal and individual emails but unfortunately did not get the privilege of a response from anyone. She said others have shared the responses they received and the gist of them was that some Council members felt that "their" voters would not want the candidate who received the fourth highest votes to be seated. Due to the results of the Mayoral election, there were essentially four seats that were open, and I believe that the citizens voter for four people as an elected official. She believed their duty and responsibility is to serve the will of the constituents, all of the constituents, not just the ones that you presume have voted for you. She said she knew that over 5,600 of her neighbors, friends, and fellow residents cast votes for Sujata Raman. She received the fourth highest vote count on November 7th. She did not hear anything this evening from any candidate that in her mind, superseded the will of 5,600 voters. She said if you cannot come to a consensus on

a candidate, she understood there will be a special election which she thought was a complete waste of our communities' resources. She said in her messages, she asked what the Council member's criteria was for this interview process. She mentioned she didn't receive the courtesy of a response and in her mind that was not a transparent way to conduct city business. She said she was really disappointed that members of the Council believe their opinion on who should be seated on Council outweighs the will of the actual voters.

Rod Schlessman, 100 Pleasant Cove Dr. said he's been a resident since 1981. He said there were many excellent candidates that participated in applying for appointment and he had no grudge against any of them. He said only two of the applicants ran for a seat in the election. No one voted "no" for any candidate and both received a significant number of votes. He said that should be one consideration. He said all 16 applicants could have run for election, but only 2 did. He asked if anyone wondered why those 14 did not campaign because he did. He said it indicated to him that 2 applicants were truly interested in the open position.

Belina Smith-Brock, 25007 Meadowbrook Road said Meadowbrook Commons is a beautiful senior community. She moved there in 2021. The landlord of the property is the City of Novi. She said she gets along well with her neighbors and the community staff. She said the City Council approved a contract in January 2023 to have Weather Seal Home Improvement replace all windows and door walls in the entire complex. The work being done has been a huge, long, drawn out, tedious project. The work began in early October and continues to this day. She said her neighbors and her have shared complaints on how the workmanship has impacted residents adversely. She read the contract and felt there were discrepancies in the contract and the work being done. She sends an email on November 6th to the community manager regarding the quality of work being done. She followed up with a written complaint and checked to see if a permit was pulled. There was no permit on file, but she didn't know about state, local, and city municipal laws. She left a folder with information with the City Clerk.

Brenda Anderson, 30680 Vine Ct., Novi said she checked with the City Clerk's Office and found out there were 46,000 registered voters. She said in the most recent election there was about a 25% turnout. Of that, 5,614 is 47% of the turnout. She said she was getting the sense that public engagement has some importance and that it should play a role in decision making. She said she hoped that is something that is applied, not just expected of a future member. She said it's the principal. She said it would be the exact same if Ms. Raman was the third highest and Member Staudt was the fourth highest. She said if the mayor had resigned his position to run for mayor, they would have had the option to select four. She felt that's what we did do because he did get elected and that created this vacancy. She said they should listen to the people who voted 34 days ago in the same election that elected them. She said if they really aren't going to listen to people who have civically engaged in the decision because there is a process. She didn't see in the process where they toss out what the people just voted for. She said if you're not going to listen, you're raising expectations that you're going to.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-12-150 Moved by Thomas, seconded by Casey; MOTION CARRIED: 6-0

To approve the Consent Agenda as amended.

A. Approve Minutes of:
November 20, 2023 - Regular Meeting (Amended)

November 27, 2023 - Regular Meeting

B. Approval to purchase radio equipment for the Fire Department through Motorola for $38,579.80, the approved vendor for Oakland County, for the P25 Radio Replacement Project and amend the budget.

C. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Fox Detroit Properties LLC for Jaguar-Land Rover car dealership located south of Grand River Avenue and west of Meadowbrook Road (parcel 50-22-23-251-025).

D. Approval to Adopt Interlocal Agreement for I.T. Services between Oakland County and the City of Novi.

E. Enter Executive Session immediately following the regular meeting of December 11, 2023, in the Council Annex for confidential written communication for legal counsel.

F. Approval of claims and warrants – Warrant 1145

Roll call vote on CM 23-12-150 **Yeas: Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2023.

CM 23-12-151 Moved by Smith, seconded by Thomas: MOTION CARRIED: 6-0

Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2023.

Roll call vote on CM 23-12-151 **Yeas: Smith, Staudt, Thomas, Fischer, Casey, Heintz**
Nays: None

2. Consideration of approval to purchase one (1) 2025 International Single-axle RDS Truck from Tri-county International through the State of Michigan MiDeal cooperative purchasing contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $300,787.02.

CM 23-12-152 **Moved by Thomas, seconded by Casey: MOTION CARRIED: 6-0**

Approval to purchase one (1) 2025 International Single-axle RDS Truck from Tri-county International through the State of Michigan MiDeal cooperative purchasing contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $300,787.02.

Roll call vote on CM 23-12-152 **Yeas: Fischer, Casey, Smith**
Nays: Heintz, Staudt, Thomas

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES:

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 11:10 P.M.

_____
Cortney Hanson, City Clerk

_____
Justin Fischer, Mayor

_____
Transcribed by Deborah S. Aubry

Date approved: December 18, 2023

MEMORANDUM

TO: MAYOR FISCHER AND COUNCIL MEMBERS

FROM: CORTNEY HANSON, CITY CLERK

SUBJECT: APPOINTMENT TO CITY COUNCIL

DATE: DECEMBER 14, 2023

With the election of Council Member Justin Fischer to Mayor a vacancy on City Council has been created. The Council is obligated under the City Charter to fill the vacancy within 30 days. The vacancy is filled by a majority vote of the members of Council remaining in office. If the position is not filled within 30 days after the vacancy occurs, a special election is required. Historically, the City has held interviews of candidates to fill the vacancy.

At the November 20, 2023 City Council meeting, staff was directed to publish notice of the vacancy and accept applications. The notice was publicized in the following ways:

- On cityofnovi.org
- On novi.org
- Novi News
- Via Constant Contact to a database 9,600+ people

Applications were accepted through December 6th. A total of 24 applications were received, and 23 applicants were eligible under the rules of the Charter. Applicants were contacted via email to explain the interview process. All applicants were allotted up to two minutes to provide an introduction and then Council members were given an opportunity to ask two questions each in a round-robin fashion. In total, 14 applicants were interviewed on Monday, December 11th.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Friday, December 1, 2023 4:53:33 PM

Thank you for your interest

Name:
Brian R Bartlett

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
43 Years - 38 as a homeowner

Employed by:
Retired

Educational Background:
Bachelors degree Electrical and Computer Engineering – University of Michigan – Magna Cum Laude Masters in Business Administration – Oakland University – Honors Program

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
40 years of customer service in the computer and software services industry. In early career installed the first Computer System at the City of Novi. (Data General) Expertise in negotiating, measuring and delivering goal performance and Service Level agreements. Strong project management skills in managing projects and efforts. International Business Experience (Employment includes representing UK, German Firms, and a startup sponsored by Japanese Venture Capitalism. Customer service to the Canadian Federal and Provincial Governments.) Companies: =Data General – Minicomputers/PC's =Network Express – Direct networking services (early internet services) -Funded by Japanese venture capital, Private company which went public =Symbol Technologies – Early wireless networks, barcode systems, Warehouse management =OpenConnect Systems – Attaching legacy systems for easy internet Access/Connect Canadian initiatives through the Canadian Government. =NetManage/Micro Focus – Further internet connecting / services. Direct support for Chrysler, Fortune 500, Government entities. NetManage purchased by UK firm MicroFocus =iPoint Systems – Government compliance reporting for sustainability and anti-human trafficking (related to US

conflict mineral regulations) US startup branch of German firm

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
= Library Board – Current Secretary – 3 years – Mayoral appointment - Strategic board Chairman – recent Strategic planning committee - Worked to build and create the citizens committee. Current 501-c3 activities: = Junior Achievement of Southeast Michigan - Supplementing financial education, entrepreneurship, personal finance, and workplace readiness to school ages (grades 2-12) and young adults – to 25. = Michigan Alumni Association – Northville area - Raising scholarship dollars for University of Michigan scholars from Novi, Northville and some Livonia High Schools. = Michigan Freedom Center - Providing services at Metro Airport to active and veteran service members. “Serving those that serve us”.

Describe your current and past volunteer involvement in or for the City?
Schools and Sports 501-c3 organizations: = Novi/Northville Youth Football – Announcer and fund raiser – 4 years - Increased Fund Raising ability - Created Surplus (organization increased opportunities for Novi/Northville youth) = Novi Athletic Boosters – 5 years = Novi Band Boosters – 4 years – Executive Board – Communications and Publicity - Active Fund raising - Standardized reporting to School Board Community 501-c3 and service organizations = Novi Parks Foundation – 5 years – served 3 as Secretary -Part of the early founding of the organization – Active Fund raising = Walkable Novi Committee – 1.5 years – appointed by City Council -Part of the discussions/analysis of “complete streets” = Citizens Road Committee – 2 years - appointed by City Council -Developed the published plan in spite of the challenges of Covid

What motivated you to apply to serve on City Council?
I felt I could contribute based upon my experience and educational background. I also have a unique perspect in that I have lived in various different areas in the city. While on walkable Novi, I was the only person to have lived in 3 of the 4 quadrants of the City (disected by Novi Road, and the Freeway). Northwest Novi - 4 years, Southeast Novi - 12 years, Southwest Novi 26 years

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
Hope to help navigate through the current economic situations. Especially challenging will be the inflationary environment if it continues. I would like to note that when I moved to Novi and was establishing myself inflation in the early 80's was in double digits (first Novi Mortgage at prevailing 14% interest rates). I would also like to note, that in each orgnization I have worked with, seldom have I found that I was aware of all the problems and needs of the organization. I have also worked on boards, commissions and committees with many current and former council members and am adept at finding compromise.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
My focus would be how we benefit those on the “edges” of our society. First as discussed in several meetings and the current election is our seniors. Senior retention and added services need to be a focus. The other area is finding a path for young adults and persons in lower income areas. I moved to Novi as a student 2 years out of college, with no family or appreciable savings. This has become significantly harder to accomplish with few entry level

housing/apartment choices and little support.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I see no conflict of interest. I assume I would need to resign from the Library Board as I have seen other Council appointees and new members resign such positions.

Is there anything else you would like City Council to be aware of, or know about you?
As mentioned I am retired and thus have a fairly flexible schedule to attend to the city's needs.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Tuesday, November 28, 2023 9:06:27 AM

Thank you for your interest

Name:
Brian Bassett

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
4 years

Employed by:
Fedex

Educational Background:
Some college

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I am a family man with 4 young kids 3 of which are in school and I have 20 years management skills which would help me problem solve for the better of the community

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Describe your current and past volunteer involvement in or for the City?

What motivated you to apply to serve on City Council?
As a kid I grew up in novi and graduated from novi high and it was a goal of mine to come back and raise my family in this community and I want to have a handle in making this place become the best version it can be.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to help our community grow in a way that makes us thrive at the same time keep up the small tight knit community I know we are.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think we are trying to improve the city but I'm not sure we are listening to everyone. I would be someone who would give a voice to anyone who cares about the community and wants everyone to come together

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?

Is there anything else you would like City Council to be aware of, or know about you?

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Monday, November 27, 2023 9:59:34 PM

Thank you for your interest

Name:
Stephen Ceccarini

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
11

Employed by:
Brembo North America

Educational Background:
Some college

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I'm a global Domain architect in smart manufacturing. In my role I manage projects, deliverables and budget.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Describe your current and past volunteer involvement in or for the City?

What motivated you to apply to serve on City Council?
I feel I can support the community in maintaining its position as one of the best communities in Michigan and beyond

If appointed, what do you hope to accomplish during your term? What do you hope to

learn?
I would like to serve my community to continue to lead in education making sure that teachers, student and parents have all the means to perform at the top. I would listen and if like to learn and understand which is the best way to sustain the community in future growth

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think education is very good, I think we should support better sustainable policies and develop some cultural areas like theatre and museums

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No

Is there anything else you would like City Council to be aware of, or know about you?
I have lived part of my life in Italy

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Monday, November 27, 2023 6:00:41 PM

Thank you for your interest

Name:
Brian Coward

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
32+

Employed by:
Magna International

Educational Background:
BS Packaging Michigan State University '86 MBA Eastern Michigan University '96

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I've been an Automotive Engineer for 34 Years (Ford Motor Company, Visteon, Valeo, Magna). I also have years of experience in cost estimating projects, maintaining budgets, and am task driven. I know how to conduct a proper meeting, and conduct myself as a member of an important team. I actively listen to all points of view before formulating an opinion. Negotiation and striving for consensus building is one of my fortes. I would use all of these strengths to continue making Novi an outstanding community to live and raise a family.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
33 years in the Masonic Order. 19 years as Secretary/Recorder, 10 years as Treasurer. Chairmen of several committees including Finance, By-laws, Charity, Community outreach. I have volunteered as assistant coach for my son's baseball team and daughter's soccer team through Novi Parks and Recreation. I have occasionally volunteered (when requested) to support prop building for my daughters Winter Guard activities.

Describe your current and past volunteer involvement in or for the City?
None. Sorry.

What motivated you to apply to serve on City Council?
To provide political balance. I'm neither Republican, nor Democrat. I'm a completely Independent voice.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to accomplish consensus thinking for the betterment of the City and its residents. I hope to learn more about our residents wants and needs. We're a safe and very diverse community and that's why I chose to live here and raise my children here. Top notch school system.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think the City does a fine job communicating and promoting itself as a great place to live and raise a family. I think the Council could improve its consensus building. Party Politics is deteriorating the Councils ability to move the City forward in my opinion.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I have a full time job and can not work for council during company business hours 8am to 4pm. I have 1 (one) suit, so you would see it over and over and over.

Is there anything else you would like City Council to be aware of, or know about you?
My wife (Shannon) and I have been married for 20+ years. Shannon is an Insurance Auditor for Hanford. We have two children. Audrey is currently a Sophomore at EMU (Ypsilanti) earning her degree in Engineering. She is also a member of the EMU Color Guard. Ian is a Freshman at University of Central Lancashire (Preston, UK). He plays football (what we call soccer) for Macclesfield FC. He's earning a degree in Sports Physical Therapy.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Tuesday, November 28, 2023 9:44:36 PM

Thank you for your interest

Name:
Colleen Crossey

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
15 years

Employed by:
Life Stance

Educational Background:
Masters degree in social work from The University of Michigan Ann Arbor.

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

Describe your current and past volunteer involvement in or for the City?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023

and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

What motivated you to apply to serve on City Council?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

Is there anything else you would like City Council to be aware of, or know about you?
Our mayor and city council members need to listen to the VOTERS! We voted on 11/7/2023 and Sujata Raman received 5,614 votes, 4th highest number of votes. Sujata has earned the open spot on city council. Do the FAIR and TRANSPARENT thing - Appoint the 4th highest vote earner to the open seat.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, November 29, 2023 1:48:09 PM

Thank you for your interest

Name:
Serge Delinois

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
19 years

Employed by:
Contractor to the U.S. Department of Energy

Educational Background:
Degree in Business Administration

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I have been in the IT field for over 25 years ranging from networks, Servers, databases, and applications. I can use my vast experience in the Information Technology and Information Security for guiding the City of Novi in the future.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
None

Describe your current and past volunteer involvement in or for the City?
Participated in Novi ambassador program.

What motivated you to apply to serve on City Council?
I want to serve my community.

If appointed, what do you hope to accomplish during your term? What do you hope to

learn?
Help guide Novi into the future.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
The City of Novi's commitment to accomplishing certification which demonstrates its commitment to excellence.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No

Is there anything else you would like City Council to be aware of, or know about you?
I look forward to adding my professionalism and experience to the council.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Saturday, December 2, 2023 12:56:08 PM

Thank you for your interest

Name:
Nandish Doshi

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
5 years

Employed by:
Pipeline Management

Educational Background:
Cass Technical High School University of Michigan

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I am a senior project manager and estimator and believe my expertise in construction management would instantly help the city in the poor planning of projects around the city.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
N/A

Describe your current and past volunteer involvement in or for the City?
I volunteered at the voting booth.

What motivated you to apply to serve on City Council?
I just felt with the amount of projects currently slated for Novi, it might be beneficial to have a non partisan purely construction project manager view on the council.

If appointed, what do you hope to accomplish during your term? What do you hope to

learn?
I just hope to better organize and facilitate all the construction slated and upcoming for Novi. I

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think the council needs a project manager in construction to properly coordinate all the work in the city.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No

Is there anything else you would like City Council to be aware of, or know about you?
I would love the opportunity to meet with the council and express my expertise in Project / Time Management.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, December 6, 2023 3:52:17 PM

Thank you for your interest

Name:
Priya Gurumurthy

Nickname, if preferred:
Priya

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
5 years

Employed by:
Yanfeng International

Educational Background:
Masters in Computer Science I 2000 - 2001 I University of Texas at Dallas, Texas Bachelors in Computer Science I 1996 - 2000 I University of Madras, India

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Results-driven IT director with over 22+ years of experience delivering IT solutions to drive the performance and revenue of global organizations in multiple industries to enhance strategic business growth. Thrive in building strong cross-functional teams in a highly challenging and global environment within medium ($300M+) and large enterprises ($1B+). Dynamic, resourceful, and extremely driven individual with a deep passion for creating and delivering programs and solutions that empower a team, company, and customer to meet and exceed desired expectations. Data-driven individual with proven ability to implement standards, procedures and processes that improve business functionality. Few highlights of my profession & skill sets that I will leverage to benefit the community: Strategic Thinker - I work closely with Business Leaders in Yanfeng, to create the 3-5 year strategy, develop digital transformation road map & implement solutions using technology as an enabler. As a visionary, I will be able to work together with the council members to look beyond this year, identify goals, understand community needs and work together with the council on the strategic roadmap for the city. Problem Solver - As an IT Leader, I deal with problems every

day, across the globe, at all levels. I use a methodical approach to problem-solving, whether it's technical or non-technical. I always make sure the problem statement is clear vs going after a solution, and narrow down options, discuss with the team and align with the right approach that will benefit not only our IT org but also the entire organization. I strongly believe this skillset of mine will add great value to the council discussions. People Leader - Best part of my job is being a coach/mentor & team leader. I manage a global team (EU, NA, China, India) learning from each other, celebrating our successes and creating a high comradery among the team members. I do set high standards of excellence, and based on individual skill sets, I outline how my team members can get there providing the right tools and support to do so. I believe in communicating, communicating & communicating and being transparent as well, good or bad news. I will be able to support the council by listening to different perspectives and being able to bring my viewpoint collectively with the team to benefit our community. Evaluating solutions: As I started my Automotive IT career in Engineering IT, I have been trained in approaching all technology demands through systematic assessment process (using pugh analysis), conducting review to help determine the right solution that will have the most impact to the organization. I have been very successful all through the years convincing the leaders on solution recommendations using the impact & criteria scoring model.This will be really beneficial as a council member to support the council & staff in evaluating the right solutions & options for the city Diverse Perspective - As a woman of color in STEM, I do bring a diverse perspective to the table. Also, working in a global company, I am constantly challenged and educated from members across different regions on different areas of work, not just in my IT field. I believe that everyone has something to offer, hence I practice active listening & will speak up when necessary to explain my perspective to the discussion. I will be able to bring a different perspective representing the community. Data Driven - I use data to gain insights into what otherwise are abstract ideas and concepts. This guides me in the decisions we take as a team, which is backed by solid facts and reasoning, and throughout my professional career has encountered less resistance and gained more credibility from my customers.This helps remove any emotions during the discussion, and helps the group to rely on the data to drive our approach and decisions. I will leverage this data driven approach when supporting the council and city in making decisions. Data Analytics - the Data Analytics leader within the Corporate Applications COE, I have been able to bring Power BI reporting capability to the enterprise, which enables all functions to use the data visually. I am hoping to leverage this reporting skill sets to help look at community & city data from different perspectives Program Management - During my term as IT leader in Yanfeng, I was selected to represent North America when we established the first IT PMO Office. This experience of working with the global leads to create a governance model for all projects across the organization has taught me a lot. Also, being a lean organization, I wear multiple hats managing the team. I am an excellent Program Director/Project Manager, that I coach my team to be proactive, create realistic timeline, milestones and identify risks way earlier in the project and most importantly communicate closely with the project team which has helped our team launch all projects successfully across the globe. Overall, with my experience and expertise that I have been able to gain through my professional experience, I will add true value to the Novi City Council team to provide the best in class service to the City. Being a results driven & customer focused individual, building trust and relationship with my customer - Novi Community has already come very natural through the boards I serve currently. Please see resume for more details.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Current - Novi Library Trustee I am really proud of being part of the Novi Library Board along with other esteemed leaders. During this term, I was not only able to understand all the policies and procedures of the library but also contribute to the library being part of various Committees. As a board member, I was able to understand the operation and what is involved in making NPL successful. I took pride in representing the board at various events including "Reading to students at Novi Woods" Current - Library Strategic Committee - I am very glad to be a part of this committee this year where we worked together to execute the strategic review process for the library, including consultant vendor selection, providing feedback on survey questions & participating in the retreat and final review sessions, aligning on our focus areas. This is something I am passionate about, being involved in getting community feedback & using data in creating a strategic plan for NPL. Looking forward to supporting the staff in putting together a work plan with milestones to help execute the plan. I'd like to help with the overall goals for the library and come up with the right committee goals that align to the overall goals so it's all driven by community data. Current - Chair Events & Marketing Committee - We are working together to formulate ways to reach out and serve more community members, brainstorm different fundraising options and bringing awareness to all even through my board term, and I was happy to be a part of the MLK day event representing the board along with my son who was able to present as well. The NPL team has made a lot of great updates to their programs/website/app that helps with marketing and promotion. With Finance, we are exploring different ways/various areas to fundraise for the library to enable a more positive financial balance to help with financial sustainability of the library. Current - DEI Committee Member - Everyone we meet will have different perspectives, and I believe that we can learn, respect and celebrate each other. I was involved in reviewing and updating the DEI goals for library, review and approval of the Collections Development Policy, presentation of Indian culture & traditions to the NPL staff and providing input to discussions related to DEI at NPL, using data. In the DEI space, we are working on NPL scorecard to help evaluate ourselves and set some clear action plan to fill the gaps and raise our bar with the scores Current - Vice Chair Novi Youth Assistance – have been involved since 2021, working with the rest of the Board to showcase what NYA does for the community, represent NYA at various event booth/tables to bring awareness about NYA & what we can offer, provide insights to several NYA Programs and how we can enhance the same, and volunteer at NYA events throughout the year. From 2021-2023, I was selected as the secretary and performed my duties. Vishal Swamy (Youth representative) and I worked together to bring a Mental Health Awareness Playbook to the Novi Meadows School community in 2022. Current - City of Novi Housing & Community Development Advisory Board Member – collectively work with the board to select the organizations that receive the annual funding. Co-Founder of Diversity & Inclusion Group and Currently Women's Resource Network (WRN) Chair in Yanfeng - Was one of the founding members of the DIG (Diversity and Inclusion Group) in Yanfeng which was established to bring more awareness to the organization, ways to celebrate together and bring specific initiatives to make Yanfeng more inclusive. As a WRN Chair, I lead a team of WRN members and together we implement various initiatives throughout the organization to make a positive impact. I spearheaded a team in conducting a WRN survey in North America, for which we got an overwhelming 400+ responses with so much data and insights to leverage. This drove our WRN cornerstones and helped us prioritize the initiatives for 3 years.. We had several accomplishments including implementing Voluntary Paid Time off policy, Flexible work policy, Women's Service Day, Mentoring Program & publishing a number of training programs. MCWT Volunteer Lead - Co-Lead the Mentoring Program at Michigan Council of Women in Technology (MCWT) for Careers & Leadership Workstream - Worked with the Council to implement a brand new speed mentoring event for women in stem and helped connect mentees with mentors. Currently supporting the Members &

Partnership workstream in creating a playbook for meetup events for MCWT. When I was in Holland, I believed in the same mantra of serving the community you live in. I was elected and appointed on the board for different organizations: Trustee - Herrick District Library Board Member of Tulip Time Board Member of First International Festival hosted by City of Holland Board Member of Ready for School Organization

Describe your current and past volunteer involvement in or for the City?
Being part of the board, I am able to serve as a volunteer in various roles and capacities. I am able to do this on top of my full time job as Global Director of IT and full time job of being a mom of 2 boys - 1 middle schooler and 1 high schooler. Following are some of the areas I was able to get involved as a volunteer along with being on the Board listed above: Prior to being on the board of Novi Public Library, I took time to come up with some of the areas/ideas that I shared with Julie as potential opportunities to help patrons. She was very open and welcoming in not only discussing ideas, but also able to follow through. As a coach of the Novi First Lego League team of elementary school kids, I was able to teach kids STEM - Robotics, and help them with their Innovation project. As part of their innovation project, we were able to introduce a new “Be Active Bag” as a rental item for Novi Public Library, that patrons can borrow similar to a book. This is still available at NPL today and thanks to their NPL staff for their support. Currently I am the outreach mentor for Novi Robo Titans FTC team, where I help organize STEM camps for Novi kids, and support local community organization through volunteerism. Last season, we won the state competition and represented not only Michigan, but Novi at the World's championship in Houston in April 2023. Was able to support as a volunteer at the new NO-VI Chess club that was introduced to the community as an NPL program,, which has been very well received by the community. Along with a couple of Yanfeng Women's Resource Network leads, I was able to create a South East Women's Service Day for all the women in SE Michigan to come together to serve the SE community. It was a popular community service day in the West Side, and I am proud to bring this to SE Michigan, and we are in our third year of WSD in 2023, and hoping to continue providing this opportunity not only to bring women in the community together, but for a purpose to give back to all the organizations that need help. This year, we exceeded our goal of 100 voluntary hours giving back to the community. As a parent of an elementary school kid, in 2019, I was on the Deerfield PTO helping the team with various activities, and specifically enjoyed making it so special for the teachers. As a woman, mom and stem professional, I have been able to contribute to the Novi city where I can through different spaces serving different populations. I am thankful for various opportunities and how the Novi community is always open and warm in welcoming individuals like me to give back in whatever ways I can.

What motivated you to apply to serve on City Council?
As a professional and community member, I set clear goals and work towards milestones to reach those goals. Being a Novi citizen, I always believed that my duty is to serve the city by being part of the City Boards, not only as a volunteer but also as that representation to provide feedback and insights. Before joining any board, I graduated from the Ambassador Academy program which actually increased my curiosity and motivation to give back to the wonderful Novi community. I was proud to be that Ambassador for Novi. At that point, my short term goal was to serve on the board of Novi library and my long term goal was to serve on the City Council. Being on the Housing/Community Advisory Board and the Novi Public Library Board not only enlightened me about what goes behind the scenes in the local government & entities but also helped me realize how I can play a crucial role bridging the thoughts between people and the city, both ways. . Even though I had a desire to serve on the city council, it was not until my well wisher pointed out recently that I could be a potentially a good candidate for

this city council open position. This reinforced my desire, eagerness and motivation to serve and I am very much looking forward to being a part of this amazing group.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?

Being part of the city boards taught me a lot of things and also kindled my desire to serve the city at a bigger capacity. I strongly believe that this role will enable me to focus on the following areas of opportunities that will bring meaningful impact to the Novi community: Inflation & Staff Recruitment - Post COVID, nationwide, we see inflation and a struggle with local staff recruitment in various areas, which has an impact within Novi. I'd like to work with the city to find ways to minimize this impact to our local community. Through surveys and personal interviews, understand the gaps and come up with realistic action together with the council - both from the recruitment & retention perspective. Also with inflation, see if there are ways to help minimize this for our community. According to the U.S Census Bureau, 2015-2019 American Community Survey & SEMCOG 2045 Regional Development Forecast, the numbers show 19K as the forecast for older adults 60 and over in the Novi City community over the next 30 years. I want to work closely with our seniors and understand how we can make their Novi experience even better. There are so many opportunities to offer to our Seniors to help them connect with the younger population and get their support to educate the community on so many wonderful histories of Novi. I am passionate about Climate Change & Sustainability - Review the sustainability goals for the city, offer my expertise in this area to make our city more sustainable in all aspects. Some areas I want to explore would be in terms of adding more green spaces, improving public transportation, reducing waste, improving building practices and installing renewable energy. I want to focus more on how we can educate our community in working towards our sustainable goals. Enhance the inclusive culture - Novi is well known for its diversity and the culture of the community coming together and celebrating several occasions. We should be really proud of living in such a diverse community where you can learn from each other and contribute as well. I want to continue putting energy in this area to increase public engagement, understanding inherited histories, being mindful of unique challenges and removing barriers to opportunity and continue to create an inclusive & warm Novi to all. Transport Mobility - With 10+ years of experience in the Automotive industry, I believe in the future of mobility and the importance of how cities have to strategically think and implement solutions to get ready for the future. Autonomous vehicles, electric powertrains, vehicle sharing and other advances are transforming urban mobility and it is key for us to stay ahead of the game. I will contribute in developing a vision for what integrated mobility ought to look like and how Novi might evolve accordingly. We want to find ways to manage this transition well so that its benefits are maximized in line with local priorities for improving residents' quality of life. STEM education & GIRLS in STEM - From the early ages in life, when I grew up in India, I realized quickly that girls were not exposed to STEM education, and it was up to the individual family or student to explore the possibilities. I am thankful for parents who were doctorates in Biochemistry & Archaeology that encouraged me to pursue a STEM career, but this is not the case in all households. I have been a strong advocate for promoting girls in STEM through various collaborations whether its being a mentor, hosting a speed mentoring event, coaching Robotics team or volunteering for Michigan Council of Womens in technology. Would like to continue making Novi and the education it provides top class, promoting more STEM education and specifically giving more girls exposure to STEM careers. I want to continue being the Ambassador for Novi and an advocate for the City and the people to make Novi the best in class city in Michigan. Most of all I am ready with the courage to act, and the humility to learn… again and again

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?

Novi is a super welcoming and safe community, and has been receiving A+ in the category of "good for families". Living in Novi offers residents a dense suburban feel. There are various restaurants, coffee shops, and recreational parks for everyone to enjoy. Novi is home to one of the best public school districts in Michigan, with superior shopping, diverse population and short commute to areas with many auto manufacturers.The majority of the public schools rate above average, especially the high school being recognized for how well it prepares students for higher education. Novi has a lot of resources and has access to quality doctors and specialists.With a diversity score of 94 out of 100, Novi is much more diverse than other US cities. It gives the opportunity for people to live, learn and celebrate together. Maintaining the roads during winter is something Novi team does so well. As a community member, I am thankful for a great snow plowing team that takes care of our safety in winter, very promptly. Overall, I am a proud and very satisfied Novi resident. As with every city, there are opportunities to make us better. Following are the areas where I could see us putting more focus: Roads & Construction - This is a known issue across the state, and it becomes harder when construction is planned across multiple areas at the same time. This is not easy, as we have only a few months to do this with the winter season, but an opportunity to keep optimizing the construction planning cycles to ensure very little impact to the traffic and the mobility of the community. Both construction and maintenance goes hand in hand, so constant evaluation of wear and tear of the roads & construction planning will help residents have a better experience in Novi. Parks & Trails - Even though we have fewer parks and trails in the city, I feel like the community is either not aware or not leveraging these treasures. So spending time to engage the community outdoors, by either enhancing their experience & educating them, will help to use our outdoor spaces better. Along with existing options, it will be great to assess areas to implement sidewalk with more shade, for easier walking, and places people can go to unwind that are easily accessible on foo Pulse Survey - At work, similar to doing a yearly pulse survey, I would like to see an engagement & experience survey/listening sessions if not already, to gather community feedback to identify the opportunities to enhance the Novi residents life. Novi Collective Force and a hub - When I first came to Novi, being an extrovert, I was able to go and find resources/organization/information in the city that would be beneficial to my family, but the amazing resources that we have today sometimes goes unknown. As an ambassador, I do promote all the different organizations/resources that the community can leverage, but we need to do more. Create a Novi Collective Force and a hub, where newer residents have all the information they need (including resources related to their diverse community) in one stop shop. It's like a Novi resident on-boarding packet, so they are aware of all the great things about Novi and how they can benefit & get involved. Home Affordability - Novi home prices attract less people to become residents or stay as residents, and this is something that we need to understand, evaluate and see how we can help those groups of people who want to live here, but cannot. Community Space - As a city, Novi has everything, malls, restaurants, shops for all communities etc, but we lack one common place to bring the community together. Without a downtown, the community finds ways through Suburban Palace and Novi Civic Center to create that space, but it will be great to create that shared space to invite more residents to come together and spend time as a community throughout all seasons. We have several groups of people, it will be great to bring them all together for certain occasions. Environmental Sustainability - I would like to see more focus on CLimate Change & Sustainability goals and educating the community to work towards those goals, taking small steps.

Do you foresee any conflict of interest if you were appointed to serve as a Council

Member?
No, I dont forsee any conflict of interest.

Is there anything else you would like City Council to be aware of, or know about you?
As a full time mom and working Automotive STEM professional, I strongly believe that I will add great value to the existing council and work together to make our city even better. I will bring a diverse perspective to the team & learn through this experience.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, November 29, 2023 9:48:21 AM

Thank you for your interest

Name:
Mihran Kochyan

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
34 Years

Employed by:
Consultantce, to WalkerHealthCareIT

Educational Background:
1976 Associate of Science, Computer Science - Henry Ford College 1981 Bachelor of Science, General Studies - Political Science, Computer Engineering, Russian History - University of Michigan - Dearborn 2001 Master of Science, Computer Information Systems - University of Phoenix 2003 - Project Management Professional (PMP) 2002 - Information Technology Infrastructure Library Foundation (ITIL-F) 2010 - Certified Program Manager - Federal Government (CIA)

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I have extensive project and program management training and experience. Having worked for private industry, as well as the intelligence services, I led efforts for medical, satellite launches, automotive, logistics and education. I would use my rather diverse base of experience within our beloved City of Novi, to help lead project efforts, arrive at sound, cost effective/efficient solutions to our problems. I have an extensive amount of technology background, and would use that to the benefit of the city, using appropriate levels of technology to assist in library services, City functions as well as for the citizenry.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed

to the community.
I served on the City of Novi Computer Advisory Committee in the 1990's, until it was dissolved. My goal within the committee was to bring efficiency to our computer operations. Doing so, I helped deploy the laptops and networks to the police cars. I also, recently worked with the Library to present the Armenian Heritage hour, sharing culture, history , music and food. My goal at this function was to promote diversity and inclusion, show that people are all alike.

Describe your current and past volunteer involvement in or for the City?
I volunteered to lead the Armenian Heritage Hour at the Library on 18 November 2023. Gail mentioned this was a huge success, and the best group activity she had witnessed. The focus was on history, culture, religion, music and food. I presented and performed music, sharing our rich scales, and culture with the participants. For this, I drafted 4 local musicians, 5 people to bake and serve and brought in a team of people to assist setup, cleanup and participate in the program. I am an active member of the Novi Community Band, playing clarinet, bass clarinet or whatever else is needed. I performed with the band in the early 1990's, worked in DC from 2009-2022, and rejoined the band in January 2023 when I returned.

What motivated you to apply to serve on City Council?
I have served in the Federal Government for 14 years, it is time to serve my local community. I want to bring some program management discipline and industry best practices to our city programs to ensure smooth delivery. I see the activities the city of presently undertaking and feel that I would like to apply my experience to help bring them to fruition.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to learn the processes within our City government while bring a common sense approach to our functions as a board member. I would like to review our education plans for our schools to ensure we are helping students become critical thinkers. Another goal is to review programs underway and provide some experience as a PM to help with planning and delivery. Lastly,I would like to work on our planning for road upgrades, infrastructure updates for the City.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think the City is run well, and is well managed. I have not seen the planning efforts, project plans to ensure delivery. I think we should present those plans on our TV station and at our board meetings for members to view. Small things like snow removal need attention I have witnessed cars and driveways buried after the City Snowplow comes through. A little care can avoid this situation. It may take a bit longer to plow, but imagine a senior citizen needing medical care that cannot leave their home due to excessive snow at the base of the drive. This needs to be addressed effectively and efficiently.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I do not foresee any conflict of interest

Is there anything else you would like City Council to be aware of, or know about you?
I am a former Intelligence Officer, retired, with a great deal of experience with Federal procedures and processes. My passion is within the field of technology and program management. I feel that I would be an asset to the Board and would continue our path of

representing our citizenry with effective and efficient solutions to their issues. I am a Deacon in the Armenian Church, serving for over 60 years as an Altar Boy, Sub-Deacon, Deacon and Arch-Deacon. I pride myself on my moral values and ethics while leading teams to bring forth solutions. I greatly look forward to serving the good people of the City of Novi

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, December 6, 2023 3:39:14 PM

Thank you for your interest

Name:
George Kortlandt

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
41 years

Employed by:
Presently retired. Previously self-employed in Investments/Insurance

Educational Background:
Undergraduate degree in Psychology from West Virginia Wesleyan College

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Balanced and managed annual budgets of over 70 million dollars. Successfully passed numerous community bond projects. Negotiated contracts for bargaining units including:Superintendents, administrators, teachers, custodians, maintenance, transportation, food service, secretarial workers. (2nd largest employer in Novi) Oversaw building, operating, and or remodeling of all classroom facilities, athletic stadiums, athletic gymnasiums and natatoriums. (Largest amount of square footage under roof in Novi, more than the entire 12 Oaks Mall.)

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Near 22 years as elected Novi Community School District School Board of Education Trustee. Served several terms as President, Vice-President, Treasurer and Secretary. Chaired committees on Buildings and Facilities , Finance, Capitol Programs, Curriculum.

Describe your current and past volunteer involvement in or for the City?
I have always viewed my previously held position on the Novi Community School District Board of Education as a volunteer position while being an elected one.

What motivated you to apply to serve on City Council?
A desire to continue giving to our community.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
The City of Novi stands out as a lighthouse municipality in our state. I would anticipate keeping it headed in the same direction providing outstanding services to our community. The particular focus of my term if so appointed would be to improve the well being of our underserved communities of elderly, disabled, and those who are current or past military.The continuation of a vibrant and strong pubic safety program would be a prime objective. I would anticipate learning much about our charter, our mission, and our present support for our specified communities.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
We are doing many things well in this community, My thoughts on areas of improvement are to be viewed more as a desire to move from a 8 on a scale of 1-10 to a 10. A review of the underserved communities, a review of fire and safety, and a review of our current relationship with developers and contractors are areas I might suggest we pursue.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
Not at all.

Is there anything else you would like City Council to be aware of, or know about you?
During my near 22 years on the School Board I always kept my focus on achieving what was best for our Community and our Students. In that length of time we achieved a number one ranking in the State of Michigan. I never allowed politics to influence my vote. My promise to this Council and the citizens of Novi is to do the same as a member of council.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Tuesday, December 5, 2023 7:46:49 PM

Thank you for your interest

Name:
Michael Longo Jr

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
28 years

Employed by:
Retired

Educational Background:
BS Industrial Management Purdue University

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Industrial Sales, Sales Management and Customer Service Manager. I have learned to listen to people, hear their concerns and propose solutions. After retirement, drove Model T's at Greenfield Village helping people understand the car, Henry Ford and the various attractions within the Village.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Zoning Board of Appeals-5 years-support neighbors with ordinance issues and propose "workarounds." Older Adult Advisory Board-5 years-understand the needs of over 55 adults and propose solutions. Vice Commander of Novi Veterans of Foreign Wars-5 years-support and assist veterans.

Describe your current and past volunteer involvement in or for the City?
Precinct 1 election worker and Chair-15 years Veterans Day luncheon planning team, assist in

ceremony and 21-gun salute at Novi Cemeteries Memorial Day parade planning team, participate in parade and 21-gun salute at Novi Cemeteries.

What motivated you to apply to serve on City Council?
To give back to Novi, to help reshape existing and create new services for the community.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to improve services for seniors and to add new ideas - targeting all age groups and diversities in the community. I hope to learn the process dynamics of council decisions.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
It seems the city is doing well in keeping taxes down but needs to refocus from buildouts to services.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
Absolutely none.

Is there anything else you would like City Council to be aware of, or know about you?
I am a team player, good at building relationships, following through on commitments, excellent listener, focus on decisions benefitting the residents and fair to all viewpoints.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Monday, November 27, 2023 8:00:43 PM

Thank you for your interest

Name:
Stefanie Loring-Boritzki

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
25

Employed by:
Stellantis LLC

Educational Background:
Bachelor of Science, Mechanical Engineering Master of Science, Engineering Management University of Michigan

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
As the Director of Facilities Engineering at Stellantis, I honed a diverse skill set that uniquely qualifies me for a role on the city council. Managing complex infrastructure projects demanded strategic planning, budgetary oversight, and effective communication with various stakeholders. My experience in ensuring the functionality and efficiency of facilities allowed me to grasp the intricacies of municipal systems. Additionally, addressing community needs through facility improvements enhanced my ability to collaborate and prioritize based on public interests. Serving as a director cultivated problem-solving skills crucial for navigating city issues, and I bring a results-oriented approach that aligns with the responsibilities of the city council.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
While I haven't held a specific city council or commission position, my professional

background, skills, and commitment to community welfare uniquely position me to contribute effectively in such a role. My experience in [mention relevant experiences or skills] has equipped me with the capabilities needed to understand and address the concerns of our community. I am eager to bring fresh perspectives, dedication, and a collaborative spirit to the city council, working diligently to represent and serve the interests of our residents.

Describe your current and past volunteer involvement in or for the City?
In my volunteer role at Novi Ascension Providence Hospital, I've had the privilege of contributing to the well-being of our community in Novi. Serving as a volunteer, I dedicated my time to providing support and assistance to both medical staff and patients. Whether it's offering a comforting presence to patients, aiding in administrative tasks, or assisting in events that promote community health, my commitment has been to enhance the overall experience at Providence Hospital. By fostering a compassionate and supportive environment within the hospital, I believe I am indirectly contributing to the city of Novi's well-being. A healthy community starts with accessible and empathetic healthcare, and my volunteer work aims to play a small but meaningful part in achieving that goal.

What motivated you to apply to serve on City Council?
I am eager to apply for the Novi City Council because I am deeply committed to the betterment of our community. Having lived in Novi for over 20 years, I've witnessed its growth, diversity, and the evolving needs of its residents. I am motivated by a genuine desire to contribute to shaping the future of our city, addressing the concerns of its residents, and ensuring that Novi continues to thrive as a welcoming and vibrant community. My experiences, both professionally and through volunteering, have equipped me with the skills necessary to navigate the complexities of municipal governance. I am excited about the opportunity to collaborate with fellow council members, listen to the voices of our community, and work towards innovative and inclusive solutions that will positively impact Novi.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
If appointed to the City Council, my primary goal is to contribute to the continued growth and well-being of Novi. I aim to address pressing issues, foster community engagement, and advocate for policies that enhance our residents' quality of life. By working collaboratively with fellow council members, city officials, and community stakeholders, I hope to bring about positive change and sustainable development. Additionally, I look forward to learning more about the intricacies of local governance, understanding the diverse needs of our community, and gaining insights into effective policymaking. This opportunity presents a chance for personal and professional growth as I engage with the challenges and opportunities that arise in the dynamic landscape of municipal leadership.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
The Novi City Council has demonstrated commendable efforts in promoting community engagement and fostering a dynamic environment for residents. Their commitment to transparency and communication is notable, keeping the community informed about key initiatives and decisions. The council's focus on sustainable development and maintaining the city's infrastructure contributes to Novi's overall appeal. However, there is always room for improvement. Enhancing avenues for public participation and feedback can further strengthen the connection between the council and residents. Additionally, exploring innovative solutions for community challenges, such as traffic management or environmental sustainability, could

elevate Novi's status as a forward-thinking city. Continual efforts to balance economic growth with preserving the unique character of Novi will be crucial for the council's success in the future.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I want to emphasize that, in the event of my appointment to the City Council, there would be no conflict of interest stemming from my professional or personal affiliations. I am fully committed to upholding the ethical standards required for public service, ensuring that my decisions are solely guided by the best interests of the community. I am dedicated to transparent and accountable governance, and I will actively take steps to avoid any situations that could compromise the integrity of my role on the City Council. My commitment to serving Novi is unwavering, and I am confident in my ability to fulfill the responsibilities of this position with the utmost dedication and impartiality.

Is there anything else you would like City Council to be aware of, or know about you?
I believe I am a strong candidate for the City Council based on my robust educational background and extensive work experience. My Master’s Degree provides me with a solid foundation in business, equipping me with analytical and problem-solving skills crucial for effective governance. In my 30 years of work experience, I have successfully navigated many emerging technologies, most recently I have upgraded our engineering facilities with infrastructure for electrification, demonstrating my ability to make informed decisions and drive positive outcomes. Moreover, my diverse professional background. I have worked with many cities to understand requirements and obtain approval of facility modifications, air permits etc. I am eager to leverage this wealth of knowledge to contribute meaningfully to the City Council, ensuring that my dedication and expertise translate into tangible benefits for our community.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Tuesday, December 5, 2023 9:35:06 AM

Thank you for your interest

Name:
Michael Lynch

Nickname, if preferred:
Mike

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
21 years

Employed by:
Ford Motor Company (retired)

Educational Background:
Formal Training: Master of Science in Engineering Management, Wayne State University Bachelor of Science in Electrical Engineering, Lawrence Institute of Technology Applicable Specialized Training: Basic Training for Planning Commissioners & Elected Officials Executive Management Institute Financial Engineering & Decision Support analysis Collaborative Decision Making Theory of Constraints

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Applicable State/Local Achievements: - Leveraged my Capital Improvement Committee assignment to ensure: (1) Backup generators were installed at every lift station within the City. (2) Our Police no longer has to borrow a search & rescue drone from another City. - Developed, introduced and implemented a 1st in Novi environmental best practice option to manage Novi's wetlands, woodlands and shorelines. Applicable Management Achievements: - Managed >$300M Research & Advanced Engineering budget for numerous, diverse project teams located across the globe. A majority of my professional life was focused on dealing with the different stages of the life cycle for various technologies (infancy, rapid growth, maturity, decline and reinvention). Cities exhibit a very similar patterns and I believe my skills and demonstrated performance are directly transferable to the management of Novi.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
- Planning Commission 18 year track record (2005-present) currently Secretary a) Capital Improvement Program Committee b) Master Plan & Zoning Committee c) Environmental Committee - Outcome (measureable): Win-Win Framework established for every project submitted for Council approval Zero Consent Judgements, 18 years; 2005-present

Describe your current and past volunteer involvement in or for the City?
- Island Lake of Novi HOA (former President) 4 years

What motivated you to apply to serve on City Council?
- My work with council as part of the Capital Improvements Committee. - I thoroughly enjoyed working with various councils and staff as a member of the Planning Commission over the years. - As a longtime resident, I would like to get more involved in the continued growth of Novi's brand, which I see as a diverse, safe, family-friendly city.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
My goal on council over the next 2 years is to use my knowledge and experience to make life just a little better for the ~65,000 neighbors that share in this little piece of paradise.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I would like the City to focus our resources on the growth of the Novi brand by identifying key areas of focus and do those with excellence.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No.

Is there anything else you would like City Council to be aware of, or know about you?
1) I take my fiduciary duty very seriously and this is a red line I will never cross. 2) I do not intend to seek another term on the Planning Commission and want you to know that my decision to leave the Commission has absolutely nothing to do with whether or not I'm chosen to fill the open city council position. The fact is, after 18 years I believe I've accomplished all I can on this particular commission and am not interested in any other public service other than the open City Council position. My intent is to get more involved and spend more time with a start-up charity whose goal is to help medically complex babies and their families. I would encourage each of you to take a look at www.littleheroesleague.org .

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, December 6, 2023 2:44:16 PM

Thank you for your interest

Name:
Aaron Martinez

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
30

Employed by:
Power Law (Southfield, MI)

Educational Background:
A.A., Paralegal Studies, Oakland Community College (2014) B.A., Political Theory and Constitutional Democracy, James Madison College, Michigan State University (2017) J.D., University of Detroit Mercy School of Law (2022)

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I have spent my entire career working to advocate and collaborate to make our community a better place to live. I am a former employee of the Novi Schools where I worked in facilities and within the Novi Athletics Department. These roles allowed me an opportunity to mentor young people who were interested in pursuing technical careers and careers in broadcasting. I have served as both a Legislative Intern and a Legislative Director on behalf of Republican and Democrat State Representatives from Novi. I earned unprecedented access to being able to craft the landmark 2014 bill which first provided our first responders with heroin overdose treatments. I had the rare honor of giving testimony in support of this legislation as an intern before the Senate Judiciary Committee in 2014, serving as the office liaison for this legislation, working with stakeholders, and attending the bill signing. In the years that followed this legislation, I worked to study how it was being implemented and I used Novi as the key example. In my undergraduate thesis entitled The Silent Epidemic: An Analysis of Michigan's Opiate Epidemic and Public Policy Solutions, I placed the service multiple Novi

Police Officers at the front and center to understand how their service was impacted by having overdose treatments available. According to the Detroit News, in the first year of having Narcan available to Novi officers, 17 lives were saved. The vast majority of them being young people. Every year now, our city honors the officers who make lifesaving decisions for our community members. As the Legislative Director for Novi's State Representative in 2020, I worked to advance legislation which protected the arbitration rights of law enforcement officers and expand child care options for families. My work helped secure $400,000 in the state budget for the Novi Schools outdoor classrooms. These days I am an active litigation attorney who has practiced in courts throughout the state of Michigan including the Michigan Supreme Court. Most recently, I have served as one of the youngest Special Assistant Attorneys General in our state's history, being trusted to litigate on behalf of the state in matters involving public health employees and criminal competency matters. As an attorney, I am often faced with situations in which I need to work closely with my opposing counsel to find resolutions to legal disputes. Doing so requires collegiality, respect, and a measured approach. It requires aggressive but principled negotiation, and an understanding that no negotiation should involve every person getting everything they want. That is the focus I would bring to the open position on the Council. Novi residents understandingly want leaders who are willing to put differences aside and focus on the business of moving our city forward. My professional background and experience, coupled with my lifetime residency in my hometown, place me in a unique position to give back to Novi.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Former Member, Novi Cultural Arts Advisory Board. In this inaugural role, I helped the Parks and Recreation Department to craft the scope of what the board would cover, and implemented the City's planning of the then-recently acquired Villa Barr Property. Along with my colleagues, we met with the late David Barr to discuss how he hoped the property would be used and balanced that alongside the city's needs/desires for cultural arts programming and utilization of park space. I proud to say that this work has been continued beyond our Inaugural Board by so many other CAAB members. This is an important asset for our city and the work that it does to build on the inclusivity of all cultures and backgrounds present in Novi. I previously worked with the City to operate its Novi Theatres productions, working in both Youth and Senior programming, in both technical and directing capacities. This was some of the most fulfilling work I have done with the City because it allowed me to meet and know so many Novi community members at both ends of the spectrum of their lives. This work helped to enrich the lives of so many of our participants, and also our community members who enjoyed these programs. I have been passionate about my work with the arts in our city because I have found that even when words and languages may fall short, art and music is a common thread that can bring people together across all differences.

Describe your current and past volunteer involvement in or for the City?

In addition to my volunteer involvement with the Novi Cultural Arts Advisory Board, I have volunteered my time, effort, and skills over the years to our Novi Schools. Every year between 2006-2011, I returned to Deerfield Elementary to assist with their 3rd and 4th grade student musical productions. I worked behind the scenes leading a stage crew of volunteers to support the students and the backstage parents with stage placement and other technical needs. I am a frequent reader during March is Reading Month at our local elementary schools, and I have appeared as a guest speaker in numerous classroom settings to talk about my background and my career. I serve as the Board Secretary for the Kathy's Kids ALS Foundation. This

foundation was formed by my cousins in memory of my Aunt Kathy who died of ALS. Since her death in the late 1980's, my family has raised over $100,000 to support Lou Gehrig's Disease research and support for patients and their families. Since forming the foundation in recent years, we have added tens of thousands of dollars onto that total. I also volunteer my time in a number of professional organizations including the Oakland County Bar Association, the State Bar of Michigan, the Ingham County Bar Association, the Michigan Association for Justice. I am a member of the Oakland County Bar Association's Legislative Committee which works to review legislation making its way through the Legislature and to provide a key voice for practitioners and judges in Oakland County. All of my involvement has blessed me with the ability to get to know our residents in the context of what matters most to them.

What motivated you to apply to serve on City Council?
Simply put: I have a passion and a desire to serve my hometown. The moment my parents left the hospital after I was born, they brought me home to Novi. I have never looked at any other place as my home. My wife and I are invested in ensuring that our city remains the kind of place where we can raise our infant son. I love the city of Novi and I love the promise that it has always held for families like mine who were trying to make a better life. I still believe that promise exists, and has only grown stronger. I feel a sense of responsibility to give back to the city that has given me so much. I am not interested in seeking a higher partisan office, and I would aim to run in 2 years to retain the seat on City Council. My priorities now are investing back into my community for as long as the residents will have me.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
As a new member to the Council, I think it would be important for me to keep my sights set on unifying the Council behind the initiatives and priorities of city staff which are already in progress. Additional to that, I would seek to advocate for: 1. Addressing Public Safety Building Needs (location, service areas, and facilities themselves) and building upon the efforts undertaken by Council thus far; 2. Expanding Senior Services; 3. Increasing our investment in neighborhood roads and sidewalks; 4. Promoting a diverse tax base which meets the needs of Novi residents; 5. Continued fiscal responsibility and budgeting; and 6. Engaging in conversations around our water and sewer infrastructure which is nearing the end of its useful life and facing replacement costs of up to $900 million over several years, according to City estimates. As far as what I would hope to learn, I would first want to first learn more about our city staff and department leaders. I would hope to be able to arrange through the City Manager to observe the day to day at various departments and learn what inspires our staff to work for Novi. I would also be greatly interested in learning more about the work that the City staff has been doing on the City West zoning proposal since that was last brought before Council. I think the Council took the proper measured approach when that issue came up last and sent several items back for revision and review. I am eager to see what the city staff has done to incorporate some of the feedback from Council. I am always looking for ways in which we can help engage our residents and provide them with services. I would be interested in using my professional connections and working with the Michigan Attorney General's Office, the Michigan State Police in conjunction with our Novi Police Department, and the Oakland County Bar Association to host an expungement fair in Novi. I have volunteered my services on a number of these events statewide and I have always found that there are more people needing assistance than we realize. Even here in Novi there is a need for helping people through the new processes and clean slate laws, and I would like to see our city be a partner in that work.

What do you think the City is doing well or could be doing differently when you think

about the areas of responsibility for City Council?
We are blessed with a great City staff which I believe faithfully adheres to the policy directions given by our City Council. I think our staff is responsive to Council feedback which in turn allows the elected and administrative sides of our city government to run efficiently. The city maintains solid finances, which is ultimately the cornerstone of our city's success. Maintaining our three-year approach to budgeting is important and helps put us in a strong position to plan for the future. I am interested in helping support our city in its efforts to communicate and engage with our residents. The recent capital improvements being made to Studio VI presents an opportunity for the City and Council to expand the ways in which we support our comms team to reach residents. I have heard from several residents who feel that they are not in the "know" about what goes on with our city. I'd like to leverage the expertise within our city and the new survey program to find how the Council might be able to help support the work of the staff in this regard.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No. Should any conflict or an appearance of any conflict arise, I would recuse myself from any such vote accordingly.

Is there anything else you would like City Council to be aware of, or know about you?
Throughout the campaign for the November 2023 election, my volunteers and I spoke with thousands of Novi residents. In public forums throughout the city I let it be known that I considered it an honor to be running on a ballot where either of the two candidates for Mayor would be the first lifelong resident, and the first graduate of Novi High School to serve in that role. I still feel that astonishment today, and it is a testament to the progress our City has made since it was a pioneer town in the 1800's. We undoubtedly live in times in which division threatens our abilities to work together and see our neighbors as extensions of ourselves. That does not have to be Novi's story. I was proud to earn over 5,300 votes from my neighbors to serve them. I see an opportunity where our City Council can send a bold statement to all of our residents that their voices matter at the Council table. By granting me the honor of being appointed to Mayor Fischer's former seat, the Council can ensure that every single person who voted in the Mayoral election has their vote represented at the table. My commitment to the Council and our residents is sincerely this: if there is a common ground we can find, that will be my focus. If there is a way in which I can support your goals and those of our City staff to build a stronger future for our city, that will be my focus. I am committed to ensuring that the actions I would take, and the decisions I make, on Council further the City's services, goals, and priorities. I commit to you what I stated throughout our campaign: When Novi residents come together, there is nothing we can't accomplish. I thank you for your consideration of my application and for considering the potential of our future partnership together on the Novi City Council. I welcome any questions you may have, and I look forward to answering them during the interview session.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Tuesday, November 28, 2023 2:33:17 PM

Thank you for your interest

Name:
Daniel F. McNamara

Nickname, if preferred:
Dan

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
2002. My wife since 1995.

Employed by:
Retired from Detroit Fire Department (2014)

Educational Background:
Masters in Dispute Resolution from Wayne State University, Bachelors Degree in Journalism from Wayne State University, Detroit Catholic Central High School graduate, Fire Fighting and Union Leadership certifications, spoke for the Labor Relations Information System and others.

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I served as a Detroit Battalion Chief and president of the Detroit FireFighters Association. I also taught part time for Wayne State University in the Labor Relations Department. I can instruct, mediate, negotiate, resolve disputes and problem solve and well educated. I can help resolve all degrees of social and governmental issues.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
I serve on the Lochmoor Village Subdivision Board. As such I help to keep it safe, clean and relevant.

Describe your current and past volunteer involvement in or for the City?

None.

What motivated you to apply to serve on City Council?
I have been involved in service to the City of Detroit, its Firefighters and similar groups throughout the Country. I would like to continue to serve my city and the residents of Novi.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
It would really be determined by the Committee. I would like to understand and help in Novi's Mission and operation.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
Recognizing the aging and diversity of Novi and anticipating future needs and services. Also, how to better make Novi a destination for businesses and expansion of services.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
None.

Is there anything else you would like City Council to be aware of, or know about you?
I am a skilled and dedicated resident of Novi that is proud of its accomplishments and would like to be helpful in its future direction.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Monday, November 27, 2023 4:43:01 PM

Thank you for your interest

Name:
Norma Qandah

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
25 years plus

Employed by:
Retired

Educational Background:
Wayne state university

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Currently I am retired. However during my work years I have been an entrepreneur and a restaurant owner and operator for well over 48 years an executive chef and the City Of Novi is an important part of my life and the life of my family. It would be an honor for me to serve the City Of Novi.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
I belong to St. Mary's Basilica and have been instrumental and developing a Christian education program. I was also a past member of the restaurant association here in Michigan

Describe your current and past volunteer involvement in or for the City?

What motivated you to apply to serve on City Council?

I believe we need caring honest and morally motivated individuals working towards a better community

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I would like to understand issues and problems that we are faced with and try to amicably solve and create solutions for those

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I think there's improvement necessary and all walks of life we have to prioritize and work at trying the very best we can to resolve and to move forward for the community and for the future of the community

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No

Is there anything else you would like City Council to be aware of, or know about you?
I am a piece of this puzzle that would fit appropriately

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, December 6, 2023 3:55:25 PM

Thank you for your interest

Name:
Sujata Raman

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
12 years

Employed by:
Physician Anesthesiologists of the Motor City

Educational Background:
Attorney: J.D. from Michigan State University Law School Undergrad: Bachelor of Science in International Relations from Michigan State University - James Madison College

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I worked as a law clerk at Foster, Meadows and Ballard before earning my law degree from Michigan State University Law School. During law school, I was a member of the rental housing clinic, representing clients in eviction and other housing matters in Lansing courts. After earning my JD, I worked as a document review attorney in Chicago before taking a position with Prairie State Legal Services (Illinois Legal Aid) as a public interest attorney. In this role, I worked with clients that couldn't otherwise afford representation. For the past 10 years, I have served as the Director of Business Operations for an independent medical private practice where I manage contracts, client relations, business development, human resources, and finance.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
I believe that my work experience as an attorney and as the Director of Business Operations of

a medical practice have provided me with ample experience with the legal, financial and communications expertise necessary to be an effective City Council member. My involvement in the community and Novi schools, detailed below, demonstrate that I am anchored in and dedicated to our community. 5,614 voters recognized my contributions to Novi and the professional skills that I can bring to City Council.

Describe your current and past volunteer involvement in or for the City?
I have been an active volunteer in Novi since moving to the city in 2011. I participate in road clean ups, garlic mustard pulls, and other efforts to keep our city clean and sustainable. With two school-aged children, I am regularly involved in their activities, volunteering with In the Mitten theater productions through Novi Parks and Recreation, Novi Black Frog Robotics team and the Girl Scouts. My children attend Novi Community School District where I volunteer for school and classroom events, and also serve on the NCSD Curriculum Parent Advisory Committee. Along with my family, I volunteer for and am a founding/life member of the Sri Venkateswara Temple and Cultural Center in Novi and the Jain Temple of Farmington Hills.

What motivated you to apply to serve on City Council?
I am applying to serve on City Council because of the support that I received from 5,614 Novi voters, from elected officials, and from the many additional community members who, although unable to vote, shared their voices with me throughout my campaign. I decided to run for City Council for many reasons, all of which center on listening to the community and protecting our future, and I feel I owe it to the community that supported my campaign to apply to serve on City Council. My decision to run for City Council was not made lightly, as it is a strenuous process and a huge responsibility for those elected. I was inspired first and foremost by my children, Arav and Avika. After many years of devoting my time to volunteering with Novi schools and activities, my children are becoming more independent as they get older. I believe it is my responsibility to do all I can to create a Novi that serves their needs, and the needs of all of our young people, so that they might choose to return to Novi and raise their own families here. Another reason I was moved to public service in Novi is the influence of my parents, who taught me the value of hard work, respect, and service to others. As my parents age, they want to be closer to their children and grandchildren in Novi. They also value the amazing amenities available to Novi residents, especially for older adults. As Indian Americans, they would love to be part of the diverse and welcoming community that they see here in Novi. Like many older adults, they are looking for the opportunity to downsize in Novi and this helped me to see that Novi's senior population needs leaders who will advocate for them and who view them as valued members of the community. Finally, I ran for City Council because I want ALL voices in Novi to be heard and represented. My focus throughout my campaign was to connect with as many Novi residents as possible. I focused not on the things that divide us, but on all the things we have in common: our community and our future. I spoke to high school students and retirees, because no matter your age, you should have a voice in our city. I spoke to people who have lived in Novi their whole lives and people who moved to Novi from Japan, India, Germany and all over the world, because I want our city to be a home to all of them. I spoke to Novi residents who live in our wealthiest neighborhoods and residents who live in our apartments, condominiums and manufactured homes because I believe that all of them deserve to be safe and included in our community. I ran for City Council because I love our city and the people who live here. I believe that I can bring a fresh perspective, new ideas, and true representation to the table. As an Indian American woman raising a young family in Novi, I have personal experiences that are different from other members of City Council. I am dedicated to working with all members

of City Council and learning from each other to make sure that the city we all love continues to thrive and grow.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?

My number one goal if appointed to serve on City Council would be to bridge the divides that exist and work together as a team, united in our goal to serve our city and its residents. While we might all have different views and ideas, I know that we all share a desire for Novi to be the best it can be. We all want Novi to be a safe place to live, with excellent community services and resources, and a vibrant future. I believe that future should be guided by our community, and I would continue listening to residents to learn what they want and value, supporting the services and investments that matter to them most. Public safety is paramount and I hope to play a part in listening to the needs of first responders, addressing staffing concerns, supporting accreditation and re-accreditation processes, and investing in our facilities and equipment responsibly. During my term, I would like to work with our firefighters to address the staffing shortages that are impacting services throughout our area. I feel that by listening to our first responders we can more effectively make Novi an attractive employer and increase recruitment and retention to keep our residents safe. I envision continuing Novi's commitment to capital improvements including investing in infrastructure and roads, connecting walkways, and protecting and expanding parks and greenspaces. I view development as a responsibility to the community, and would examine proposals with a desire to diversify our tax base without compromising our city's character, quality of living or infrastructure. The needs of our older adult population, many of whom helped build our city, also matter to me. I'd like to ensure that they are able to stay connected and informed. One step towards accomplishing this is to broadcast not only City Council meetings but the meetings of our boards and commissions. I also support expanding transportation options for seniors, both through city-provided transportation and by working with Oakland County to ensure that the transit plan our residents pay for will benefit them. I share Novi's goal of expanding outreach to the Asian population and believe that, in addition to increasing accessibility through translation and broadcast of meetings, my personal experience as a member of the Indian community and the Sri Venkateswara Temple and Cultural Center would provide representation and connection to our Asian community. An Indian woman has never served on Novi City Council and I would be honored to give voice to these residents. If selected to serve, I will bring to City Council my desire to continuously learn and improve. I think one of the most important qualities a leader must have is the humility to know they are not an expert on everything. When making decisions, I will value the input of experts, I will examine the available data, I will hear from local stakeholders and I will work with all other council members to make the best possible decisions for our city. I know that I can learn much from the experiences of our current City Council members and look forward to sharing my personal experiences and knowledge to work with each of you effectively in support of our residents.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?

Novi's repeated ranking as one of the best places to live and raise a family, and as the best school district in Michigan prove that there are many things the city is doing right. But there is always room to improve because that is what is demanded to remain the best. I'd like to see the city continue to foster partnerships with the school district and community organizations so that we can all work together to serve the needs of residents. The decisions of the city and of the school district impact each other -- for example, the growth of residential developments

may impact school enrollment, or the decision by the school district to build new facilities might lessen the need for the city to consider a similar project. The Bosco Field land swap was an example of effective partnership and I would like to keep those lines of communication open. I also believe that the city should continue to build cultural connections in our very diverse community, as this diversity is so often lauded as one of Novi's greatest assets. Our city leaders have made the effort to visit houses of worship, attend cultural celebrations, and recognize holidays and festivals, building a sense of community and cultural appreciation. This should continue and I also hope to see City Council work to increase the diversity of our boards and commissions and engage with diverse populations to guide decision making and investments. I support City Council's plan to create a sustainability committee to identify long-term opportunities and challenges and develop strategies to address them (https://www.cityofnovi.org/government/city-council/). The decisions our city leadership makes today will have an impact on Novi residents in the future, and I want Novi to remain a safe, welcoming, and thriving community. We need to think creatively about how to encourage developers to repurpose vacant properties like the former Whitehall nursing home. Development proposals should be thoroughly evaluated to ensure that any variances or zoning changes do not stress the existing infrastructure or the balance between residences, businesses and green spaces. In evaluating where the city can improve, I feel that resource allocation should be guided by the needs and desires of the community. When asked which community livability topics Novi should focus on improving, the overall quality of the utility infrastructure was prioritized by over 9 in 10 residents in the 2022 National Community Survey (https://www.cityofnovi.org/community/national-citizens-survey-results/). There was a decline in community ratings of multiple survey items that related to utility infrastructure, and I view this as an opportunity for improvement. Many of the issues cannot be solved by Novi City Council alone -- but this is exactly why I believe City Council has a responsibility to make connections throughout Michigan and to partner with neighboring communities to effectively address these issues. The concerns of residents about utility infrastructure should also be weighed in decision making about future development to ensure that new development does not strain the capabilities of existing infrastructure. Among the ten measures of livability included in the 2022 National Community Survey, mobility -- our available transportation options and ease of moving around the city -- was rated lowest. This is a great starting place for identifying where there are opportunities for improvement. The ongoing effort to create a more walkable Novi should continue and City Council should play an active role in working with Oakland County to provide mass transit options that benefit our residents. Rather than viewing our Senior Transport and Oakland County Transit as opposing plans, I would like to see these options work in concert to most effectively leverage tax dollars and improve transportation throughout the city. This would have the potential to decrease traffic, provide seniors with transportation beyond the city borders and on evenings and weekends, give parents new options for getting their children to and from activities safely, and provide economic benefit to businesses who struggle to find employees. I also want City Council to look for opportunities to support city resources with broad appeal and high utilization. The Novi Public Library is an excellent example of a city resource that serves everyone and that has embraced programming and services for all ages, cultures and interests. The city has a strong relationship with Library Director Julie Farkas and the library that I would like to see continue. Based on the results of the strategic planning retreat held by the library this spring, I would also like to give the community the chance to decide if additional funding can be provided to the library so that reduced hours and services might be avoided (https://www.novilibrary.org/about-us/strategic-planning-2023/).

Do you foresee any conflict of interest if you were appointed to serve as a Council

Member?
None

Is there anything else you would like City Council to be aware of, or know about you?

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Saturday, December 2, 2023 7:39:52 AM

Thank you for your interest

Name:
Sobha Reddi

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
Over 31 years.

Employed by:
Adaptivity Inc.

Educational Background:
Associate degree: Computer Science, Oakland Community College – Farmington Hills, Michigan (1996) Bachelor of Science: Biology & Chemistry, Hyderabad, Telangana, India (1982)

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Senior Information Systems Analyst / EDI Project Management, Adaptivity Inc. – Atlanta, GA [Work from Home] (2023 – Present) IT EDI Program Analyst / Lead Developer, Tower Automotive & Autokiniton – Livonia, MI (2007 – 2023) IT Program Analyst, Trinary Inc. – Farmington Hills, MI (1998 – 2007) Teacher, Novi Woods Montessori – Novi, MI (1994 – 1995) I have over 25 years of professional work experience leading and working collaboratively with a team. In these roles I have developed both technical and people's skills that I believe can be useful to the goals and objectives of the Novi City Council. Before my career as an IT professional, I had the opportunity to work as a Teacher at the Novi Woods Montessori and developed a passion for the education system in the City of Novi. I played an active role at all of the schools my son attended including Novi Woods Montessori, Orchard Hills Elementary, Novi Meadows, Novi Middle School, & Novi High School. Along with my professional experience, my time as a mother has helped me better understand the City of Novi.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Board of Trustees (Elected) & Co-Chair of the Community Outreach Committee, S.V. Temple, Novi MI (2021 - 2023) - In these roles, I have helped with interfaith programs, major religious celebrations, and cultural gatherings including Diwali. I also worked with many volunteers and committee members to lead the annual food drive at the S.V. Temple that works directly with Gleaners Food Pantry. Along with this, I have involved the effort to distribute backpacks in Novi during the annual Back to School drive. Other major charitable events I have been involved with include an annual Walk-A-Thon, an annual golf outing, and an annual picnic. All money raised during these events went to local and state organizations. Co-Chair of the Food Committee, Telugu Association of North American (TANA) conventions in Detroit (2005 & 2015) - Led the efforts to feed over 10,000 guests during multiple meals over the course of the three-day conference. Life Member, Detroit Telugu Association (DTA) – Lifetime Achievement Award (2021) – As a member for over 30 years, I have actively volunteered to support cultural events and programs for Indian Americans and young people in Metro-Detroit. I was honored to receive the Lifetime Achievement Award from the Detroit Telugu Association in 2021 during a ceremony at the Novi Civic Center. Elementary School Teacher, Chinmaya Mission Sunday School (2004 – 2021) – For 17 years, I taught kindergarten and first grade students about Hindu culture, moral values, and how to become contributing members of society.

Describe your current and past volunteer involvement in or for the City?

Novi City Aging Commission – I supported the Senior Citizen luncheon alongside former State Representative & Novi City Councilwoman Kathy Crawford. Novi Rotary Club – I volunteer with the "Feed the Need" team to prepare and distribute meals for families in Novi. Novi Public School District – Throughout the course of my son's K-12 education (1994 – 2008), I volunteered at Orchard Hills Elementary, Novi Meadows, Novi Middle School, and Novi High School.

What motivated you to apply to serve on City Council?

Having lived in Novi for over 31 years, and I am passionate about giving back to the city that has given me and my family so much. I developed an interest in serving people in the community because of my late father who was a philanthropist and recognized leader in the Lions Club International. I watched him contribute to the society by building an eye hospital, a senior living center, an education institute and a community center in India. Through my father's encouragement of selfless service, I have always sort out opportunities to follow in his footsteps.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?

If I am given the opportunity to serve on the Novi City Council and work alongside of the Mayor and the current City Council Members, and would like to learn more of their initiatives that I also believe in. Some key priorities include public safety, the roads, and activities supporting senior citizens in the community. I would also like to work towards building a youth and senior coalition that could involve activities such as interactive games, panel discussions, health & education seminars, technology demonstrations, etc. to further develop community and neighborhood relations. I am also passionate about supporting the children in our community by providing them with as many resources and opportunities as possible. As it is, the Novi School District is known to be one of the top-rated K-12 education systems in

Michigan. I am ready to continue to support the programs that make the Novi School District a tier one academic system.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
I take great pride in being a Novi resident and a member of the community. Thanks to the hard work of many leaders, we all enjoy numerous amenities including a state-of-the-art library, a strong and effective police department, an active fire department, many parks & recreational facilities, as well as friendly neighborhoods. I take comfort in knowing that the City of Novi welcomes diversity, prioritizes academic excellence, values city beautification projects, attracts small business owners, is known to be a destination thanks to Twelve Oaks Mall - one of Michigan's largest malls, and is home to Providence Hospital along with other highly rated medical facilities. If given the opportunity to serve on the Novi City Council, I would make it a priority to continue to promote all these positive aspects of the city and let more community members know about all of these resources that the City of Novi provides for them. I understand that there is an effort to expand the parks & recreational services and intend to support these efforts. Occasionally, there are members of the community who have faced power outages, problems with internet access, and issues with snow removal. I would work together with the rest of the Council Members to minimize these types of issues in order to enhance the comfort of Novi residents. Along with this, I believe that it is important for Novi to continue to maintain a balance when it comes to the growth and development of the residential, manufacturing, industrial, and retail sectors. This will allow for the city to have long-term sustainability. All in all, I am eager to serve the residents of the City of Novi and work collaboratively with the Mayor, the current City Council Members, and other community leaders to continue to make our city an exceptional place to live, work, and raise a family.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I do not foresee any conflict of interest if appointed as a Council Member.

Is there anything else you would like City Council to be aware of, or know about you?
I am good listener and think patiently before making decisions. I am a confident leader with strong communication skills. I also believe in providing equal opportunities, being a team player, always ready to learn and resolving issues in a timely manner. I am the proud mother of an Infantry Officer in the Michigan Army National Guard who graduated from Novi High School in 2008 as Captain of the Novi High School Wrestling Team and Senior Class Vice President. My husband is a member of the Rotary Club of Novi and worked at Chrysler, Accenture, & SourceHOV for over 35 years before retiring in 2022.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Wednesday, December 6, 2023 2:15:02 PM

Thank you for your interest

Name:
Salene Riggins

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
10

Employed by:
Self-Employed

Educational Background:
University Of Michigan Graduate 2021 Bachelor of Arts Degree; Concentrations in Psychology, Marketing, Leadership and Organization

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Professional Qualifications and Skills: Kace Mobile Notary: As the owner of Kace Mobile Notary, I have developed strong entrepreneurial skills, demonstrating the ability to manage and grow a business successfully. My experience in notary services has honed my attention to detail, organizational capabilities, and commitment to serving the community with integrity. Commissioner for Novi Parks, Recreation, and Cultural Services: Serving as a commissioner has equipped me with a deep understanding of the community's needs and the importance of recreational and cultural services. I have actively participated in decision-making processes, contributing to the improvement and development of programs that enhance the quality of life for Novi residents. Sales Manager at Value City Furniture: My previous role as a Sales Manager at Value City Furniture has provided me with valuable leadership, communication, and negotiation skills. I have successfully managed sales teams and engaged with diverse groups of customers, fostering positive relationships and delivering excellent service. Community Impact: I am dedicated to utilizing my skills and experience to benefit the Novi community in the following ways: Economic Growth: Drawing from my entrepreneurial

background, I will advocate for policies that support local businesses, encourage economic growth, and create job opportunities within Novi. Community Engagement: As a commissioner for Parks, Recreation, and Cultural Services, I am committed to promoting community engagement. I will work towards expanding and improving recreational programs and cultural events that cater to the diverse interests of Novi residents. Transparent Leadership: My experience as a Sales Manager has instilled in me the importance of transparent communication and collaboration. I will strive to maintain an open dialogue with residents, ensuring their concerns are heard and addressed. Sustainable Development: With a focus on long-term sustainability, I aim to support initiatives that enhance environmental consciousness, making Novi a greener and more resilient community. In conclusion, my diverse professional background, coupled with my experience as a commissioner and business owner, positions me as a candidate capable of contributing meaningfully to the Novi City Council. I am eager to bring my skills to the table and collaborate with fellow council members to create a positive and thriving future for Novi. Thank you for considering my application. I look forward to the opportunity to discuss how I can contribute to the continued success of our community.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

I currently serve as the Vice Chair on the Parks, Recreation, and Cultural Services committee, and serve on Older Adult Services Advisory Board. In this capacity, I actively contribute to the enhancement of community parks and advocate for the development of services catering to older adults. My involvement includes efforts to establish a dedicated community center for older adults, where I have provided valuable input. Additionally, I play a role in the Grants Committee, where I am engaged in evaluating and supporting grant applications for community initiatives. In the past, I have been actively involved on the Walkable Novi committee, demonstrating my commitment to promoting pedestrian-friendly environments within our community. Most recent I participated in the review of the 2024-2029 Strategic Community Recreation and Master Plan. This involves a comprehensive examination of community needs and aspirations to shape the strategic direction of recreational services and facilities for the upcoming years. My multifaceted involvement in these committees and projects reflects my dedication to fostering community well-being, improving recreational opportunities, and contributing to the thoughtful development of Novi.

Describe your current and past volunteer involvement in or for the City?

Current Volunteer Involvement: I am currently serving as the Vice Chair on the Parks, Recreation, and Cultural Services committee, and Older Adult Services Advisory Board. In these roles, I actively contribute to the improvement of community parks and advocate for the development of services that cater specifically to the needs of older adults. My responsibilities include providing valuable input for initiatives such as the establishment of a dedicated community center for older adults. I am also actively participating in the Grants Committee, where I contribute to the evaluation and support of grant applications for various community projects. Additionally, I helped with the interview and selection process for the Older Adult Services Manager and the Older Adult Services Recreation Supervisor roles. Past Volunteer Involvement: In the past, I have dedicated my time and efforts to the Walkable Novi committee. This involvement showcased my commitment to creating pedestrian-friendly environments within our community, contributing to the overall livability and accessibility of Novi. My volunteer experiences have not only allowed me to give back to the community but have also provided me with valuable insights into the needs and aspirations of our residents. I

am proud to have been a part of initiatives that contribute to the betterment and development of Novi, and I am eager to continue my volunteer efforts for the benefit of our city.

What motivated you to apply to serve on City Council?
My motivation to apply for a position on the City Council is grounded in a genuine passion for community service, a desire to contribute my skills and experience, and a commitment to playing a role in shaping a vibrant and prosperous future for Novi.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to accomplish tangible improvements in the areas of community development, transparency, sustainability, and economic vitality during my term. Additionally, I aim to continuously learn and adapt, gaining valuable insights into effective governance and the unique challenges and opportunities facing Novi.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
As I reflect on the areas of responsibility for the City Council, I appreciate several aspects of the city's current approach while recognizing areas where improvements or different strategies could be considered: Areas of Strength: Community Engagement: The city excels in community engagement, fostering resident participation in many activities offered in Engage magazine. Recreational Services: The commitment to recreational services enhances the overall quality of life for residents. Economic Development: Proactive policies have successfully attracted businesses, contributing to economic growth. Area for Consideration: Affordable Housing: Addressing affordable housing could be a focal point, ensuring diverse housing options align with residents' needs and promoting inclusivity.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
I do not foresee any conflict of interest If I am appointed to serve on City Council.

Is there anything else you would like City Council to be aware of, or know about you?
I want the City Council to be aware of my unwavering commitment to the betterment of Novi. My diverse background in business, community service, and public engagement equips me with a unique perspective to contribute effectively to the Council. I am dedicated to fostering transparency, inclusivity, and sustainable development. I look forward to the opportunity to collaboratively work towards the continued growth and prosperity of our community. Thank you for considering my application.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Sunday, December 3, 2023 8:30:13 AM

Thank you for your interest

Name:
Chester W Roaden

Nickname, if preferred:
Chet

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
43+

Employed by:
Retired

Educational Background:
Fairfield High School, Fairfield, Ohio (1961) BSEE, Purdue University (1966) USAF Flight School (1966 / 1967) Summer Management Program, Harvard Business School (1979 & 1981)

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Aircraft Commander (C130) Captain, USAF / MATS Corp. Pilot & Electrical Engr. Engineer, Ashland Oil Process Control Engineer District Manager, Leeds & Northrup Electrical Engineer / Manager Manager of Electronic Technologies', National Steel Over 50 years of experience in management, engineering, maintenance, and construction

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Treasurer - American Legion Post 88 Board of Directors, Elbert Taylor Memorial Fund – Scholarships for area students. Child ID Program – Various School Systems throughout the Lower Peninsula. Reading for Bikes – Novi & Livonia School Systems. Attended the Ambassador program and was named a City of Novi Ambassador by the Mayor, in October 2016 Principal, Acacia Investment Guidance LLC – Investment guidance for non-profit (504-

C3) originations.

Describe your current and past volunteer involvement in or for the City?
Present Board member of the Community Development Corporation. Member, Housing and Community Development Committee, City of Novi for two terms before its closure. Participant in the research program for a Novi senior citizens center.

What motivated you to apply to serve on City Council?
My desire to thank Novi for a wonderful life experience is a major background reason. Couple that with requests from friends and neighbors and thus, my application.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
In my time on the Board, my driving objective will always be, and will always be; to take those actions required to raise Novi from a good place to live to a Great place to live.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
Integrity and fiduciary responsibility of the entire city system led by the City Council and Mayor stands as the # 1 reason for Novi's growth and outstanding reputation.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
None

Is there anything else you would like City Council to be aware of, or know about you?
Marital Status: Married Date of Birth: Dependents: Empty Nest (5)

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Thursday, November 30, 2023 3:21:41 PM

Thank you for your interest

Name:
Yerko Sepulveda

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
22 years

Employed by:
BackBeat Technologies

Educational Background:
Bachelor of Aeronautical Engineer, University of Sydney

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I've had the privilege of leading sales people, negotiating contracts, closing business, and working in successful teams during my career as an engineer for an HVAC company. I currently run my own small business building and marketing a musical device I invented, for which I was granted a patent. I plan on using my communication skills and entrepreneurial experience to bridge any gaps between the community and the City. My attention to detail in engineering will allow me to consider City business carefully. Being bilingual in English and Spanish, I expect to use my international experience in helping foreign residents and businesses get the most out of the City.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Have not officially served in any City role, however have volunteered countless hours through the Walled Lake Consolidated School District through which my children have grown. I also volunteer extensively at Brightmoor Christian Church for their music and theatrical

performances.

Describe your current and past volunteer involvement in or for the City?
N/A

What motivated you to apply to serve on City Council?
Since becoming a US citizen a few years ago, I've voted in and actively followed every election cycle with great interest. I'm particularly interested in following local politics, as I feel that is where ordinary citizens can be the most involved and have the most impact. Having enjoyed Novi, I thought it good to contribute and use my skillset to give back to the city that I've enjoyed for so long.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
Some of the greatest ideas, inspirations and breakthroughs for developing my business have come to mind during walks around Walled Lake, making me a firm believer in the value of having walkable access to nature and exercise. I'm very interested in Walkable Novi and would want to see it accelerated. I have ideas for expanding it to include a boardwalk along the southwest of the lake, as well as sidewalks and nature paths in other areas throughout Novi. My experience managing the financial aspects of running a small business will allow me to contribute intelligently to City budget decisions. I personally hope to learn more about how local government works, and how to maximize value for local residents.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
City business seems to be conducted well and with impartiality. I would have more input about what might be done differently or more efficiently once in the position.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
None.

Is there anything else you would like City Council to be aware of, or know about you?
I'm a first generation immigrant and have enjoyed raising my family in this wonderful city. I have watched with excitement the growth in the international community here in Novi and know that I can provide a unique perspective on their experience with the City. As a small business owner, I understand the joys and struggles and would like to advocate for other small businesses in the City. Having built my home here, I also have an interest in zoning, land use, and future building projects the City may take on.

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Thursday, November 30, 2023 1:03:42 PM

Thank you for your interest

Name:
Ramesh C. Verma

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
Since June 1978 (46 yrs)

Employed by:
Retired

Educational Background:
Civil Engineering, Indian Military Academy for the commission officer in the Indian Army, Young officers Field Engineering Course at the College of Engineering, Poona, India, Management of Managers, and Total Quality courses at U of M Ann Arbor.

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
Worked for Univ of Michigan for 24 years and retired as Director of Design Construction and Utilities in 1996. Worked for over two years as Director of Design Construction for Corporate facilities at Henry Ford Health Systems Detroit. Served in the Indian Army in the Corps of Engineers. Served at the Himalayas mountain building roads , bridges. last I worked in the Bangladesh War during 1971-72. Served as Chairman of the Diversity Training and Communication Task Team at U of M Medical Center

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.
Currently, serving Novi city Planning Commission, Served in City Zoning Board, Appointed as Commissioner of City Building Authority SERVED AS COUNCILMAN IN THE NOVI CITY, Served as Trustee, Secretary and Vice President for Novi Library Board, Appointed by

Mayor Roethel in the Novi Strom water mgmt. and Flood Control committee, Governor Engler appointed me to the Board of Examinar for Michigan Quality Council Leadership Award. Governor Granholm appointed me as Commissioners to the Office of Services to the Aging and Asian Pacific American Affairs Authored a report on Multicultural Environment Univ of Michigan Hospitals AnnArbor

Describe your current and past volunteer involvement in or for the City?
Please see above my involvement as volunteer in the Novi City and State of Michigan During 1979-1980 I got involved in Soccer games as Coach and Referee for the City Parks and Recreation Dept.

What motivated you to apply to serve on City Council?
The Novi city demographic has changed a lot in the past over 30 years. The city needs more in improving the infrastructures. More funding for the Library and Senior Services. Continue helping the Award Winning Police and Fire Dept. We have good numbers of ethnic representation in the Boards/Committees. We need representation in the Council

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
Work Diligently for improving the Beck road and Ten mile roads widening project. The senior services to the higher level Encourage the Ethnic community to get involved in the City committees

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
We have an excellent administrative staff who are diligently serving the Novi community We should believe in them and let them work and complete the jobs with quality

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No, I do not see any conflict of interest

Is there anything else you would like City Council to be aware of, or know about you?
The Univ of Mich Hospitals instituted an award " RAMESH VERMA DIVERSITY AWARD" for outstanding commitments to honoring the strengths and differences amongst the community. I was the first recipient of the award Awarded " Excellence Award" by the India League of America, Michigan Awarded "Distinguished Service Award" by the Festival of India Michigan The Michigan Bangladesh community honored me with two awards

From: postmaster@muniweb.com
To: Hanson, Cortney
Subject: Application for City Council
Date: Monday, November 27, 2023 4:53:39 PM

Thank you for your interest

Name:
Maya Watson

Nickname, if preferred:

Address:

Preferred Phone Number:

E-mail:

Are you a registered voter in the City of Novi?
Yes

How long have you lived continuously in the City of Novi?
2 years, 3 months

Employed by:
Wayne State Law School

Educational Background:
Northwestern University School of Law, Master of Laws (2019) Wayne State Law School, JD (2007) Lincoln University, BA (2000)

Please describe your professional qualifications, skills and/or work experience, and how you would use these to benefit the community.
I am a native Michigander and a law professor who has had over a decade of experience practicing business law in the City of Detroit. I have a toddler who swims, took music lessons and language lessons in our neighborhood. I regularly visit the Novi library and Novi parks and I would like to serve the people of the city.

Please list any City Board or Commission, or community group(s) you are currently or have previously been active. Describe your role and how your involvement contributed to the community.

Describe your current and past volunteer involvement in or for the City?

What motivated you to apply to serve on City Council?

I aim to be in service of people.

If appointed, what do you hope to accomplish during your term? What do you hope to learn?
I hope to reflect the voices of my community, work to bring more cultural and ethnic events to the City.

What do you think the City is doing well or could be doing differently when you think about the areas of responsibility for City Council?
The City is doing an exceptional job of maintains infrastructure, such as its library, parks and trash collection. The city could have done a better job of coordinating the recent road work so that it was not occurring at one time, It could have been staged differently.

Do you foresee any conflict of interest if you were appointed to serve as a Council Member?
No

Is there anything else you would like City Council to be aware of, or know about you?
I deeply care about my community and the City of Novi.

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, DECEMBER 11, 2023 AT 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

Mayor Fischer moved Michael Lynch to the first interview under City Council Interviews. He explained that he had another commitment that evening. He noted this will give him a disadvantage of being the only person who does not hear the questions.

CM 23-12-149 Moved by Casey, seconded by Staudt; MOTION CARRIED: 6-0

To approve the Agenda as amended.

Roll call vote on CM 23-12-149
Yeas: Casey, Heintz, Smith, Staudt, Thomas, Fischer
Nays: None

PUBLIC HEARINGS: None

BOARDS AND COMMISSIONS INTERVIEWS

1. Margaret Beller - Board of Review

Margaret Beller said she was there that evening to be sworn onto the Board of Review. She said she was appointed to the Board of Review during COVID and she was never sworn in. She said she has been doing it for three years. Initially she lived at the South end of Novi on Gallway for 25 years. She said she and her husband moved to the North end on South Lake Drive. She felt she was qualified because she has lived in two different places in Novi and she has enjoyed her time on the Board of Review and she would like to continue that work.

2. Lori Burke - Board of Review

Lori Burke said she has lived in Novi for 30 years said she was applying for the Board of Review, or quite honestly wherever you thought her services would be a best fit. She said she have over 45 years in the financial services industry, so she was well qualified as far as that. She said she would love to serve the community. She mentioned you well know that her husband was on City Council and other various Boards and Commissions, so he

is well versed with what is going on and how everything works. She wanted to carry that on. She said she was retired now and wanted to give back to the City.

3. Larry Butler - Zoning Board of Appeals

Mr. Butler was not present for the interview.

4. Joe Peddiboyina - Zoning Board of Appeals

Joe Peddiboyina congratulated the newly elected and the Mayor. He said he lived in Novi for over 22 years. He noted he has been enjoying the Board of Appeals and working with the team, this is what he would like to do for the City of Novi, to volunteer more and more. He mentioned he also volunteers in his Indian community, would like to continue volunteering for the City.

5. Joseph Samona - Board of Review

Joe Samona stated he has been working as a realtor since 2012, following in the footsteps of his dad, who was a licensed real estate agent for over 30 years, with almost 20 of those years being a licensed real estate broker. Unfortunately, he passed away in June of 2023, but his legacy and passion for real estate continued to inspire him. He has been a resident of Novi since 2003 and he lived with his mother. Over the years, he developed a deep love for the community and a strong desire to see it thrive and grow. He said one thing he wanted to highlight is his understanding, which is imperative for the Borad of Review, of the importance of the difference between the state equalized value, a taxable value, and the app and the implications when they become uncapped. This knowledge and other knowledge allowed him to provide valuable insight and guidance to his clients and to the community, which can assist him here with almost 150 transactions and $50 million in sales volume, a significant portion of which has been achieved since 2020. He took great pride in being strategic and being able to help his clients and the community. He believed in fostering honest and transparent relationships, built on integrity and success outside of work. He enjoyed spending quality time with his family and friends exploring new places and exploring eateries within the City. He firmly believed that his honesty, integrity, and the strong foundation he built for his real estate business would be valuable and would be an asset to the Borad of Review. He was confident in his ability to contribute positively to the decision-making process and worked as a team member to help shape the future of our community. Thank you very much for your time.

6. Michael Thompson - Zoning Board of Appeals

Michael Thompson stated he was currently on the Zoning Board of Appeals and has been on the Zoning Board of Appeals for three years now. He mentioned he has been a resident of Novi for 18 years, he has three children in Novi Schools, two at the high school, one at the middle school. Go Wildcats. He said he has had fun the last three years on the Board. He felt that the Board led by Joe had given compassion to the residents, to the and then professionalism to the small business owners, large business owners, all the

businesses in Novi. He stated the sign variances and some of the setbacks, he has learned a lot over the last three years. He thought they have made some good decisions for both the City and the landowners that are trying to make small changes within it. He thought the Board was run professionally and he would like to be a part of it for another two years.

Mayor Fischer reminded everyone that we will not be making decisions that evening on Boards and Commissions. We will make those appointments at our next scheduled meeting on December 18, 2023.

CITY COUNCIL INTERVIEWS

Mayor Fischer announced that we will move on the City Council Interviews which was like what we just saw from a process perspective, we are going to start with a two-minute introduction from the candidates. He reminded everyone that they do have the comprehensive packet and application that everyone filled out for the City Council for the open city council position. He said feel free to use the full two minutes, but it is not necessary either. After each introduction, the City Council will then have a question-and-answer time session. He stated each Councilmember will be afforded two questions each. He explained we will go in a round robin fashion up here, not every Councilmember is obliged to use both questions. He said in the interest of respecting everybody's time if your question is like other or if you feel it has already been answered feel free to pass on either round of questioning. He stated like the Boards and Commissions, we also will not be deciding on the City Council appointment that evening. He said that agenda item will be up for discussion and vote at our next meeting on December 18, 2023.

1. Michael Lynch

Michael Lynch said hello and thanked everyone for volunteering. He knew it was thankless at times, but it is important. He said he has lived in the City for 21 years, 18 of those years he has been on the Planning Commission. He also wanted to mention that his bride of 45 years was in the audience. They raided two little girls who have become very successful, strong women, and more importantly, great moms. We have five grandkids that are hilarious and make them laugh every single day. He stated 18 years ago he stood right there in this very spot and answered the mayor's request for help. He just finished settled several judgements where apparently, his understanding is the City violated some property rights. He said the newly elected Council were trying to get their footing. He said at that interview he promised he would do two things, he promised that he would make decisions that were both legal and would provide a framework for a win-win outcome. He made that same promise that evening. He said he would do the best to answer all your questions. He requested that you judge him based on his past performance and the content of his character, which has been on full public display for the last 18 years.

Member Staudt said Mr. Lynch, you have had an unprecedented long term on the Planning Commission. He wondered if he could provide them with the best perspective

of what has occurred during the last 18 years. He stated he has only been here 16 of them, what do you see as we move forward in the future. He asked what the biggest challenge that the City is going to face is relative to development. Mr. Lynch said he hoped he would not get gasps in this room like he did the first night when he said he thought Beck Road needed to be widened to five lanes, he said the gasps were deafening. He stated that right now you have got the growth going to the west. He said Novi has been through its birth and then rapid steady growth. He said suddenly, we went to rapid growth, and we are nearing, or we are getting close to what he would consider a build out phase to the west of us. He stated if you look out there, it used to be a little snowball, which was South Lyon, Brighton, and Green Oak Township. He said he was talking about traffic and how we manage traffic right now, he said to be quite honest with you, it is our biggest problem we need to think about. He thought that in a couple years, the traffic problems right now will go away because I-96, MDOT is going to get done with their things. He thought that we needed to, he had some ideas, to manage the future growth which he thought was coming, because it affects our city. He said that is number one on his mind.

Member Smith stated that in your application he noticed that you mentioned something about the Novi brand. He asked if he could give him an example of that and how a policy that you would implement to develop the Novi brand. Mr. Lynch said first, he wanted to tell you what he thought the Novi brand and how he based his decisions on the City Council around, the Planning Commission at the top of this pyramid is safety. He said it is more than just police and fire, you know it is the infrastructure, which is the water and sewer, and the roads. Then you have on one side family friendly. He said that means that it has great schools, you have a school fail, you have a bad school, you will see less people trying to move into your city and then of course, access to quality recreations and parks. He said on the other side, he saw diversity, which Novi is good at, they are welcoming in his opinion, of all cultures, and inclusive, which means that everyone has a chance, which you can see here that evening. He mentioned they have a chance at governance, planning, and budgeting. He said that is his idea, the Novi brand. He said he forgot the question. Member Smith said that was the first part of his questions, the second question was how we implement that. Mr. Lynch said he though you are doing a pretty good job right now. He said from the Council standpoint, Planning Commission is a little bit different, but from the Council standpoint, you are faced with a million different wants for, for money in a whole bunch of different projects. E said in his professional life he has tried to do things, on Planning Commission, was to keep it simple. He said if it improves those three items, we fund it. If it doesn't, we do not fund it, simple as that. He thought that you are never going to please everybody, that is the problem. He felt that if you try to do everything for everybody, you are going to get so diluted, you will do nothing for Novi.

Member Heintz asked from Mr. Lynch's perspective, from whether it be your time on the Planning Commission or just in general, can you think of a specific example of how you can demonstrate that you can focus on the residents as a whole and what all the residents in Novi would be interested in. Mr. lynch gave an example that we were faced with, an expansion of the Island Lake community. He said the people were worried about

traffic and the destruction of the wildlife or the trees and all that stuff. He said the residents all came in and it was nice because you get to hear them, but if you listened closely, it was not about the traffic, it was not about the trees they were going to cut. The big problem was the developer had a pool that was developed for, he did not know for sure, around 850 original units, and they were afraid that with the additional 150 units, they would not have access to the pool. He said they wanted the developer to put in another bigger pool. He said his thoughts were, how about if we put more concrete around the existing pool so everybody has a chance to be at the pool. He said if you looked at the pool, hardly anybody was in it. He said everybody was sitting around it, so why don't we just add some more concrete. He told the residents to think about it, if they put those two subdivisions in, they are going to use the amenities that you are paying for. He said it wouldn't it be better to have dues paying them, a part of your association that is paying for those amenities to increase the revenue. He said if you increase the size of the decking, he thought that everybody would be happy. Fortunately, it worked out, and that was because of just listening to people. He said they came in hot, and they are upset if you cut through the emotion and just listen closely, he thought it is one of the cases where you can find a win-win outcome. He said we could talk about the Adell property, but he did not think that every good decision has a great outcome. He said that is one that haunts him to this day. He also mentioned a Denny's that was al boarded up by the Novi Mall, it was an eyesore He said if you were going coming into the Novi Mall it was the first thing you see was a boarded-up restaurant. Nobody wanted that. He said Chick-fil-A came in and they made a great presentation. He mentioned that in that zoning district, you can have drive-throughs. He looked at al the studies and all the queuing, and things they were talking about, how they are going to manage the lines and stuff. He had a feeling in his stomach that, okay, I will go along with this. He wasn't sure if it was going to be that successful with the traffic over there. He said he did not have to tell you if you have been over there, the traffic over there is probably worse than he would have liked to have seen, but at the time, based on the information we got from the professionals, that was the best decision that we could make.

Member Thomas asked what his opinion was on the importance of public engagement in the decision-making process was. Mr. Lynch replied that it was critical, on the Planning Commission he enjoyed it. He said in fact, we have got a couple of people here that evening that he sees at almost every Planning Commission meeting. He said they come in; they give them their perspective. He said their comments are normally thoughtful; he appreciated that. He said it is nice to hear from the public. He said the public normally does not show up unless it is something controversial or close to them, and they do not understand. He meant; the fact is people do not understand the rules. He said we went through those consent judgments right. He said somebody must have rolled over and went ahead and rejected somebody's property rights. He said we ended up the whole City was at risk. He said he was sure Tom would correct him if he was wrong, but the whole City is at risk if we do something to violate that. He said the trick is, how do you get to a win-win where nobody likes to see a new development going in on property, they have looked at for the last 20 years as wooded land and whatever. He said the law means people have a right to develop their property, so how do you know, what can you do in your design to mitigate that shock to the system. He said what they had done, and he

did not know if any of them had been upset with him, but he is not a big proponent of this Tree Fund. He said what he has told people, the developers, if you can plant those trees on the site tht you have to replace, he wanted to see them on the site. He said if they cannot be planted, and it is just too dense, then go ahead and put it into the Tree Fund, but it is nice to hear feedback. He enjoyed hearing the feedback. He said that sometimes social media can send out some misinformation, he was sure that Council has experienced it, and you try to settle everybody down, speak to the facts, listen to their concerns, and make the best decision that you can.

Mayor Pro Tem Casey thanked Mr. Lynch for stepping forward and being interested in seeking appointment to the City Council. She said she had very basic questions and hoped he could answer. She asked him if he could please explain to them what the role of the City Council is in managing the city, including the Council's role in things like budgeting, finance, HR, employment, city operations, etc. He believed the City Council does it all. He stated on the Planning Commission, we have one little portion of that. He thought the City Council got the whole ball of wax. He said the City Council is elected. You are the ones who the people are looking for to make good decisions on finances, and with who you hire. He said the staff that he has worked with is top-notch, Barb, top notch, he was very pleased with what he has seen in the staff. He said that is your job.

Mayor Pro Tem Casey asked for a follow up, she explained she was looking for a little more detail, so she will learn how she phrased the question. She was wondering if he could tell them his understanding of level of involvement, when she said the role, the level of involvement that a City Council/City Manager or City Councilmember has, or City Council as whole has in things like doing the budget or things like HR and employment or city operations. He said that is what he meant by you rely on staff, and the staff is very good. He understood this is not a full-time job, you rely on somebody making good objective judgements, that not only affects a small group, but it also affects 65,000 people. He said you must consider that also. He said he knew it is difficult, but you must, and he said he could give you an example on the capital. He said we have talked about this on the Capital Improvement Committee, he was very impressed. He wished he had that stuff when he was at Ford managing those projects. He thought it was very impressive. He said you can drill right down from the high-level project all the way down to how much it costs, when it is going in, it was quite impressive, and that was his experience with the City. He explained you take what staff has presented to you, debate it and you put your heads together and come up with a good decision.

Mayor Fischer mentioned that in a couple of weeks at the beginning of January, City Council will get together and do goal setting. He said if you are sitting up here with us, what is the top goal that you will propose, and lobby for. Mr. Lynch said he has not given that much thought, basically it was to focus on the brand. He said Novi has its own brand, we don't realize that, but we have a brand in Novi, safe, family friendly and diverse. He said that is our brand. He said he knew people come up with different words and paragraphs about what our brand is. He said if you cannot say it in one sentence, you do not have a brand, you got a wish list. He said from his perspective, he would probably focus on the brand and find out the thing that maybe we are a little weak in, that support

the brand, you know, and improve them He said maybe if there is some great ideas that you have about how to improve the brand do that. He said he was kind of indifferent. He said he would focus on the brand, those three elements. Mayor Fischer thanked him for his response and said he would move to the second round of questions.

Member Staudt commented that Mr. Lynch had a very thorough application, well written out. He said he has watched you for many years, so he did not have any additional questions. Thank you.

Member Smith said he had no further questions.

Member Heintz said everyone has a variety of different experiences. He was curious beyond the experience and your background that you have, what is your passion that would be related to and help you out in this role. What within City Council would you be involved with that you have a true passion for. Mr. Lynch replied that he would like to get more involved in the traffic stuff. He said he has been studying this for about five years and he has some good ideas, he just didn't have all the facts. He said you saw the background, theory constraints, and this is basically you are managing systems with, managing people, and people flow through the city. He thought there were some things we could do in our infrastructure that did not cost a lot, which is surprising, that can help to move that traffic quicker. He gave an example, a right turn lane, why we always put these right turn lanes that are this big. If we could just extend them another hundred feet, maybe 10 cars, just next time you are driving eastbound on 10 Mile Road or eastbound now on Eight Mile Road. He said just think to yourself, if there is, a right turn lane was about a hundred feet more, how much quicker would that traffic flow. He guaranteed you instead of sitting for three lights, you would sit for maybe one light, and it is just that little queue on the side. He said it does not cost you, you do not have to spend $10 million for a whole lane of concrete. He said you are talking a hundred feet. He said he was not sure of the reason for that, there must be a standard that he was unaware of. He mentioned Grand River Avenue and Wixom entrance. He has studied that you need to understand where people are trying to get going. He said that area it is going to take, since we are dealing with Wixom, the county and he was not sure if even Novi in that area, it is going to take some work, but if you want to fix the problem, fine, if you don't then traffic is going to back up all the way to I-96 like it is doing right now. He said from a passion standpoint, you can see where he was at.

Member Thomas asked Mr. Lynch to describe a time when you had to balance conflicting opinions while making a decision. Mr. Lynch said yes, just about everyone. He said a more recent one, the Island Lake one is the one that he holds that is a success story. He was sure there are a lot of other ones, where you have opinions from different people. He gave the example of an apartment building that was proposed to be put on Wixom Road south of where Target is and that is a tough decision. He personally voted against it mainly because in 2011 he did not think that that zoning use was appropriate in that zoning. He said it is impossible to sit on any commission and not have conflict, you are always going to have residents, other commissioners, their different points of view. They may disagree with people, but they are not disagreeable. He thought as a group,

the commission he is on, he was very pleased with, we are able to work together and pretty happy with there it is at He mentioned even at Ford, you want to talk about a political environment and have to coordinate different organizations, each organization has different cultures and different wants, and they are measured, their bonuses are measured on different things and trying to get them all together on a project, he spent a good part of his life doing that and have a little bit of gray hair.

Mayor Pro Tem Casey said she had a question about something he referenced in his application and wanted his perspective on it. She said Mr. Lynch referenced in his application that there are lifecycles for technologies, and you believe that cities follow something very similar. She asked him where he thought Novi was in the lifecycle that ranges from infancy to reinventing. Mr. Lynch believe Novi is nearing the end of the rapid growth phase. He said budgetarily, you need to be cognizant of that. He thought you were not going to get all this new revenue coming in. He said you are not going to have the luxury of getting more and more developments coming in, paying more and more taxes. He said you can look at each subdivision within the city, and each of them have their own lifecycle. He thought that we might want to start thinking about different areas of the city, kind of getting them where they are way past the rapid growth, they are past maturity, and we might want to think about reinvention of that part of the city. It might be subdivision by subdivision. He did not know. Mayor Pro Tem Casey thanked him for that thought.

Mayor Fischer he said the crux of his second questions had been asked already, so he was all set.

2. Brian R. Bartlett

Brian Bartlett said he has been a resident of Novi for a little over 40 years. He came to Novi, two years out of college and stayed until retirement, so he guessed he liked it here. He stated he has served on various Boards and organizations within the City. He served on one of the original groups that founded the Novi Parks Foundation. He worked on the Citizens Road Commission, worked on Walkable Novi, and he is currently serving on the Library Board. He said he is retired and has been active in several 501 c (3) in the area, the Michigan Freedom Center, which supports our veterans and our active military folks. He is also very active in his alumni association where we do provide scholarships to Northville and Novi students along with Livonia students. He said you do have to go to the University of Michigan, that is one of their requirements. He is also involved in Junior Achievement of Southeast Michigan, basically supporting several high schools and grade schools in the area of entrepreneurship, finance, personal finance, and workplace readiness, including various workshops tht introduced students to skilled trades and the opportunities that are there, giving them an alternative to college. He stated what he would like to see in Novi is essentially some of the same opportunities that he had. He said he was here as a person on a single income, and he was not sure if you could do that these days very easily coming right out of college and finding a place to live. He thought that we need to work at both the front end and the back end, both with our younger

residents and with our senior residents to be sure that were have a thriving community. With that he opened to any questions from City Council.

Member Smith thanked Mr. Bartlett for coming that evening. He mentioned Mr. Bartlett's time on the Walkable Novi, he was not sure how long ago that was, he wondered what he saw that has been accomplished since then and what remains to be done. Mr. Bartlett replied that they have made great strides, especially in some of the areas. He noted when he was on Walkable Novi, he was the only person on that committee who lived in three of the four quadrants of Novi. He lived in the Northwest; he lived in the Southeast and the Southwest. He thought tht we had made some progress in those areas. He stated there is still some work to be done, especially in some of the more rural areas where there is a lot of gaps, He thought they have done quite a bit of work. He said we also must have some concentration on snow removal, especially with this new bus system we have, which requires people to walk quite a way to the various bus stops. He was not sure if that was entirely workable. He thought that was one of the areas we needed to concentrate on.

Member Heintz asked the same questions he asked before. He wondered if he could provide an example of where you were able to set aside your own personal preferences to focus on the needs of the community. Mr. Bartlett stated we do that several times on the Library Board. He explained tht they had to reach various compromises on various issues as far as collections and a few other things where we have been very open to listening to the community. He said in fact, recently he put forward together a set of bylaws and finally got it through. He said that allows for more time for our citizens than what was in the old bylaws as far as, basically, being able to communicate with them.

Member Thomas said she would head back to the same question she had previously. She wondered what his opinion on the importance of public engagement in the decision-making process was. Mr. Bartlett said it was critical, recently the sitting Councilmembers we were here with our folks from Rethinking Libraries, we put a lot of work together putting a citizen committee together that Rethinking Libraries considered one of the best groups that we had as far as folks listening. He said they were very cognizant of inviting folks from the education community, the city council, city staff, police, and people from political interest on both sides of the aisle. He said they had a diverse committee of about 35 individuals. He stated Rethinking libraries said it was one of the most engaged communities they have ever had and that, he was the chair of the committee that put that together. He said they worked a lot of hours with the Library staff putting together lists, contacting people and getting commitments from the community.

Mayor Pro Tem Casey thanked Mr. Bartlett for stepping up that evening and showing his interest in seeking appointment to the City Council. She stated she was going to ask you the same questions she asked previously. She asked if he could explain what you see as the role of or involvement of the City Council in managing the City, including things like budget, finance, HR, employment, city operations. Mr. Bartlett stated that your role is very not unlike what we have as the Library Board, you are a director, you are someone who delegates and sets direction and corrects that direction if you find it to not be what the

people want. He thought that was basically what our role is, the same type of thing as the Library Board. He said they do not hire, they basically have one person that we do a job review of that is our director, who he should say has done a commendable job getting us through COVID and everything along the way. He thought that was basically Councils role. It is the same, or like what the Library Board has. Mayor Pro Tem Casey thanked him for his answer.

Mayor Fischer asked Mr. Bartlett if he was sitting up at the table with the City Council in a couple of weeks and we were at Goal Setting, what is your one or two concise goals that you would submit and lobby for. Mr. Bartlett thought the City must do a better job in getting support and at least putting together a means of dealing with the other government entities that ae out there. He did not think that we would get our fair share from Oakland County. He did not think we get our fair share on roads. He thought as far as the roads go; his number one priority would be Beck Road. He said we have a world class medical center sitting out there on Grand River and during major parts of the day, it is impassable to residents that are north of it or south of it. He said you can get down Grand River, but getting up and down from the south end, the number of times he has seen ambulances with their sirens going, trying to get clear a two-lane road, that is gridlocked. Mayor Fischer thanked him for his response.

Member Staudt said having been a long-term Library Board Member, there was a lot of discussion about funding and things like that during the most recent campaigns. He wondered what the most pressing issue for is the Library during the next wo to three years. Mr. Bartlett stated the most pressing issue for the Library is not unlike the most pressing issue that you have heard that this Council has heard from the Fire Chief a few weeks ago and that is the employment, the upward wage, the upward pressure on wages, and all the things that ae associated with it. He said he knew there had been a lot of confusion. He said we closed the Library this summer on Sudays, and there have been a lot of confusion about that. He said we made some kind of change to save money. He wanted to let everybody know we did not save a dime. He said we paid all our employees, were still employed, still working full-time. He said you get very little benefit from closing a building when you have a retail-oriented management accounting system, you might turn the air conditioning down, but that is it. He said because of an employee shortage, which you walk down, you down the street, you go to a restaurant, they are all telling you that there is a shortage of employees right now. He said what we did was being able to consolidate our employees into six days and at the same time, our employees who were showing signs of burnout, we were able to say during the summer, you can, we are guaranteeing you, you can go out with your families and enjoy the summer on Sundays. He said the did not have to worry about if your were on a schedule or not, and he did not know if he could take total credit for it, but right now, for the first time, we are at full employment now that is going to show, because we have always been budgeted for full employment, that is going to show on some of our results in the next year, where we hare probably going to have to dip into Fund balance. He said since COVID we have been balancing, we have been balancing the end of the year on the basis that we are not at full employment, and we are not hiring everybody. He said that is basically our problem right now.

Member Smith did not have any further questions.

Member Heintz wondered what Mr. Bartlett was passionate about if he would be able to be applied to City Council. Mr. Bartlet said his passion, especially in retirement, has been finance because he handles his own finances as far as retirement funds and so forth. He said he said a lot of work with school-aged children, with Junior Achievement, and he also had quite a bit of experience that he put on his resume. He said the first mortgage he signed up for in the city of Novi was a bargain rate of 14%, that was in the days of having double digit inflation and he thought that kind of experience and knowledge is important. He went to business school and went through all the mind blowing, accounting for inflation classes that were terrible. He did not know if they taught them as much anymore, but back in those days, 10% inflation, that was a given. He said we all assumed that that was what life was like, because we lived with it for 10 years. He said he did not know where this economy is going, the only thing he could tell you for sure about the economy is next year you are going to hear one side tell you that it is wonderful, and you are going to hear the other side tell you what is terrible and you better watch the various indices and try to determine for yourself what is true.

Member Thomas said she had a couple of thoughts, and unfortunately, we only get wo questions. She said we have a lot of people who are out here, and she appreciated the fact everyone was coming out and showing interest. She asked Mr. Bartlett what makes him the best choice to be sitting up here with us at the table. Mr. Bartlett said he believed his years of experience in Novi, he thought his living in various quadrants of the areas of this city as a resident and dealing with, everything rom well water to city water, he thought he could have more empathy towards the citizens that, because he has been in their shoes.

Mayor Pro Tem Casey said she was going to let Mr. Bartlett expand on something that you wrote in your application as well. She said he mentioned that one of the areas that you are interested in is finding a path for young adults and persons in lower income areas. She asked him if he had anu specifics that you would like to see addressed. Mr. Bartlett said we have various areas in the City especially we have put through a public transit system, and he had a question to whether Oakland County really looked at our needs. He said we have mobile home communities, we have manufactured home communities where a lot of our lower income would probably be, our lowest income citizens live. He said after watching their various videos he has a clear understanding about the importance of that system to people outside of Novi, but if you are living along Napier Road in one of those manufactured home communities, you have a good distance, a walk, sizable walking distance, especially in the winter to get to a bus stop. He said if you live in a mobile home community on 13 Mile, our cheapest apartments in this city, are all on the northern border. He thought Westgate and he thought a neighborhood called Waterview Farms. He said he did live there, so he did not know, but he thought those two residents may be our only residents still under a thousand dollars a month and they have no access to public transit. He said in fact, if they lived across the street in Walled

Lake, they could arrange for a trip for $2.00, but their address is Novi. He said those are the types of things he thought we should fight for and should look at.

Mayor Fischer said he did not have a second-round question for Mr. Bartlett.

Member Staudt said he did not have any additional questions for Mr. Bartlett.

Mayor Fischer thanked Mr. Bartlett for coming that evening before us, we appreciate it.

3. Brian Coward

Brian Coward thanked the Mayor and City Council for inviting him out that evening to interview for the City Council. He said he has been a Novi resident for 32 years. He has been married for 20 years and has two wonderful young adults in college, one at Eastern Michigan, and one at the University of Central Lancaster in the UK. He said he has been an engineer his whole life, 36 years in engineering in automotive engineering, helping to build the cars and trucks that hopefully everybody drives. He said he has a bachelor's from Michigan State University and an MBS from Eastern as well. He said for 22 years he has been both the treasurer and secretary of his lodges. He stated as far as charity is concerned; they volunteer twice a year at the Hospitality House in Commerce. He thought that he would bring integrity, thoroughness, and independence. He said he was not affiliated with any party. He came to Novi a while back from Allen Park, Downriver and came to Novi because of the diversity, the school system, the parks, and recreations that are provided here, outstanding compared to many other cities. He said the only reason he was volunteering for this is because he knew it is a short-term position. He said he had no further ambition to go on, just to fill this position until someone can be duly elected.

Member Heintz said so there might be no surprises here, he would start with the same question. He asked if Mr. Coward could provide an example of where he could set aside his personal needs and interests to identify the needs and interests of a larger entity, in this case, at a city level or any other experiences you might have had. Mr. Coward stated he hasn't been in the public sector at al. He has only been in the private sector as an engineer, but there are in the private sector that are the same issues that come up in the public sector. He said people have wants, people have needs, how do you manage both of those things. He said both money and personal interests and career goals and things like that. He said there are a lot of similarities between the two and he thought that is what he could bring because he was a problem solver at work, and he thought he would be a problem solver here.

Member Thomas asked Mr. Coward what his opinion of the importance of public engagement and the decision-making process. Mr. Coward said it was necessary. He stated the people are who we all serve, even in the private sector, if we do not know what they want, then we just go around muddling amongst ourselves and say, well, let's try this. He said when you listen to the community and you listen to the people it gives you a sense of who's there and why are they there, and what other people have similar

interests. He said an issue comes up and you will get 10 people that are really interested in it, and maybe the rest of the community says, yeah, we don't really care. He said listening, if you do not listen to them to again with, then you do not have any clue as to what is going on as far as meeting their needs.

Mayor Pro Tem Casey said she was going to aske him the same question that she started with, and that might be a trend that people are picking up on, but can you explain to us how you see the role of City Council or the involvement level the City Council has in managing the city in things like areas such as budgeting, finance, HR, city operations etc. He said several people have already said that is what Council does, and it is true. He said that is what the council does. He thought the Council provides much more than just that. He thought they provided, as one gentleman said, the brand of the community. He said it also provides interactions between other cities, other communities, and how all the communities can be uplifted with some single idea. He thought Novi was a great example of this. He said Novi and Northville have the best school systems in the state and that is not by accident. He said that is because people have really interested in raising our level of education and information for people.

Mayor Fischer asked Mr. Coward is he was sitting up here with us in a couple weeks for goal setting, he asked him to give us one of two key goals tht you would submit and lobby for. Mr. Coward said Parks and Recreation was one of his favorites. He said the Parks and Recreation in Novi are fantastic compared to many other cities. He said he was an international traveler, so he has compared it to other cities internationally and Novi is really up there. He said we have the sports that we need, we have the recreation we need, we have the parks, the trees, the walkways, the dog runs, and things like that. He said if we let that go fallow, we will be doing ourselves a great disservice, because other communities look at us and say, I really like the parks.

Member Staudt asked Mr. Coward if he could go back 32 years and look at Novi and wave a magic wand and make a bunch of changes based on what you know now, what would they have been. Mr. Coward said he would make it more of a foot community. He said the traffic runs right through the center of the city, runs north, south, east, west, and when that pavement must be repaired or something like that the city comes to a standstill. He said he just came back from England and their communities are set up individually with foot traffic. He said the foot traffic reaches all the shops, and then you have the train traffic and the bus traffic on the outside of it and people walk places and it builds for a healthy community. He thought 32 years ago, he would have done a different downtown. Member Staudt said as a guy who started on the Parks and Recreation Commission and got to City Council because he wanted to fix some things he appreciated his comments about that.

Member Smith said with regard, in your application, you mentioned consensus building, he asked if he could give an example of how you have done that in the past and how you would bring that to Council. Mr. Coward said in the private sector, he could only give you that example. He said they have several different activities that go on, we have finance, we have quality, we have engineering, we have all sorts of different activities,

and everyone is trying to get their thing in first. He stated if we supply everybody's wishes, cars would be a million dollars, and it would be impossible. He said you must have someone that goes into every meeting and says, "I want to do this", we have to have these outcomes, and that is the kind of position he has been in as a product engineer for his entire career. He stated people bark, people come in, they have other agendas, and, in the end, you must put a product on the road, the most economical, compromised if you can. He said you do have people that are passionate about their activity, for whatever reason, either they want to move up in the company of they want to whatever reason, you have to work with them individually, as well as in a group and make sure that everyone follows the same rules of conduct and then you come up with an output and you have to do it very quickly.

Member Heintz said he had no further questions.

Member Thomas said she will go back to the question of why you with all the people applying for this opening, what makes you the best choice. Mr. Coward commented that is what his wife asked him before he came here. Why would you want to do this? He said he is project driven, he saw the appointment as a certain project timeline and what he can put forth in that timeline, he had some qualities that he though would be helpful business qualities, consensus qualities, and he thought he would be a good candidate because he had no expectation of what follows the appointment ends. He said he did not have any further ambitions and would just serve the community in this one short time frame.

Mayor Pro Tem Casey said her question for him is if in your project lens, what city services do you think are absent, unnecessary or need improvement and how might you work to try to solve them. Mr. Coward said he mentioned previously that he just came back from Europe and the bus system is fantastic. They have what you can get from one city to another city just by picking up the phone calling an Uber and they are reliable, they are quick, they are safe, and he thought he was no sure a bus system would serve our community the best, but he did think that we must reinvent traffic here.

Mayor Fischer thanked him; he was all set with his questioning.

Member Staudt thanked him, said he did not have any additional questions, but he did have one comment for him. He said we have a one, maybe two-year project with a million sub projects under it, we are always involved in having somebody who is goal oriented and also has a focus on starting projects and finishing is important though.

Member Smith said he did not have any further questions.

4. Serge Delinois

Serge Delinois said he has been a resident of Novi for 20 years, enjoyed it, and has no intention of leaving. He said this is an almost perfect city. He said in that time, he has engaged in the community by becoming a Novi Ambassador and he the Novi

Ambassador Program and found out even more how much he liked the City. He learned about the City and how they use metrics to qualify and quantify all of what they do, you realize that his is a really professional organization and he was proud to be part of it. He said he was also the president of the North Haven Woods HOA, the Homeowners Association. He stated that, he has taken a much smaller version of your work taking the to balance the needs of the community to the community as a whole and having liberty, but everything working in order. He said he currently works as a consultant for the US Department of Energy, and he has been there for 15 years. He said before tht he worked for other federal agencies and defense contractors in the past and in his employment with them. He has been specializing it in information technology, and information security for those departments. He felt like what is going on with cities, and they are getting ransomed and getting hacked, and all these things that are happening to cities, he felt like his skill set would enhance everybody else's skill set with his experience there. He commented tht his experience would benefit the Council and furthermore, he knew it is tough situation that the Council is in right now trying to pick a council member this, this should really be elected. He said he realized that he did not run for re-election, he wanted to serve out this term, and do his part.

Member Thomas asked him what his opinion of the importance of public engagement in the decision-making process. Mr. Delinois said it all begins and ends with the public. He said we serve the public and we must know what they want; it is our mission to carry out their vision. He said if we do not start with the public, we will just do busy work.

Mayor Pro Tem Casey said her first question for him was to have him explain to us what the role of City Council is or what level of involvement the City Council should have in managing the City. Mr. Delinois said the City Council should take the opinion of the people of Novi and then turn that into a vision. He said then we take that vision and to the little bits and pieces that it takes to get to that vision.

Mayor Fischer asked Mr. Delinois if he were sitting up here with Council in a couple weeks for goal setting, what would be his one or two concise goals that he would submit and lobby for? Mr. Delinois stated that working for the US Department of Energy, he has learned what is available and we have so many options to save money and save the environment at the same time, and not even for environmental reasons, but for cost-cutting reasons. If we push the investment of solar panels and electric cars for our city, it will enhance the city, it will give us positive light in the public and save us money which is a win-win.

Member Staudt said he was going to expand a little bit on one of his previous questions. He said you mentioned that you would help guide Novi int the future. He asked Mr. Delinois to give him an example, outside of what you talked about just now with energy and solar and vehicles. What would you do to help us guide us into the future. Mr. Delinois said he would take a leap of faith and other communities have done it, and there is documentation that, for example, changing to electric vehicles, saving tons of money on fuel and maintenance, that is just one thing. He said if we started making those small choices, putting solar panels on top of buildings, and running electric cars, that would

make a little bit of a difference, but you add them all up together then it becomes a big difference.

Member Smith said he thought he would probably know the answer to his question already from your introduction. He wondered what the part of the city that captured his interest when you went through the Ambassador Academy, and would like to get into further. Mr. Delinois said the one that captured his interest and narrow saw it coming was sanitation. He said what they do is you never hear about it, it happens, and they are the unsung hero, then you never hear about what he would want to be interested in modernizing the infrastructure for the police, fire communications, the website, all those technology things. Those are where he felt like he would add a lot of value. Member Smith thanked him for his answers, he totally agreed on sanitation, that blew him away also, how much stuff is underground.

Member Heintz said he was going to deviate, follow that one up. He said you caught his ear when using the term almost perfect city, he was curious if you could expand upon that. He wondered why he chose those words, what makes it almost perfect. Mr. Delinois said he grew up in Florida down in Miami. He said one of the things they never had living in suburban Miami was the openness, the trees, the planning for trees, like when we bought our house in our community 20 years ago, the City forced us to plant trees and had us put the tree line behind us. He said there was a lot of forethought and where the water was going to drain. He said that is one of the wonderful things about Novi, because they thin ahead. He said sometimes you hear people say, look , there is a sidewalk that goes to nowhere, he said no, they are thinking ahead, sooner or later that is going to connect to the next sidewalk and to the next sidewalk and there will be a sidewalk that goes all the way down the street, he said in sport thinking, that makes Novi almost perfect.

Member Thomas said she would go back to her questions, why are you the right person to be up here with Council. Mr. Delinois replied that he did not have any ambitions, he had a skill set that he thought was useful and that he could benefit the City that he had been living in, it was just a way of giving back.

Mayor Pro Tem Casey asked Mr. Delinois if he could describe a time for us when you had to tell someone an answer they did not want to hear. She wondered what the situation was, what action he took and what their response was. Mr. Delinois commented that he had a boss that used to tell him that he always said no to everything, and he replied, well, if it is a bad idea, he is going to say o. He said one time he came up with something that was a really good idea, and he was shocked, and they had a whole different relationship. He thought that you must be honest, you have to say what you think without feeling like there is going to be reciprocal action taken against you He said you have to have an environment that lets you speak because nobody has all the right answers.

Mayor Fischer said he was all set with his questions.

Member Staudt said he was all set also.

Member Smith said he as all set.

5. Priya Gurumurthy

Priya Gurumurthy said she was a dedicated community advocate, Global Director of IT of Yanfeng International and a proud resident of the City of Novi. She said she had over a decade of experience in public service both in the City of Holland, as well as the City of Novi. She was able to serve the community being on several City governing bodies, supporting education, history, International Festival, to the Library, as well as the Youth Assistance. She said her journey in Novi began as an ambassador. She said that is when she realized she had a greater understanding and appreciation for how the City of Novi works for its citizens. Since then, she has been able to serve on the Novi Housing and Community Development Advisory Committee, Novie Public Board as a trustee and the Youth Assistance as a secretary as well as the vice chair right now. She said one of her favorite highlights she had was being part of the strategic planning process for the Novi Public Library, where she was there from the beginning, from vendor selection through aligning on the focus areas right now. She commented that as a City Councilmember, her vision is to create a more inclusive, prosperous as well as a vibrant community. She planned to focus on improving optimization for road construction, expanding affordable housing, fostering a senior friendly community, cultivating environmental stewardship as well as promoting STEM in this community. She said what sets her apart is the proven tract record and leadership, negotiation, strategic planning as well as the board experience from a different city in Michigan. She was known for her ability to bring people together, in fact, across the globe, and build trust to overcome the differences through a data driven approach, achieving common goals. She said in closing, she was deeply committed to serving our city and looked forward to the possibility of working together for a better future for all our residents. She closed with a quote by Mahatma Gandhi, "Be the change that you wish to see in the world."

Mayor Pro Tem Casey said she would start with her basic first question. She asked Ms. Gurumurthy if she could explain to us the role of City Council or the involvement that City Council should have in managing the city. Ms. Gurumurthy said first, she thought that the City Council is kind of a bridge or liaison between the community as well as the city. She felt that City Council should understand all the details behind the different governing bodies and how the city performs all the action, but also create a framework based on community feedback and insights, and then framework and guidance for the city and staff to set goals and perform and execute for the goals.

Mayor Fischer commented that Ms. Gurumurthy mentioned quite a few great goals in your introduction. He asked if she were up her with Council in a couple of weeks, what would be one or two that you would home in-on as far as goal setting, submission and lobbying other members. Ms. Gurumurthy said she was assuming that the optimization for road construction is already going to be a part of it. She said what she was going to lobby for would be fostering a senior friendly community because she thought that we have a lot of seniors and there are a lot of opportunities to bring them together and most importantly, having them inspire the younger generation and share the history of Novi.

Secondly, she said she was passionate about environmental stewardship, preserving and working towards sustainability goals. She said that would be another one that she would work towards.

Member Staudt commented that she had the most comprehensive questionnaire of anybody that evening. He said one of the things that reading through it is exactly how do you feel about the role of public safety and the priority it provides to a city like the City of Novi. Ms. Gurumurthy said first, she wanted to start by saying, that when she said she was the proud resident, she felt that Novi is a very, very safe community, which she was very proud of. She believed public safety is something that across the community they must feel very safe in terms of all aspects, whether it is working during the night, being part of any event, they should feel safe. She thought it is very important for the City Council to be able to create that space, a safe space, working with the City, working with the staff, even understanding the community if there are any gaps in terms of safety. She said that is what she would think, first of all understand the gaps, but then also work with the city and staff to be able to create that safe environment, it there are any gaps.

Member Smith said his question relates to what you did and how it is always interesting to compare how different communities or different organizations try to get to the same goal of serving the residents. He asked if she could expand a little on what you did in Holland, and possibly what you could bring to Novi from that experience. Ms. Gurumurthy felt that was one of her strengths as a candidate and being part of several boards in Holland. She said one of the things that we always talked about was, how do we preserve the Dutch history, even though we are doing a lot of several events across the city, whether it is being part of the Tulip Time Board, Ready for School Board, or being part of the Holland Museum. She said when she thought about being on a committee, when Holland Museum, what we did was we were able to bring the people together for a fundraising event, but at the same time, share the history, we did trivia of the history of the heartland, and fundraise. She thought that was one of the important things that she had learned. Second, she would say economic development. Whenever she was on the Tulip Time Board, or part of the committee that organized the first International Festival, it was all about looking at the numbers and being able to see how we could foster the economic growth within the city, support local businesses, and most importantly, bring people from outside the city, to our city, Holland. She said that is what they did, through different events, again, as with part of the Tulip Time Festival, or the International Festival, and then one of the things she thought was with respect to the environmental stewardship, we always talked about, you know, she gained a lot of insights, in terms of environmental initiative where we were doing in terms of protecting Lake Macatawa, or Lake Michigan, or even the local parks. She said those are the things that she will be able to bring, as a City Councilmember.

Member Heintz mentioned she was interested in sustainability and that connected with his first question. He said with tht situation, or in general, if there is a situation where there is a personal interest, and whether it be an interest, somebody is proposing some development, or whatever the case is, when you have a vested interest or value, how do you balance that with the interest of the community, your personal values, balance

with the residents as a whole of the City of Novi. Ms. Gurumurthy said that is something that she thought as a community member, everyone must keep, for example, if she was on a board, she was a woman of color, she was from the Indian origin also, she knew she had to represent, but at the same time, she could not be biased. She said that is something she always has in her mind, tht she needs to represent. She stated that she also must wear the shoes of each community member and do the right thing and use date for driving the decisions that anything else. She noted that is what she normally does in terms of looking at it from a bigger perspective, and across the perspectives versus just like one narrow mindset.

Member Thomas asked if she could give her opinion on the importance of public engagement in the decision-making process, whether it is professionally or even within the family or for members and/or within the community. Ms. Gurumurthy thought it was extremely important to get public engagement in decision making. She stressed here that number one, being able to create those opportunities or forums, to gather proper employee feedback and engagement is crucial, whether it is surveys, or listening sessions, whether it is open forums, you must do that, so you get that information. Secondly, you cannot just get the info, you also take the data so you can be able to analyze that information, and then be able to share why we are doing t, how the engagement drove your decision making, those are the most important things on top of getting the engagement from the community as well, she will stress including the community for all decision making.

Mayor Pro Tem Casey said Ms. Gurumurthy mentioned in her application, that we have some challenges with home affordability. She asked what she thought the Council could do or the City can do related to making housing more affordable for residents and people who want to move into the City. Ms. Gurumurthy replied, as a person who moved into the City, and again, she did not have a lot of time to go and find, but one of the things, when she thought about it, she was thinking about, first of all, it is not an easy solution. She thought what we need to do is we need to have a systematic approach. She commented that when you take housing, there are so many different variables that go into housing. We need to see how we can come up with and balance of cost, but not compromising on the benefits of housing. We need to do that, in fact, getting community feedback and insights as well, and determining how we can come up with some affordable housing. She didn't think there was one quick solution. She believed we needed to take a systematic approach, in fact, list all the different variable that you know, basically contribute to a housing, and then look at which ones we can compromise your balance to provide affordable housing and be able to be open and transparent and sharing on why we did that, and how we did that.

Mayor Fischer said he had no further questions.

Member Staudt commented that she did a very comprehensive application and a lot of good information in there, he appreciated you taking the time to do that.

Member Smith said he had one more question regarding a much talked about subject, goal setting. He asked Ms. Gurumurthy how she would arrive at what the goals need to be and how do you measure progress towards reaching the conclusion of those goals. Ms. Gurumurthy said that is something she really loved talking about also. She said at work almost every time we talk about projects or goal setting for a year. She said what she talked to her business customers is that you must first start with a problem. She said first, we need to get community insights and feedback, identify all the problems or opportunities, and then be able to set the goals She noted before setting the goals, she said what we do is her vision has always been able to create a roadmap for a function. So, for example, in the next three to five years, what are the high-level roadmaps that you want to go after, and within the roadmap, you have road construction one year or second year, then you want to just list your goals. She stated even with listing goals, you want to clearly specify your targets, or measurable like success criteria is what they do and measurable targets, because you do not want to just set the goals and then just leave it for three years. She said every year, you want to evaluate two things. The first thing is, are you progressing, as you said, for example, carbon, you know, whether you are saying for sustainability goals, you want to reduce the consumption of water, then you say you want to reduce a 10% across Novi, then you want to be in two years, then you want to be able to measure in the first year. Are you moving forward or are you stuck. So, the first thing you want to measure is your progress, Second, you want to do is evaluate your roadmap as well as your goals every year. She said she was not saying it is going to change, but you want to make sure through community engagement, or what you are hearing are your priorities are still the same. She said do you want to do that analysis and make sure you are sill moving in the same track, same roadmap, same set of goals. She said basically the measurement and the KPIs are key for success. She stated that is basically what she would like you to know, like proposing terms of goas and setting goals framework, but the key important thing is working with City staff, identifying problems, setting the framework, and working with them and guiding them to execute is the key. Member Smith thanked her for her response.

Member Heintz asked why she noted earlier that one of your favorite activities was strategic planning with the Library, but you just answered that there, your enjoyment of the strategic planning and just the ways of implementing that.

Member Thomas thanked Ms. Gurumurthy for having given them so much information, she said she felt like she knew her, so she did not have any further questions.

Member Fischer echoed those sentiments. He said it was clearly the most comprehensive application and thanked Ms. Gurumurthy for all the details and the effort she put into it and thanked Ms. Gurumurthy for coming out that evening to the interview.

6. Mihran Kochyan

Mihran Kochyan thanked the Mayor and the City Council. He thanked everyone for allowing them all to participate in this. He said he has been a Novi resident for over 40 years now and has been married 37 years of negotiating. He said he has been a project

manager in various forms all the way from the private sector in the automotive industry in the healthcare industry, mostly with information technology. He said one day in 2007, he saw three black cars pulled in front of his house and did not know who they were. Apparently, he was drafted by the federal government to be one of the leading experts on cyber technology, and cyber warfare. He said he was drafted by the federal government to serve in the intel community, he could not talk too much about that, but he did know that this is not a violation of the Hatch Act. He said after serving in the federal government, for all those years, he met a variety of people all the way from the Congress, our representatives, to some Senate members, and even the Vice President and our current president as well, having served under four different presidents. He stated one thing he did note was his ability to plan and the government does not always look like that, but yes, we do plan, we did plan at that time. He said he liked to decompose things greatly by saying, take a complex issue, break it down, break it down, break it down until we can manage it, and that is what you manage. That is what you drive. He thought a prior candidate said keep going on that path, keep going, but then use the things on the side of your head, listen, to make sure that path is still valid.

Mayor Fischer asked Mr. Kochyan if he was sitting up here with the Council in a few weeks, what would his number one or number two goals tht you would lobby for. Mr. Kochyan said one of the goals would be 21% of our population senior citizens. How do we best represent those citizens like his neighbors, a senior citizen, and he noticed her snow, it blocked her driveway. She had to pay for a snow service to clear her driveway then the plow came and left about three and a half feet tall wall full of snow that she could not remove. He said Lord forbid, if there was a needed medical service, if she needed an ambulance. He said by the time we called the truck back out; it could have been too late. He said he would look at our snow service and understand how that works and if we can do a little better job, making sure we do not block people in when possible. Secondly, he had a vision for our youth to get involved with the seniors. He said we have a great deal of youth in Novi that are technically competent, and we have got a senior citizen base that wants communication. He thought, what better way to get them involved with setting up emails, getting and email server, setting that up for our senior citizens, consulting with those senior citizens and helping them use every service available to the city electronically, so they could benefit in the long run. He said he had a third goal, and that would be project management. He said we are not teaching or kids project management that well. He thought about it, go to a ninth grader, and say, "What are your plans for college". How much have you saved? How much have you taken? Have you taken the core curriculum? He said what you are doing, imagine sitting with them, and drawing out an entire project plan for them, and say look, this month, you will be doing this this semester, you will be studying this month, you are saving X number of dollars, that is going to get you closer to this goal. He said through using project management techniques, through using predictive analytics, data analytics will be able to help these students in the long run. He said he bets a lot of our senior citizens already have this ability they can help the students with.

Member Staudt mentioned Mr. Kochyon had an extraordinary skill set, much of it is probably not even listed here. How would you see using that in and transferring your

knowledge and skills to our City staff and the vendors that we work with without basically taking over the project and doing it yourself. Mr. Kochyon said he looked at himself more as a consultant, giving direction to them, and making sure they stayed on the path of the plan that we all laid forward. He said he was not going to hack their computers, but what we will do instead is work with them to help the planning phase, if he builds the plan, even if we go to the vendor, if he builds a plan for them to do something during the project, it is his plan. He wanted to work with the vendors and build the plans together. He said therefore, we both succeed or fail at the same time. He said we will try to manage that as best we could. He said he did not know if he answered the question. Member Staudt said, probably not, but it is a tough one. He said he has interviewed quite a few people who have had an intelligence background, and you guys really are smart, but it is tough to transfer that knowledge to your underlings. Thank you. Mr. Kochyon said currently he is consulting Blue Cross, Blue Shield, giving them cyber technology and protection, and consulting on how they can best work their network. He said he is not doing the work, he is sitting back and directing them and helping them.

Member Smith stated that in his application you had said improving communications with residents would be one of the things you would want to focus on. He asked him where he saw we could improve on that, or what are we doing? Mr. Kochyon said he loved the Novi News; he thought it was a great paper. He said it has our community in there. He thought forums like this are another communication means. He thought email distribution to our residents would even help our website to keep that current with the current developments in the City, just making sure we are on top of absolutely everything that is going on to the city and being transparent. He said that is really where he was going with that.

Member Heintz wondered what passion of his would be able to help you be successful on a position like this. Mr. Kochyon replied that his passion is project management and technology. He thought his ability to bring people together, build strong, cohesive teams, and work together would be his strength and would help him as a Councilmember.

Member Thomas asked Mr. Kochyon his opinion on the importance of public engagement and the decision-making process. Mr. Kochyon said he wanted to take this back to private sector as well, the greatest tool we have as leaders are the things of the sides of our heads, our ears, listening to what the people truly want and need, determining what they need from what they said they want, working with them. Once again, engaging in dialogue more and more to dictate what those plans must be. He thought that was the greatest thing we could do.

Mayor Pro Tem Casey asked Mr. Kochyon if he could explain to the Council the role of the City Council, or the involvement City Council should have in which the city operates. He looked at it as Council providing direction. He said we are representatives of the people. He said that is the people that put us here. He said when he was walking through to Congress to do his first presentation, Leon Panetta looked at him and said, who pays you? Remember, it is Congress. He said he turned and said, no, it is taxpayer dollars, it is the people. He said he would like to bring forward and say, okay, let's use the years, let's

listen to the people, as best represent them and then let's get direction to our programs. Let's build our plans to drive what they truly need.

Mayor Fischer said he was all set in his second round, he had no further questions.

Member Staudt thanked him very much; you have a phenomenal background.

Member Smith said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey said she was not going to let him off the hook that easily. She asked Mr. Kochyon if he could share some of his thoughts on what city services are absent, unnecessary or need improvement, and how you might work to solve some of those with us. Mr. Kochyon said he talked about transportation already, so he chose something different. He would like to see more engagement between the seniors and the youth and try to bring them together. He said you have this wealth of knowledge that could be imparted on the youth, and vice versa. He explained it as knowledge sharing sessions that we should be doing to try to benefit both sides.

7. George Kortlandt

George Kortlandt thanked the Mayor, Mayor Pro Tem, Councilmembers, and Administration. He thanked them for giving all the candidates the opportunity to be there that evening to speak to you to explain our own thoughts. He said he would like to forego his opening statement; you have his application. He said he filled it out the best that he could. He said he would like to take questions from you, a lot of them. He understood you are limiting it to two per person, but he wanted to make one brief comment beforehand. He said there is an 800-pound gorilla in the room and that is the fact that his Council may be looking at things in a sense of our versus theirs. He asked which side is this person on presenting to us that evening. He said he would like to tell you that in the nearly 22 years that he got to serve you and many other people in our Novi community as a school board member, never will you find a decision he made that was one that could be called political. He said yes, there are terms of politics that people use, but never in the classic sense. He said with that, he opened it up for questions, if he may.

Member Staudt mentioned that Mr. Kortlandt has spent a long time on the school board, you had an aborted period where you basically went a few years where you had an opportunity to reconsider running again, what cause you to get back int it at the point, and why are you even considering coming over to the City Council at this point. Mr. Kortlandt said the term with the Novi Community School District was a successful one and he accomplished pretty much everything he wanted too there. He said as you know, it is ranked the number one district in the state, he was very proud of that. He said it was done in partnership with the City of Novi. He said you and I have spoken on numerous occasions about joint efforts between the city and the school district, and we have been very successful and accomplishing many of those. He said the corner park, Fuerst Park,

that was originally the Fuerst property of the sisters owned by the school district, and we negotiated a deal together. Most recently there was a deal that took the property called the Bosco properties, and that became city property by trade with the school district. He said he was not on board at that time. He said the reason that he fells that Novi is a place to attract him in this type of position is that he felt he had skill sets that are well suited for this He said many of the things tht we do as a City Council are identical, if not pretty much to those that the school board does. He said there would be questions that evening, he knew he had heard them before, asking him things about the relationship, but that he would say there are opportunities here that he can afford the city a chance to deal with him in those areas. He said hopefully he can help move things forward here and with the Council and the Mayor.

Member Smith mentioned one of the things you said in your application tht you are interested in doing was reviewing the relationship between the city and the developers and contractors. He asked Mr. Kortlandt to expand on that. He was not sure he knew what that meant. Mr. Kortlandt explained going back a good number of years, the city had a poor relationship with developers and contractors. He personally has had experience with contractors who said they really did not want to do his project because they did not want to be involved with trying to get permits from the city of Novi, you will have to do it on your own. He said that struck him as odd, and he knew tht we have made major advances in that relationship with those types of people. He stated recently, on a radio program, that is well broadcast on WJR on Sunday mornings, the gentleman who ran that program deals with the construction, the development phases, and they were speaking laughingly about their relationship with Novi. He was surprised to hear that, he thought, if that is going on that publicly on a radio station of that type, then perhaps we should be investigating that a bit. He said he was not condemning any group, not damning them, but wanting to improve things.

Member Heintz wondered how him go about a situation when you have a strong belief or value or perspective or opinion, when it differs compared to the rest of the city, the residents of Novi, how do you balance your interest when they might be different than the majority of no votes. Mr. Kortlandt said if his opinion is different from the majority of Novi, he would have to understand that as a Councilmember he was part of a representative form of government and therefore he was to represent the public and they got to vote for him. He said they know this is obviously an appointment case, but normally, they get to vote for us and tell us no, we do not agree with you, you are gone. We voted against you. He said that is a legitimate way that they must respond to a councilmember not representing them. He said now, do does he think it has to come to that? Of course not. He said there can be compromise many times on the board of education. The votes would be 7-0. Unanimous, but there were times when they were 6-1 and he might be the one that was the odd one out. He said that is okay to be the one that loses in a vote, it isn't the end of the world. It is not something that means you are not doing your job; you are representing what you think is correct. He stated sometimes you must represent the minorities in the group to not just the majorities. He said that is one of the things that people look at and say, well, representative form of government is not a democracy, but in a democracy, democracy, excuse me, has some flaws. He said the

fact tht if every vote is to be taken and you will have to go with the will of the majority, soon you are minorities are not getting what they should be getting.

Member Thomas felt like you have probably had a significant amount of experience with having people public engagement, where people come to you, and they want you to know how they feel. She said the question she has been asking she felt he could answer it quite well tht you have a lot of experience with it, what is your opinion of the importance of that public engagement in that decision making process. Mr. Kortland said one of the things that he has with his experience is something that you can look back on and see how he actually did not just what he was saying he will do, he believed that it is very important to get the input from the public He believed it is so important that we have the state law, the Open Meetings Act, that actually requires public comment sections in these meetings. He said that is sort of the minimum. He said what he did was in the school district situation, he would attend 250 to 300 events throughout the district in the course of the year, and he did that for several reasons. He said he thoroughly enjoyed and was just tickled to watch our students perform at their best, and the second, maybe a little more important, e was able to talk with the people in the community by being out there with them and find out what sort of things they were thinking about and wanting to have done.

Mayor Pro Tem Casey said she would not ask her first question because you pretty much answered it already, which was great, thank you for that. She stated she was going to give him the floor for a minute and ask him if he would expand on a comment that he made in his application, which was that he wanted to improve the well being of our underserved communities of elderly, disabled, and those who are current or past military. She wondered what ideas he had, what would he do? What aren't we doing? Mr. Kortlandt explained one of the things he did not want to make the mistake of that evening was trying to come up with wonderful solutions to problems that you folks may look at and say, yeah, that is not our concern at all. He did not want to impose those on there, but the reason that he looked at those areas, the underserved, is that he was aware of problems. The underserved he was talking about is number one, those who are elderly. He said he may be classified in that group, and he has come to know some of the problems a little more specifically, because of his current age. He said he would like to see what we can do working with the elderly. He was not aware of all the solutions, perhaps he was not aware of all the problems either. He thought that is where he thought he could be a member of the Council who puts things forward to discuss, maybe have research done by the Administration, if we would care to have it done.

Mayor Fischer asked Mr. Kortlandt if he was so fortunate to sit up at this table, in a few weeks for goal setting, what would be your top one or two goals that you would propose. Mr. Kortlandt replied, his top goal, not one that he would propose to everyone, but his goal is to learn as much as he could in very short order to be a productive council member. He understood there are a lot of things that you folks have been doing over the years, some might call them behind the scenes, still being transparent. He thought those are things that we all could get together to work on to accomplish together. He mentioned the area of the underserved. He explained that when he talks about the

underserved, he will talk about the senior citizens, those who are disabled, both physically and mentally, and our military, our current serving as well as retired. He said he would like to see what sort of things a city like Novi, the shining light on the hill can accomplish for those folks. He said perhaps there is not an area, but he did know right now, talking about those who may be mentally challenged that our school district is being challenged severely in that area, trying to present the solutions to problems that our students have. He said they need more funding. He wondered if there if there are areas that the City could be involved with also, whether it be in funding, whether it be in activities, not knowing the solution yet.

Member Staudt said over the years, you and I have talked a lot and frequently disagreed on a lot of issues. He said a lot times we agree on things. He said one of the things that he asked an earlier applicant was the importance of public safety, as it relates to the city and the role of the City Council to provide public safety. He wondered where he saw it on priorities for the City Council. Mr. Kortlandt said on the priority list, it must be if not the number one, it was pretty darn close to it. He believed both fire and police are the critical areas that people depend on, they cannot provide it themselves, they need someone to do that for them. He said the city is tasked with doing that, so he would say number one priority.

Mr. Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey felt like she should ask him a further question, but she did not have one, Mr. Kortlandt you were very thorough in your answers in your application. Thank you very much. Mr. Kortlandt thought she was going to ask him what he thought the role of the City Council was. Mayor Pro Tem Casey said she would give him the opportunity to explain. Mr. Kortlandt said one of the big problems he saw with members coming on the Board of Education was they would come on and think that they had a particular power, or right to do certain things. He believed the biggest thought to get across those individuals and council members as well is you are one of a collective seven, you each get a voice, you each get a vote, but together it is the unified vote that really matters. He said once that vote is taken, he may have been the sixth one person that went along with what the function was then what to do. He said we do not get to act independently, we do not get to have our own ideas taken care of, it is the group.

8. Stefanie Loring-Boritzki (absent)

9. Aaron Martinez

Aaron Martinez said he was happy to be before Council tonight as an applicant for the open seat on city council. He didn't believe he was a stranger to most of the members up there. But he did hope to use this opportunity to sort of reintroduce himself. He wears

many hats in his life. First and foremost, as a husband and a dad. He and his wife April live here in their hometown where they are raising their son August who turns four months in just a few weeks. He is an attorney by day practicing based in Southfield but working all across the state of Michigan. This past year, he was given the rare honor of being appointed as one of the youngest Special Assistant attorneys general in the state's history. He was before Council tonight as a friend and as a volunteer who is passionate about seeing the city thrive in its future. He didn't come that evening with the backing of a political organization or party of any kind, but he was there as a former kid from Novi, who grew up to have every opportunity he could ever dream of. If he were given the honor of receiving the appointment that was being considering that evening, he would be one of just two people on the council who know and share that valuable perspective. He believed that the person who filled this vacancy should aim to do a task that sometimes seems daunting. That is to do their very best to unify the city and ensure that the council is unified as well. He didn't believe that there's any one person up there or in the room who had a monopoly on good ideas. He gave his commitment then, that he would make every diligent effort to hear theirs and to look for the ways that they can lift the residents up together, the city faces challenges ahead, like so many other cities. And he thought, throughout the campaign season, for the elephant in the room, he did run. He tried to make it a point to stand on the premise that when Novi residents come together, that there's nothing that they can't accomplish. He believed that that day, and that tomorrow, he looked at the list of the folks who had applied. And he knew the future of the city was in good hands either way.

Member Smith congratulated him on the birth of his almost four-month-old son. Exciting times. That leads to his question, which is what were his thoughts and what can they do as a city starting, potentially at the next meeting, to make Novi a place that when he is looking to start a family and a career is a place that he can move into? He asked him to review his process of growing up and living in Novi. Mr. Martinez said he thought it was an important perspective to have, you know, he thought, for himself, when he looked out, and talked to the folks that he went to school with, when he asked them where they want to move to, coming back home to Novi was usually not at the top of their list. For most folks, it had to do with what they perceive as a lack of opportunity. Lack, whether it's the job market, the housing market, things of that sort, He didn't think that there's a shortage of the types of amenities for folks, once they are here, they do a very good job, He thought of taking care of folks sort of throughout their lives from the very youngest to, to the older residents. So, you know, for him, he would want to ensure that he could be an advocate for trying to place make for folks to ensure that they have a diversity of housing options available for folks throughout the span of their lives. And make sure that they continue to keep, not just Novi, but the region as competitive as possible. People see Novi as that place that they can return to have a viable life for themselves and their families, just like he and his wife were doing right now.

Member Heintz said that Mr. Martinez was clearly passionate about Novi. What's the source of that? What was the motor and the passion behind the city? Mr. Martinez thanked him for the question. He said for him, it started well before he was even born, he looked at the path that his family and his ancestors had taken. A city like Novi was

something that they could have only dreamed of. His grandfather completed only an eighth-grade education. His parents were illiterate in both Spanish and English. His other grandparents fled war throughout Europe. And when he thought of the types of places that they dreamed of, and those moments, it checks the boxes that we have here in Novi, we have a community where people want to be involved, they want to be engaged. They have a genuine sense, He thought of looking out for their neighbors. He had heard it that night, folks that are concerned about well, how is my next-door neighbor doing? How is the person across the street doing? How are the families that their kids go to school with? How are they doing? How can we make their lives better. And he those are the types of things that just inspire him to keep going to know that this is a community that is very, very caring. It's very compassionate. It's very intelligent, and it's very resourceful. It's a community that wants to find an innovative way to help the next person. He thought that's so exciting for not just the community today, but for what it can be in the future. He saw that potential; he saw that possibility. That's just genuinely what excited him about Novi every day.

Member Thomas said she had kind of asked some of the same questions to people repeatedly. But she knew that he had talked a lot to people in the community. She asked what was his opinion of the importance of that public engagement? How would he use that in your decision-making processes? Mr. Martinez responded by saying first, he thought was essential. It's paramount. He didn't think the council could do an effective job without that input. He thought some of that work was already being done. When he heard the Mayor Pro Tem's presentation in the last session of the last term of the Council, where focus groups were utilized to help guide the work of the seniors, the older adult needs. That's incredible. That was a direct link that folks can have with the city council before problems begin, or at least he hoped before the problems begin, because he thought they had heard from a number of folks that night that a lot of times what gets people enraged probably and engaged is when something is going wrong. And he thought it did a disservice when they only seem to make those opportunities public at that point. He wanted people to be engaged well before that. He wanted to know what they're thinking about. Well in advance of that, he thought of the survey tool that the City was starting to utilize, he really hoped and encouraged everybody in the room, if they hadn't signed up for that yet, please do so. Because that is data that he thought the council, and the city staff, could use directly to make the decisions that will help the residents in the future and make sure everyone has that opportunity to be heard before problems hopefully arise.

Mayor Pro Tem Casey said she was going to ask her standing first question, then give him the floor so he could explain to Council what he believed the role of City Council was or the involvement level of city council in managing the city? Mr. Martinez said he thought the role of the City Council was to, number one, provide, to find, to look for the folks that have the bright ideas, that have the ability, the wherewithal that they want to bring to the city and give them the resources they need to do the work and solve the problems that they hear from residents. He didn't think that meant the City Council has its finger on every day-to-day decision and operation that the city has. He thought that is where the residents had their most direct involvement in the process, the residents elect the

members of the city council to be their voice and to give them a seat at the table. He thought that was valuable, because then in turn, the city council uses that to help provide direction to the city staff to let them know, okay, this is what they are hearing, how can they go about addressing this? What funding do they need to get this done? How can they make sure they are doing these things cost effectively and within their means? He thought it was a mix of stewardship, he would call it over what the city does, as well as being the people's voice. He said to look at the organizational chart for the city. He had. And you look and you see the residents are on top, you know, the residents are supposed to be where the council derives its authority from and its ability to govern. So he thought they couldn't lose sight of that or understand that. You know, while they may all think that there's a different path, perhaps to get to the solution. He thought everybody there wanted what's best for the city of Novi. And he thought they could all do that collaboratively together.

Mayor Fischer said if he were to be sitting up there with them in a couple weeks, what would be his one or two concise goals that he would submit and lobby for? Mr. Martinez said that he would give a bigger, larger scale idea and a smaller scale idea. First, the larger scale idea was not one that he would claim credit for. He would like to see the city really start getting the pieces moving forward to having a dedicated department for older adults in the city. He thought just some of the things that they had heard that night and he knew some of the things that those who ran in the last election had a chance to hear firsthand was seniors and older adults in the community, they're looking for help, you know, trying to navigate healthcare. Healthcare gets more and more complicated as one gets older. He thought that was really kind of an eye opening thing that he heard from folks on the campaign trail, whether it's something about connecting the youth to the seniors, that would be a great conduit to being able to do that providing services, perhaps through DPW and in conjunction with the older adults department to be able to help folks who need maybe some shoveling in in the winter times, or perhaps they need help cutting their lawns in the spring and summer times. He thought they could provide sort of a one stop shop for folks for the expanding population in the city. He would really like to support that work moving forward. Secondly, on a smaller scale. He was really moved this past Memorial Day when the trail of honor was imposed or put up at Fuerst Park and in talking to some of the folks on the city staff who were a part of putting that on. He knew the ambition was there to try to do something that's perhaps more permanent. He came from a long line of folks who had served honorably in the military, his dad served in Vietnam. He thought having something like that here in Novi where they can really honor our fallen, but also our veterans, would be an incredible asset to have. He said they had a lot of opportunity there to being able to put something more permanently at Fuerst Park.

Member Staudt said that during the past couple of weeks, he had gotten quite a number of emails from residents who didn't think that they should be having this process that evening. Many of those people supported Mr. Martinez during the election. How did he reconcile him standing there tonight, applying for the position with a group of people who supported him in the past? Clearly not agreeing with him doing that? Mr. Martinez said that he thought it came from the point of everybody in the city wants to be involved,

they want to be engaged. He thought we were able to disagree with one another without being disagreeable. He thought by his standing there that evening, he didn't view it as a slight towards anybody else. He knew that they had a lot of incredible, accomplished individuals who were applying for the seat. And he thought, as he had said, the city is in good hands. No matter who they end up picking, he, of course, felt that he had a perspective that he did offer, which no other applicant had. And that's just the fact that he was a lifelong Novi resident, he came home from the hospital with his parents, he came to Novi and, except for the short time that he went to MSU. , he had never lived anywhere else. Novi, this was his home, and he wanted to make it better. He didn't want to get into any sort of back and forth on him versus any other particular applicant. He wished every single applicant all the best. The city is in great hands. He was going to keep focused on what he thought he could do and what he could offer for the city.

Member Smith said that they had talked a little bit in abstract about community engagement. Mr. Martinez had just been through a practical exercise in community engagement by knocking on people's doors and annoying their dogs. He asked what he had found out when he was talking to people during his campaign? What was their biggest concern? And what would he do to address that? One of the things that really surprised him was about how many folks, despite the fact that they've got the Engage magazine, they've got social media channels, they've got the Novi note where things are put out there, a lot of folks gave feedback that they didn't know this was happening. Or how long has this been going on since they considered a project or a decision that was made at the Council table? He thought, not suggesting that they have folks in the city going out canvassing on a daily basis to get that info out. He said the town crier is probably out of style at this point in time. But he thought that there are probably things that can be done. He was really interested in seeing sort of how the development of the improvements to Studio Novi that had been approved and was under construction right now, how the staff can use that as a way to really try to amplify those efforts to make sure that they are not in a position where the residents don't feel like they're getting the information from the city. He thinks that there's a lot that they can do. He thought the future was going in the right direction to solve that problem.

Member Heintz said he liked how he wrote up the org chart with the residents on top, it was really humbling when it was put that in perspective. He said that the org chart had recently been reviewed with him during a little mini orientation. He said that it was a little more or less the same phrasing as one of the questions he had been asking, but it was just phrased in a different way. That was, basically, that the role on this console was as fiduciaries. They want to make sure that they see the residents' goals, the residents' needs, and just what's best for them above their personal interests. He was just wondering if he cared to kind of comment on how that can be handled with himself knowing that there is going to be a need within the community that might be different than his personal preference. Mr. Martinez said he thought that was something that had been said at the table a number of times, that when there is a full council, a majority of the votes that you take are seven-zero, and he thought that It was a really positive thing. That meant that the council had done an effective job of zeroing in on what the problem was and how

they could address that. They had gotten everybody with all their different experiences and backgrounds around this consensus of yes, this is the way we want to move forward. He thought that is important, consensus is important. But also, if there is a time when, perhaps it's a six-to-one. If he happened to be the one, he would try to make whatever record he could, but only in the interest of trying to help further the work of the city. It is not a game where one packs up their things and goes home when they don't get their way. There are 66,000 residents in the city who depend on the decisions that are made at this table. They have got to leave their egos at the door, himself included. Because they need to make that consensus, they have the job, they have the ability to do really positive things together at the table. He thought that should be the priority. What can be done together to try to get these problems addressed and do so in a fashion where they can hopefully have unanimous approval of the council. That is the clearest mandate the council can give to the city staff. He thought it would show the residents the clear direction that they want to go.

Member Thomas said that she knew that in election season there was a lot of engagement. She said that Member Smith mentioned knocking on doors and waking up people's dogs, or in her case, accidentally waking up their babies, which she was sorry about, she didn't mean it. She said she knew that he had been active but asked that he talk a little bit about when he first considered the possibility of being on Council, and what it took him to get there. Mr. Martinez said that he had seen these meetings play out for a long time. He had been to meetings where David Landry was sitting in the chair, that was probably the earliest that he remembered. He could see the deliberative process and how things get done. He loved being able to see the exchange of ideas, the exchange of debates, the convincing that sometimes happens at the table, when somebody feels very strongly, this is how they think it ought to go. But then they hear something from one of their colleagues, and they go, Wait a minute. That makes a lot of sense. Maybe that is how they should do it. He saw that as being something that for himself, that's fulfilling. He said one doesn't go into being a lawyer, being an attorney, without sort of that excitement over trying to persuade. Now, not everything is a persuasion exercise. For him, that was sort of what kind of lit that spark. He loved seeing how the business was done, and to see how a decision was ultimately made. He had that experience back when he was working for the Novi schools. They broadcasted every Board of Education meeting and saw the exact kind of thing play out there, the deliberative process, the facts that people bring, the experiences, you know, what they've heard, and what they've lived. Those are all things that he thought, for himself, he wanted to be a part of that. He wanted to be able to bring his 30 years of living in the city of Novi to the table and hopefully be able to do the work that he thought the residents expected them to do in good faith.

Mayor Pro Tem Casey said to Mr. Martinez that there had been a lot of questions that had been asked about understanding public opinion, engaging with the public. She wanted to ask a question that hopefully would bring all of that together. Sometimes the decisions up here are pretty straightforward. There's seven-zero, there's six-one. Council was approving a purchase that had already been budgeted. There were times when decisions were very multifaceted. They're very complex, they impact a large number of

people. She said she was going to go several years back and talk about Lakeshore Park. So, they had a lot of conversation at the table about improvements to Lakeshore Park and Lakeshore Park is for the entire city. There are obviously residents that ring Lakeshore Park and there were some concerns, some very justified concerns, that they had about some of these improvements to the park. So how would he balance and evaluate the impact, movements that are intended to apply to the whole city against the impact that would be to a smaller number of residents who may or may not have provided their opinion to Council throughout the process. How would he balance the mass against the needs of the few? Mr. Martinez responded that he thought it started with data, you know, and the decisions where they could have that sort of input where that can guide them, you know, look for the key metrics. Obviously, he was speaking in the abstract, but there are key metrics that he was sure city staff had available that could help guide them to what options are number one, and then he thought they would take those options, and try to look at the greater good, what is this going to provide? How is this going to benefit the city, and try to find that soft spot, that right spot where perhaps everybody comes away, not getting everything that they want, but, you know, some. The folks that maybe came to them later in the process, to use her example, felt that they've been heard, they feel that adjustments were made that make them more comfortable with that process and how it played out. Yet, the goal that the City Council or the city staff maybe came into it with is still largely preserved. He thought that's the goal, right? They want to find that that middle ground where everybody kind of says, Okay, well, this isn't exactly what they wanted, but they can live with it. And I thought by and large, as time goes on, most people, once the emotion of the situation, whatever it may be, kind of wears off, they say, okay, they could see how it made sense. There are going to be some folks that are just never going to be won over on a particular issue. And providing those folks with the opportunity to be heard is important. But making sure that it doesn't derail whatever the goal might be, where they can find that middle ground, that is important.

Member Fischer did not have any other questions.

Member Staudt said that during the campaign trail, he and Mr. Martinez kind of talked cordially during most of it. There was a particular time where they started talking about, we probably share a lot more similarities than differences. What is it that Mr. Martinez really believed, and not talking Member Staudt in general, but talking about Councill where he saw differently than what they had done as a group, the past four years, eight years, 10 years, 12 years? Where does he see the difference? Mr. Martinez said that he thought the difference came in terms of what had been touched on where the message got out later for the public on a particular issue, where maybe they didn't have an opportunity for folks to be involved early on. Now, some folks, he thought, view it as okay, there's a couple things in balance there. What can the City Council actually do? What do they have time on their timeline to be able to accommodate? From his perspective, he didn't want to put words in his mouth. But I think the process that's been utilized by the council is largely one that they are all fairly comfortable with. He thought for folks on the outside, at least from where he stood, he would like to see more of that public input, being able to be a part of the decisions. He called Audience comment, OMA, that's great. But he really wanted to see that feedback from the residents was getting into

tangible forms where, he thought some of what had happened recently there had been decisions that the council had made to send things back to the drawing table in response to getting some of that information. But we've gotten to that point. He thought perhaps that should have been something earlier along the way. But again, he thought there was still more that united them than what divided them. He thought that ought to be the objective of whoever fills the seat, to look for what those similarities are and where that consensus is. Because yeah, they may not agree on everything, and that's okay. But he thought that where they could agree, that should be the focus.

Mayor Fischer announced a break at 9:20 p.m. and Council reconvened at 9:27 p.m.

10. Daniel F. McNamara

Mr. McNamara said good evening and thanked the Council for the opportunity to approach them. He said he thought he was coming in a different way than everything else. He has been a public servant all his life. He was the president of Detroit Firefighters Association and was a Detroit firefighter for 37 years. He has done other parts of service with firefighters, internationally and statewide. He said he has been that guy. He stated that he is president emeritus of the local, he has been the guy that negotiated all the contracts, went through a restructuring, went through bankruptcy, learned how to work with the city, for the citizens and for the members. He learned collaboration and that little bit about walking out of a meeting with little few pebbles in your mouth. It isn't a zero-sum game anymore. He said they had the walls against them. He stated that as a candidate, he can fill those holes. He has a master's in dispute resolution. He knows how to talk to people, how to handshake people. He doesn't want a handshake, he wanted to come up with an agreement that serves everybody. He believed there's a lot of holes that need to be filled and you must be able to communicate. His wife always told him that he has polite Tourette's, so it goes on and on and on. He thinks having service, having met with cities, having lobbied in the State and in Washington, he has met all the players to city councils in Detroit, not with them and all the rest. He said he had a lot of experience in how to talk, negotiate and collaborate with bodies of government, how to come to consensus, how to figure out answers, how to include the taxpayers. They're the ones that run this little thing. He said he knew one of your questions was about what the City Council does, but they are not anything without the taxpayers. He said just like his membership, they pay dues, and every one of them must be treated equally. One of the big things is finding out how to wait to make sure that they all are included in what Council is doing in a timely manner. He said he is one of those elderly citizens now, he just turned 69. He is just going over his health care and Medicare and all the rest. And there's a lot of questions. He noted that he was on his Homeowners Association where he has been going a lot more. He has been there since 2002, his wife since 1995. He mentioned that his neighbors come to him for answers because they don't know where else to get it. They know he will pursue it. He believed that what he could do is be that council person that can do all the all those things. He can be a complete person. He knows how to read budgets and how to do all that stuff.

Member Heintz asked him what passion he identified with the most that would help him in this position. Mr. McNamara responded with the infrastructure of the city and public safety. In his subdivision alone, the fire department just did a tremendous job and stopped a house from being able to burn down. He had police experience; they came into the neighborhood and handled the situation so well that he had to call and tell them thank you. That's important. He commented that people must know they're safe, but it doesn't run just with public safety. As you know, with the whole infrastructure, we must make sure that the City is keeping up with this growth. He mentioned there is a new village being built on Grand River, just to the east. He said there's a lot of inspections, a lot of things that must be done, if they don't get done, it gets shut down. There is only a small budget to work with and this is all inside the budget. He said they have to make sure the Ts are crossed, and the I's are dotted, but as we get older, as seniors, we kind of get lost in the shuffle. One of the ideas he was going to suggest is almost every subdivision has an HOA., he wondered why the City Council doesn't investigate something like meeting with the presidents of the HOAs. He said the HOAs are all on email blasts and everything else. He said they can contact everybody in their neighborhood have their own little meeting and then have our presidents move forward and have a consensus meeting. This is just one example of hearing voices and active listening to be able to hear what they have to say.

Mr. McNamara commented that you are not always going to be a seven-zero vote, you're not going to be a four -three vote, it might be three-four, but people know they have been heard, he felt he was a fact-based, critical thinking person, he tried to avoid all that noise that happens in all of that, but when people know that they have been heard logically, that goes a long way for the taxpayers of the city, as far as when they support the City Council, and when they support the actions of the government. If they know that, he thought that sometimes they don't. He said he thought the City Council runs a great city politically and governmentally wise. He said he has looked at how to fix things even more, there's a few little suggestions that can be made. He said that he has seen in Novi a lot of communities, Novi has four quadrants, technically, but he didn't know that they're all coordinated to the same kind of thoughts, or if they're all up to speed. One thing he always believed in was that everybody that is a voter is up to the same speed. They don't have to agree with it, they don't have to like it, they can ignore it, they could shut it off, but given the opportunity to know exactly what is being done before moving forward. He thought not do that would be a little bit of a disservice, because of what the City Council does, they listen to the taxpayers, bring in facts and data, forensic audit, then decide what to do? Then they come up with the best decision possible, and someone told him that 50% plus one of the votes is a landslide. So, if they're lucky to get that, then they're happy. Of course, they want more than that. But knowledge is power. He commented the more they get the taxpayers behind you, and more they have their fingers or their octopus out in Lansing legislating, lobbying and all the rest, they have a good control over where they're at, then they're ready to start thinking about tomorrow. He mentioned the old saying, what if a bomb dropped right here right now? Who's taking over? Do we have anything in place? Do we know who those people are? There might be rules, but they must prepare for the eventualities that happen tomorrow. Nobody

knew about all the political things that were happening right now like in Israel and Hamas, no one knew that was coming.

Member Thomas asked his opinion on the importance of public engagement, and in that how that plays a role in the decision-making process. Mr. McNamara said he thought it was crucial, because to include everybody that wants to be included, taxpayers and people bringing in data, they would get the best ability to decide. He explained when they make that decision, people that are involved in a process can understand what was done. They might not like it, they might like it, but they understand it. It's a part of the process, part of the government, right as part of that political pyramid of government, with the residents, the taxpayers. He said his Union had 1000 members and he did everything he could email, personal visits, all the rest, to get everything he could learn. They had a great team of attorneys. They had a great International Union that would get all the facts. He said every time he sat at the table, he wasn't just talking out of his ear. A lot of times he handed them documents that they had signed earlier so that they forgot what they did. He said he had to do all that stuff to have to have a firm foundation. He might have had to take a step back sometime before taking a step forward.

Mayor Pro Tem Casey said he knew what she was going to ask first. She asked him to explain how he saw the role of the City Council in the government. Mr. McNamara said he thought the City Councilmembers are the stewards of the city. On one end they take and gather all that information, and they sit there with the best information from many different places. He said then they make solid recommendations, they are the straw that stirs the drink.

Mayor Fischer asked if he had the opportunity to be up here with the City Council in a couple of weeks, what would be the number one and two goals that he would submit for the next set of goal setting. Mr. McNamara said he thought that the city and the government were constantly moving. He thought one of the biggest foundations was to have a strategic plan. It is altered every so often when they have a meeting, but everybody must know where they want to be. He felt that first, we need to figure out where we are at. Then where do we want to be? He said that there was so much construction still going on in Novi and there's so many different things going on. He didn't know, sometimes it's a left hand knows what the right hand is doing. He felt that if the taxpayer can see the strategic plan, what is being done, where they're moving, that would help a lot because people are judging where they move just by that kind of stuff. His neighbors, many of the children in his neighborhood live in the sub because of the school system, because it's in the top five of the State. That's the only thing they know, really, about the government, that their kids are going to the best. In fact, one girl is going to work for NASA. That's a tremendous thing that Novi does, it gives them that education, maybe eventually gets them tied into government activities or not. He said if they could start small and give that education to all these kids. The high school is a perfect example of what the City does right.

Member Staudt said that Novi has a very unique hybrid fire department that has been very successful for the City for a long time. He commented that it is extremely cost

effective and has provided the taxpayers with great value. Coming from a full time Fire Department background, how did he see how Novi's Fire Department functions? Would you support moving forward with this hybrid system? Mr. McNamara said he knew that they had a vote on it at one time, he was at the the City Council meeting when it came up for discussion. When the full timers wanted to make it a full-time department. He prefaced it by saying there are all volunteer fire departments, there's no such thing as an unpaid volunteer, they're paid for paid-on-call, hybrid and full time depending on the needs of the city. He personally believed a full-time staff is the best thing. For example, in his neighborhood, because of the weight and speed, somebody put their fireworks next to their house, right up their house, almost burned the house down. The fire department got there in time and put it out. Those are things he believed in for the safety of people, but that comes from facts. So politically, he knew it might not be favorable, but that's one of those things that needs to be dug into. He said he thought they did a great job. He knew some needs of this city; you don't need anything over 70-foot aerial. He knew they have a very extensive mutual aid system; he would ask how often that mutual aid system worked the way it's designed. He thought they needed to look at the number of incidences you have. He thought the City has pretty good placement of the stations. The stations also from what he could see with the response time, he said those all come into the equation that need to be looked at.

Member Smith said they are having problems everywhere getting people to work in public safety and retaining them once they find those people. How would he want to address that issue? Mr. McNamara said that in Novi, even McDonald's was having a problem. They can't hire. What they do now, what a lot of cities are doing, are requiring applicants to have education, an application or education that they must go to school for, they must pay money, and maybe not be able to work like Hazmat, paramedic, or an EMT or something like that. One of the things he suggested they might look at is a budget number, but in-house training on some of those things, or assistance with their getting their education because a lot of them can't come because they're not qualified. If they're qualified, they would put in, because there used to be long lines but with being an all response, fire department, police department all the rest now, you have to know so much. He had the benefit of the fire department coming to him on a medical call one time in his house, and they were tremendous. He didn't know how many people were behind them,they had a lot of different agencies. He thought it's a question more of getting them qualified to join. When he came out in 1977, all you had to be was young and strong and they would train you. They didn't have much to do other than fires for a long time. Now it's totally different. He said that is one suggestion to look at.

Mayor Fischer opened the table to begin a second round of questions. There were none.

11. Sujata Raman

Sujata Raman introduced herself as a 12-year resident of Novi, a mom of two middle schoolers, an attorney, a businesswoman and an advocate. She said that she was the only applicant in this pool that worked to campaign for this position. She spent this year talking to residents about her vision for our city and listening to them about what they

wanted. She campaigned on a commitment to a safe Novi, where the fire stations don't sit empty on nights and weekends due to a lack of staffing, a priority that earned her the endorsement of the Novi Professional Firefighters. She campaigned on a vision of a connected Novi where the city works with Oakland County to design and implement the public transit system that the community overwhelmingly voted for in a way that works best for Novi residents. She campaigned on the resolve to secure the necessary funding for the Library, so it can continue to provide the breadth and quality of programming residents rely on. She campaigned for the idea of a local government that reflects the diversity of the City and values the voice voices of all its residents. She stated after nine months of making her case, 5614 Novi residents cast a vote for her. She said 5614 residents also voted for some of you. She said she was having a hard time understanding how those votes are good enough for three candidates, but somehow those same votes don't make it down to the fourth. She mentioned that the city of Troy just found themselves in a similar situation. She said when two weeks after the election, a council member was appointed to another body, which created a vacancy on their city council. She noted the council appointed the next highest vote getter to the open seat. One Troy council member stated, and she quoted, "I think you can understand that asking council to disregard those numbers and what the voters of the city responded with on their ballots is a big ask of us." She thought it was asking to disregard the ballots that were finalized just days ago. Ms. Raman said the hallmark of her campaign was listening to residents, and she continues to be committed to that goal. You should be, too.

Member Thomas said that she had been asking the same question repeatedly. She would like to understand her opinion on the importance of public engagement, and how that affects the decision-making process. Ms. Raman replied, as just about every other candidate or applicant had stated tonight, it's vitally important. It's the mandate, it is what people expect. She thought that the voice of the residents was the absolute most important thing that we need to consider that they, as a Council, need to consider. She said frankly, there's no louder voice than that of their vote. She thought that by substituting the Council judgment for that of 5614 voters, she thought that was a mistake. She asked if this Council really listened. If they were committed to listening to the voters, which she thought was very important, then then that's something that they really need to consider.

Mayor Pro Tem Casey said she appreciated her interest in seeking an appointment. As everyone knew her first question, she asked Ms. Raman to please explain to us how you see the role of the City Council or the involvement of the City Council and how the City operates. Ms. Raman said that the City Council's job is, first and foremost, to listen to the residents. She thought that the mandate for the Council should come from the residents, their priorities, the things that residents want to see done. She believed those should be the priorities of Council, as far as running the city, she said direction, setting the priorities, the direction and guiding City staff to implement those priorities.

Mayor Fischer asked If afforded the opportunity to join Council at the table, they would have a goal setting in a couple of weeks. She has probably heard this question before, but in a concise way, he asked Ms. Raman what her one or two top goals would be that

she would submit for consideration and lobby her colleagues for. Ms. Raman said that she thought a couple of other people had mentioned it, and it would not come as a surprise but making sure that the City Council is listening to residents, making sure that they are doing everything they can to be transparent. She thought the City should publicize vacancies on boards and commissions. The posting for this opportunity was sent out to emails to every resident in Novi, she had several people reach out to her, asking about it, and yet there are the boards and commissions. Earlier today there were applicants there for consideration for boards and commissions. She couldn't find anything publicized by the City about those openings. She thought that fell short. So that's one thing. Ms. Raman stated another thing that she had heard consistently, as she had talked to voters around Novi is development. She understood that it's much more complicated than just overdevelopment. She is not anti-development, but she does think that they can be smarter and more responsible in the way that they develop. She thought they need to have environmental priorities in mind when making the plans that we do or make the decisions for development. So those would be two of the biggest things. One of the other things that she thought was important is making sure that we are inclusive, we are making room for everybody in Novi, that we are considering the needs and wants of all the residents. Whether it's high school students or seniors or you know, retired individuals, people that are looking to buy their first home, they need to be deliberate about making sure that they have a place and make room for all people.

Member Staudt said there's a lot of discussion about listening to residents and mandates that they provide to Council. However, he had been sitting there for 16 years and heard many residents on both sides on every issue. At what point do we who do we decide to listen to, to make sure that we're reaching the mandates that are being dictated by residents? Ms. Raman answered that she thought they should listen to all sides, She thought that they listen to residents that come forward, listen to stakeholders, listen to anybody that will talk about the issue. She understood that they can't make everybody happy all the time, so there will be people that will be disappointed. However, she thought it's important that there is thoughtful deliberation, about all the perspectives that are presented. She mentioned she thought it was incredibly important to be transparent. She said it's very important for this Council to explain their decisions, especially when it comes to more contentious decisions where there's a lot of strong feelings on both sides. And the Council is privy to information that the public sometimes isn't, she said that makes a difference. But as much as possible, it's important to explain the decision and give as much context as possible so that people understand that their voices are being heard. But just because the decision may not be exactly what they want doesn't mean that they're their voices are being disregarded.

Member Smith said that he would ask the same question that he asked Mr. Martinez, because they both were campaigning this summer. What was the issue that she heard most at doors? And what would she plan on doing to address that issue? Ms. Raman responded that by far, the biggest issue that she had people express concern about was overdevelopment. She is not anti-development, she understood that there are factors at play that the public is not necessarily aware of. However, she thought it's important that they listen to all sides. She thought that they could come up with some creative out-of-

the-box solutions. She thinks there's things that they could draw on. The community is a huge asset. Novi has one of the most educated communities in Michigan, and have people that are engineers, we have people that have degrees and things that she doesn't even know. But the point is, is that they're highly educated, and they've got good ideas. They should be talking to residents and getting information or getting ideas and thoughts from them about how to tackle this issue. She said they need to be more open and more out of the box thinking.

Member Heintz said whether it be dietary preferences, or just general interests that might be different than the greater city of Novi residents, when one has the fiduciary responsibility in the city council position to meet the needs of the residents, and prioritize that over your own personal interests? How do you balance that sort of challenge? Mrs. Raman said that what he said earlier, at the beginning, resonated with her, because she is a vegetarian. The rest of her family is not, so she cooks a lot of double meals. Everybody has their own personal feelings on things. Everybody sitting up at that dais has their own personal feelings about things that is not a secret. They wouldn't be human if they didn't have those feelings about things. But she thought that when they are in a leadership position, they must put those aside, they have to be able to separate those from the greater good, and sometimes from what everybody else wants. If there's a majority, if it's a compelling argument for a certain course of action, they would not be doing their duty if they stick to their own idea about what it should be and not consider other possibilities. It's something important for a leader to have, and she believed that she could bring that to council.

Member Thomas said that she knew that she went through some effort to get there. She was wondering if Ms. Raman could give an idea of background of when she first considered the possibility of joining Council and what brought her there tonight. Give the steps, the process she went through? Ms. Raman said that this was her family's third year of campaigning with a candidate in the home. As many know, her husband ran for mayor of this body two years ago. They ran another campaign for him last year for county commission. This year it took some convincing for her kids, to be honest with you, because they're out there with them every single time we're out knocking doors, they are at events, much to her daughter's chagrin, sometimes, but they're there. That is the biggest motivator for her, her kids. She has said that all along. And it's as true now as it has been the first time that she announced that she wanted to run. One of the other candidates quoted Gandhi "Be the change you want to see in the community. Be the change that you want to see". There are some things that she wants to see changed. She wants her kids to be engaged, to be involved. She wants them to know what's happening in the world around them. The best way to do that is to model that behavior and so, after a long deliberation with them, she decided that this is what she wanted to do. And she put in the work. There are a few members that were campaigning with her this year. They knocked on hundreds of doors, they went to so many events, they did candidate forums. She talked to thousands of voters. At the end of the day, after making her case and putting it all out there, 5614 voters in Novi thought that she deserved to be in one of those seats.

Mayor Pro Tem Casey said that she was going to ask a question that she had asked earlier as well. She might change the example a little bit. Sometimes, decisions up here at the Dais are straightforward. They are approving the purchase of something that was already budgeted. Other times they're multifaceted, they're very complex. They have situations like the example she used before, Lakeshore Park. She used Beck Road this time because it's similar concept that there is something that is being considered to make an improvement that will benefit the entire city. There are obviously residents that are going to feel the impact more than others. So how do you evaluate the impact of making an improvement for 67,000 people, exaggerating slightly, versus the impact that specifically will happen to those who are adjoining residents. How do you make that determination? Ms. Raman answered that it was something that came up during the campaign and she had some conversations surrounding this. It's a balancing act, right? You can't make everyone happy all of the time. It is difficult. She would look at all of the available information, she would dig into the data, she would want to ask questions of those that are on either side of the issue, she would want to ask questions, they're all questions of the people that would be providing us with, with the impact studies and with the data about how this would affect the city as a whole, versus the residents that are most closely affected by the decision. She thought it was a balancing act. They have to weigh all of the factors and make the best decision that you can with the information available to you.

Mayor Fischer said that she had mentioned development and over development a couple of times in the answers and talked about kind of promoting smarter development. He asked her to tell him a specific example of something that was approved in the last two or maybe four years and the last councils that have been up here that she would have maybe voted no on or that she would have changed. Ms. Raman said that without having all of the facts behind the developments, she couldn't say for certain how she would have voted, because as she said, the council is privy to information that we don't always have as the general public. As far as specific developments go, the ones that come to mind are City West and the two developments that are proposed on the northern portion of Wixom Road, north of Deerfield and the middle school. City West in particular has been touted as a downtown space, a walkable space. She knew the things that have been said in favor of it, but personally didn't see it. She doesn't think that it makes sense to try to create a walkable area or walkable district on either side of one of the busiest roads in our city. To her, it doesn't make sense. Now, again, if there's more information that goes into that decision, and to Mayor Pro Tem's point, if you are balancing the good of a few versus the whole. She didn't know if she would change her opinion. But at this point, that's one example that she, knowing what she knows, would vote against.

Member Staudt said that they have heard from a group of excellent Novi residents who have applied for this position. Clearly one of them who was her running mate in the last election. How does she balance the fact that she feels that she should be selected based on the votes, but that Council chose to do a process and allow these other residents to have an opportunity to run for this position? He said that she had mentioned frequently that she came in fourth, she deserved the position. However, there are a bunch of people

here who are very, very talented, very experienced, who also think they should have the position. How do you reconcile this? Ms. Raman said that she didn't disagree with the fact that there are some qualified individuals here that have applied for the appointment. However, she would go back to her starting statement, which is that she put in the work to campaign for it. She got the vote of votes of 5614 Novi residents. She was 290 votes short of Councilmember Staudt's vote count. She encouraged many of the people today that spoke today and that have applied to put their put their name in the hat and put their name on the ballot in two years. She would have no problem with that. She would campaign for some of these people. She agreed, they were excellent candidates. The fact of the matter is that right now, in this instance, they have the strongest voice that you can get and that is 5614 votes. You don't get anything more than that. There's no louder voice from the residents than their vote, and they voted. She said she understood that there's always been a process, but the process has existed, sorry, the other vacancies that have existed because there was a death of a council member, or somebody was elected to a different position. And it was not in the same year as a municipal election. We had no votes, no election results to fall back on. That's not the case this time. We have the will of the voters. She said she was just asking that they respect the will of the voters because that's the basic tenet of why they are all there. Member Staudt said that five times he has respected the will of the voters and been elected and worked very hard. And he understood. He lost his first election of very close race and he moved on and went to the next election. Frankly, it's time for us to. Council already had the process in place and agreed to go through this process. He said that they all are going to take a look at what's available. And through our own heart. Just like she talked about, we have differences. Council is going to pick who they think is the right candidate.

Ms. Raman asked if she could respond to that for one moment. Mayor Fischer allowed her a minute to do so, but after her comment, it would be done and would not become a back and forth. Ms. Raman said with all due respect, she did put in the work. She understood his point, but they disagreed on that. However, again, she pointed to the fact that the election just happened, and there are election results to rely on. By going through the application process, first she disagreed with that decision, but there was nothing she could do about, that this was where they were. It was still not too late for them to do the right thing, frankly, and respect the will of the 5614 people in Novi that voted for her.

Member Smith did not have any further questions.

Member Heintz said that Ms. Raman commented that this is her family's third year involved in a campaign. He equated the campaign process to running a marathon. He ran his first marathon last year and would like to consider it his only marathon. She continues to campaign and to get back up. He was curious, what keeps her moving? What drives her in this process? She said it was her desire to serve her community. She loves this community. They chose this community for various reasons. She is raising her kids here. She wants to be an example to them. She thinks they are living in some times where we're in a place where things are politically kind of crazy. Local government is one place where we can come and agree on so many things, because the issues of public safety,

the issues of a fully funded library, so people can utilize the resources there, the issues surrounding green spaces and making sure that we are being assisted as environmentally conscious and sustainable as we can. Those are not divisive issues. They are issues that affect every single resident in the city. So we have the opportunity to come together. And we may disagree. She said she knows that she and Member Staudt have differences. However, they are all committed to the best Novi that they can possibly have. In that she thinks that they can find a lot of consensuses and find a lot of common ground to do good work. That was why she would keep doing what she was doing.

12. Sobha Reddi

Sobha Reddi introduced herself as a proud resident of Novi for 31 years and her husband Sathi is a Rotarian. They are proud parents of their son; he is an Infantry Officer in the Michigan National Guard and graduated from Novi High School. She said she is a Systems Analyst in the IT profession and has worked in that field for the last 25 years. She works collaboratively with team members and takes on many responsibilities, resolves issues, and implements new processes and projects. Prior to working in the IT profession, she was a teacher at Novi Montessori. She developed a passion for the education system and volunteered for Novi Schools during her son's school years. She said she is passionate about giving back to the city that has given her so much. She said this is such a wonderful city to live in. So comfortable, safe, and the children grow happily. She knows a lot of kids are successful in this town because of the great education system in the city. She is involved in community service. She was elected to the Board of Trustees and a coach of the community outreach team at Novi SV Temple. Through the Temple, she's helped organize major religious celebrations, interfaith programs, and cultural gatherings. She said Diwali is a popular festival and she said they put in a lot of work to make that happen. She said she has worked with many volunteers and members of the community to organize annual fundraisers and donate and distribute to the back-to-school program. She helped organize the annual walk-a-thon, golf outing, and picnics through SV Temple which raised money for local organizations. She said if given the opportunity, she would like to elevate her service to help the community.

Mayor Pro Tem Casey thanked her for coming out tonight. She asked Mrs. Reddi to explain the role and involvement level of the City Council in how the City operates. Mrs. Reddi said the involvement of the City Council is a big deal to the City. In looking at the City, there is so much balance in having great schools, Police/Fire Department and especially the diversity of the community. This community has so many multi-cultural groups. Having good businesses around, a state-of-the-art hospital and a lot of medical services around, that makes this a special place. The City Council members put in so much work and interact with the community to make this a good place.

Mayor Fischer asked if she was on Council in a few weeks for goal setting, what would your top one or two goals be. Mrs. Reddi said a lot of people work from home because it's a good option. She said sometimes it's hard because of the internet services. Especially if a few people are working from home, it's sometimes complicated to work efficiently. She said it would be a great improvement. She said another benefit would be

a coalition between the seniors and the youth. She said coming up with a good program, such as having a gathering together among them and sharing knowledge. The youth can help with technology and the knowledge from the seniors would help the youth learn. They could have some fun events together or even health and education seminars.

Member Staudt said she was a 31-year resident of Novi. He said diversity was at a minimum at that time and we have since become a much more diverse community. We have a diverse group of applicants being considered tonight to join the City Council. He asked what she would do as a City Council member to encourage further diversity through all of City government. Mrs. Reddi said 31 years ago her family was probably the only one in her neighborhood of a different culture and they've built upon that. She said as her son went to school, they made friends and got to know people. Because of the diversity, there are so many different cultures. People do need encouragement to get out of the box and get involved. She said that is something they could do more between neighborhoods, to have the city promote involvement.

Member Smith said in her application she mentioned being interested in helping seniors in the community. He asked what she saw as the primary need of seniors and how can the City address that. Mrs. Reddi said when there are weather conditions, like snow, it is something we could come together as a community and help people who are in need. She wanted to involve the youth in any way to share the knowledge and build a strong relationship with the neighborhoods.

Member Heintz said she answered his question about what she is passionate about and she is passionate about giving back to the community. He asked her to expand upon that. Mrs. Reddi said knowledge sharing. She said she works a lot at SV Temple, and she sees the youth coming in wanting to volunteer at the Temple. She said there are opportunities to volunteer there, but she thought they could come up with better programs where they can come and help around the neighborhoods and within the city to give them an opportunity to learn more.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Mrs. Reddi said public engagement is critical in making the city a great place to live. She said it's a tough job for the Council because there are so many ideas and taking all the input and making a good judgement. People's involvement in making decisions is a hard job for the Council and we appreciate your hard work. She agreed it's critical to have interaction between people and Council to have positive progress in the City.

Mayor Pro Tem Casey asked her to expand on something in her application where she mentioned it was important to maintain a balance when it comes to the growth and development of residential, commercial, manufacturing, industrial, and retail. She asked her to expand on any ideas she had about that. Mrs. Reddi said we have great residents and education system, and the business and manufacturing are also important to be economically strong. She said having beautiful green parks and recreation to support all

that they do need a good balance between the taxpayers and the businesses that help build our roads. She said we do a great job in this city.

Mayor Fischer said he had no further questions.

Member Staudt said he had no further questions.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Smith said she had no further questions.

13. Salene Riggins

Salene Riggins thanked Council for the opportunity and introduced herself. She said in her 10 years of working and living in Novi, she has come to appreciate the unique character and potential of our community. As a small business owner and active participant in local initiatives, she witnessed firsthand the vibrancy and diversity that defines Novi. She said her motivation to join the City Council is rooted in a profound commitment to secure and contribute to the continued growth and prosperity of our city. She said her professional background in business, Commissioner of Parks, Recreation and Cultural Services, sales management and district training management has equipped her with the skills necessary to navigate the challenges and opportunities that face our community. She said throughout her involvement as Commissioner of Parks, Recreation and Cultural Services and on the Older Adult Services Advisory Board, she's gained valuable insights into the pressing issues that concern our residents. From economic development to community engagement, she is dedicated to addressing the various needs of Novi. She said she hoped to convey her qualifications and her passion for working with the community. She said Novi is more than a city to her, it's a community that she is proud to live, work, and enjoy nature, nurture, Novi. She said by choosing her, they would be selecting a person deeply committed to representing the diverse needs and aspirations of Novi residents. She thanked them for considering her application and she was excited about the opportunity to serve the community by serving on the City Council.

Mayor Fischer asked if she was on Council in a few weeks for goal setting, what would your top one or two goals be. Ms. Riggins said her goal would be for older adult affordable housing. She said the reason was because of our older adults, the housing for them is very expensive even with senior living facilities. A lot of times, they are getting priced out of Novi.

Member Staudt said he started as a Parks and Recreation Commissioner like her. He said he had a very specific reason why he wanted to get involved in City government. It led from being a Parks Commissioner to City Council for many years. He asked her what prompted her to join the Parks and Recreation Commission. Ms. Riggins said she wanted

more inclusivity and she wanted to be the change. She applied to be on the Parks and Recreation Commission, and she loves it dearly. She said she's been on a lot of different boards and committees such as Walkable Novi and the Grants Committee. She started with Parks and Recreation so she could gauge how she liked everything and learn more about the processes. She said she has been on the Commission since 2019 and she's learned a great deal. She said she's ready to contribute more to the City Council.

Member Smith asked about her time on Walkable Novi and what areas she thought the need to focus on moving forward to improve walkability, non-motorized transit and tying into non-personal car transit. Ms. Riggins said having something set up for people to walk more, like more sidewalks in areas we don't have them yet. People would be able to ride bikes and take walks. She said we are already doing it, but it will take a while.

Member Heintz asked how she handles the give and take of having your own personal interests and having to set them aside to prioritize the city's needs and the resident's needs if they differ from your own. Ms. Riggins said she had an example from serving on the Parks and Recreation Commission. She said they had to decide on the ITC conceptual plan. There were 3 different sketches that were given to them and one of them had a pond that she was in favor of. Through their talks, she learned it was less expensive and they talked through everything. She put her personal preference aside and they went with a less expensive option.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Ms. Riggins said her opinion on public engagement was that it's extremely important. You do need to listen to the residents and that's by qualitative or quantitative data which leads and drives your decision as far as what the citizens are saying they want and need and prioritizing that with what we can do.

Mayor Pro Tem Casey asked her to explain how she sees the role of the City Council and what level of involvement the City Council should have in the operation of the city. Ms. Riggins said she knows the City Council sometimes makes policies, approves the budget, makes decisions on land-based uses, and they want to listen to the residents to guide them in making those decisions.

Mayor Fischer said he had no further questions.

Member Staudt confirmed she got on the Parks and Recreation Commission in 2019. He asked whether, during the process of applying and getting appointed, did anyone ever ask her political affiliation, or were you selected because of your qualifications. Ms. Riggins said no one asked her about political affiliations. She said the process was like this where she interviewed with City Council and that was it.

Member Smith said in her application, she spoke about a sustainability committee to look at green initiatives. He asked if she would support the creation of that committee. Ms. Riggins said she would support that.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey said in her application she mentioned that she wanted to make tangible improvements in the areas of community development, transparency, sustainability, and economic vitality. She asked if she could give some further insight into what type of tangible improvement, you'd like to see in one of those spaces. Ms. Riggins said her passion is older adult services. She'd like to get a community center for older adults and that's one of her main goals. She's very passionate about it and hopes to achieve it.

14. Chester W. "Chet" Roaden

Mayor Fischer said Mr. Roaden had been present up until the break but wasn't able to stay for the rest of the meeting.

15. Yerko Sepulveda

Yerko Sepulveda introduced himself and said he's lived in Novi for 22 years with his wife, 4 kids and a cat. He immigrated from Australia in 2001 and had been a U.S. citizen for the last 4 years. He said he's enjoyed learning about the governmental process and although he doesn't have any experience in local government, he was excited for the opportunity to participate. He said he worked as a sales engineer at a company that was headquartered in Novi. He said being in sales taught him the value of listening to customers, paying attention to detail, and always doing the right thing. He took on a different challenge by starting his own business in 2015, which was the culmination of a long-held dream. He said they raised funds through Kickstarter, fulfilled their obligations and have grown from strength to strength. He said he was proud to say their product shares the stage with some of the biggest artists in the world. He previously served on a board of trustees at a local church where his responsibilities were counting and depositing the offerings, budgeting, and financial accountability. He said his hope for Novi was to improve the quality of life for all residents by making Novi more walkable and bikeable, preserving woodland and wetland areas, and adding educational nature trails, providing continued support and resources for our first responders, and he would love to see Novi become a destination for the performing arts. He said he expects to bring his values, work ethic, experience, and expertise to the benefit of the residents of Novi.

Member Staudt said he saw an interesting comment in his questionnaire. It said he would take those actions necessary to rise from a good place to live to a great place to live. He asked what makes us good but not great already. Mr. Sepulveda said Novi is a fantastic place to live. He said there are improvements that could be made. He said infrastructure, the roads were horrific during the summer. He said the electrical grid is a

challenge and having power go out often in an issue. He said he knows things are being worked on. He said those are things that would elevate Novi to a "great" status.

Member Smith said he saw on his questionnaire that he enjoys taking walks around the Walled Lake area for inspiration. How would you improve the walkability in that specific area. Mr. Sepulveda said Pavilion and Lakeshore Park are fantastic and beautiful. He said they've raised their kids in that area, they've played on the playgrounds there and it's wonderful. He said he would love to see a pathway on the west side of Walled Lake that would connect South Lake to the Blomfield subdivision. It's a beautiful area with a lot of natural features. Just linking some of the pathways and using the natural resources we have would be outstanding.

Member Heintz said it was noteworthy that he put on his application that he's voted in every election cycle since being able to, with great interest. He appreciated his dedication and interest in this process. He asked with his interest in the election process and getting involved in local politics, where did that stem from? Mr. Sepulveda said this is where we make an impact as people. It's a lot harder to make an impact at a larger level, like Federal, but this is where live. We chose to live here and chose to live with each other, and this is where we make the biggest impact, not just on ourselves, but on our children.

Member Thomas asked what her opinion on the importance of public engagement is and how that would affect your decision-making process. Mr. Sepulveda said it's critical. On council, you are here to serve the voters and you are servant leaders. You are people that are elected to represent the people in the city. Listening to the residents is paramount.

Mayor Pro Tem Casey asked him to explain how he sees the role of the City Council and what level of involvement City Council should have in the operation of the city. Mr. Sepulveda said they represent the voters, and you make decisions for various parts of the city to move forward.

Mayor Fischer asked if he was on Council in a few weeks for goal setting, what would your top one or two goals be. Mr. Sepulveda said infrastructure, roads, electricity, internet, access to the parks and walking trails. He said he would love to see more walking trails. We have a wonderful City with a lot of natural habitats, and he thought it would be fantastic to educate people on the animals and plants that are out there. He thought there was an opportunity to do that with what we have existing in the city.

Member Staudt said he had a lot of enthusiasm for our City and it would be welcome in many places.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Thomas said he mentioned the internet as a goal in one of his responses. She asked him to expand on that. Mr. Sepulveda said there aren't a lot of choices for internet usage. He said Starlink was an option for quick internet access. He said he's struggled with internet access and speed where he lives. He works from home and it's as valuable as any other utility.

Mayor Pro Tem Casey said in his application he referenced his excitement in seeing the growth of the international community in Novi and how you provide a unique perspective on their experience with the city. Are there any thoughts you can share with us about what that experience might be. Are there things the city should be doing differently? Mr. Sepulveda said he thinks the city has done a fantastic job of including lots of different cultures and it's fantastic.

Mayor Fischer wanted to comment on how he put in his application that local politics having the most impact on people's lives and he agreed and said that's why he's here, too. He said if this doesn't work out for you, we'd love to have you in many places with your enthusiasm and knowledge.

16. Ramesh C. Verma

Ramesh Verma introduced himself and explained he has lived in Novi for 45 years and has seen this city grow from 5,000 to 66,000+ and we have a mixed ethnic population who take an active part in the boards and commissions but not on the Council yet. He said he was on Council in the past. He said he volunteered for city activities, like the Library Board and others. In addition to the state and city, he served his Indian community in the Festival of India as the secretary, the vice secretary, and the vice president. He said they still celebrate with the India League of America in August for World Independence Day. He was the chairman and the vice president for that. He said he stood before them with a request to give him an opportunity to serve the community as a Councilman. He thanked them for their time.

Member Smith said in his application he mentioned some of your goals would be Beck and Ten Mile Road improvements and improving senior services. He asked if he considered our current goal setting process to be adequate to deal with long-term projects like those. Mr. Verma said 10 Mile and Beck Road are already in the planning process. He said people had mixed feelings about widening those roads, but he saw Haggerty Road had been widened and people are still living there. The connection on Beck Road needs to be there and 10 Mile also because of too much traffic coming from the west. He said regarding senior services, it is not only for the community. We have a demographic change in our city with almost 30% from Korea, Japan, China, India, Pakistan. We have to listen to those people. He thought when they next meet for goal session, he would request administration to invite people from ethnic groups so they can listen. They all have different cultures and different needs.

Member Heintz said he brought up an important point about listening to all groups regardless of if they are going to be most of the opinion. He asked how we balance that

and listen to a variety of different voices. Mr. Verma said if you invite them, we can learn what their needs are and incorporate those needs in the planning process.

Member Thomas asked him to expand on that a little bit. You're talking about going out to minority communities and she agreed with that. She explained that on the Older Adult Needs Committee, they created focus groups, and they were lacking diversity. She asked what he would do differently to try to make sure we're getting to all those groups. Mr. Verma said he couldn't do it and Council cannot do it. He said the administration needs to invite them. We must invite the different cultures since we have almost 30% of our population from different cultures.

Mayor Pro Tem Casey said it was hard for her to ask the question about the role of the City Council and the operations of the city because he's been on Council before. She asked why he was interested in coming back. Mr. Verma said he is retired, and it is in his blood to do the volunteer work. He said he has put in 35 years as a volunteer for the state and the city and he is still working as a volunteer. He said it's his passion to volunteer and do something for the community.

Mayor Fischer asked if he was sitting on Council, what one or two goals would he submit to his colleagues to lobby and support. Mr. Verma said he does not have big goals for the term. He said his main goal is to take care of Beck Road, Ten Mile and take care of the seniors. He said our seniors need more facilities because we have more seniors now than 20-30 years ago. They are looking for single level houses and we don't have many of those. He said his goal is to work on Ten Mile, Beck Road, and seniors.

Member Staudt said there are two gentlemen in Novi that represented diversity in the early days, and one was Dr. Sanghvi and the other is Mr. Verma. He said Mr. Verma has been in every position imaginable, but he wants to know what he learned during his time on Council and how you would apply for it if you were appointed. Mr. Verma said he wants to applaud the city workers. They are the super people who work for us. He said he learned that there is a budget and contingency. The project manager should have the authority to use the contingency when they need it. He said he was surprised that some Council members said the project manager must come back to Council for approval to use that contingency. The project manager needed to use it immediately and not wait 15 days. He said that made him feel they didn't believe in our staff. We must believe in our staff, we have an excellent staff, and we need to believe in them. You can question it, but don't tie their hands.

Member Smith said he had no further questions.

Member Heintz said he had no further questions.

Member Thomas said she had no further questions.

Mayor Pro Tem Casey said she had no further questions.

Mayor Fischer said he had no further questions.

Member Staudt thanked him for staying, good night.

PRESENTATIONS: **None**

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Atasi Bagchi, 45113 Bartlett, Novi said she is a 22-year resident of Novi and she loves this city, we have amazing schools and she's met amazing people. She was there because she cares about the city. She said she reached out to Council via the portal and individual emails but unfortunately did not get the privilege of a response from anyone. She said others have shared the responses they received and the gist of them was that some Council members felt that "their" voters would not want the candidate who received the fourth highest votes to be seated. Due to the results of the Mayoral election, there were essentially four seats that were open, and I believe that the citizens voter for four people as an elected official. She believed their duty and responsibility is to serve the will of the constituents, all of the constituents, not just the ones that you presume have voted for you. She said she knew that over 5,600 of her neighbors, friends, and fellow residents cast votes for Sujata Raman. She received the fourth highest vote count on November 7th. She did not hear anything this evening from any candidate that in her mind, superseded the will of 5,600 voters. She said if you cannot come to a consensus on a candidate, she understood there will be a special election which she thought was a complete waste of our communities' resources. She said in her messages, she asked what the Council member's criteria was for this interview process. She mentioned she didn't receive the courtesy of a response and in her mind that was not a transparent way to conduct city business. She said she was really disappointed that members of the Council believe their opinion on who should be seated on Council outweighs the will of the actual voters.

Rod Schlessman, 100 Pleasant Cove Dr. said he's been a resident since 1981. He said there were many excellent candidates that participated in applying for appointment and he had no grudge against any of them. He said only two of the applicants ran for a seat in the election. No one voted "no" for any candidate and both received a significant number of votes. He said that should be one consideration. He said all 16 applicants could have run for election, but only 2 did. He asked if anyone wondered why those 14 did not campaign because he did. He said it indicated to him that 2 applicants were truly interested in the open position.

Belina Smith-Brock, 25007 Meadowbrook Road said Meadowbrook Commons is a beautiful senior community. She moved there in 2021. The landlord of the property is the

City of Novi. She said she gets along well with her neighbors and the community staff. She said the City Council approved a contract in January 2023 to have Weather Seal Home Improvement replace all windows and door walls in the entire complex. The work being done has been a huge, long, drawn out, tedious project. The work began in early October and continues to this day. She said her neighbors and her have shared complaints on how the workmanship has impacted residents adversely. She read the contract and felt there were discrepancies in the contract and the work being done. She sends an email on November 6th to the community manager regarding the quality of work being done. She followed up with a written complaint and checked to see if a permit was pulled. There was no permit on file, but she didn't know about state, local, and city municipal laws. She left a folder with information with the City Clerk.

Brenda Anderson, 30680 Vine Ct., Novi said she checked with the City Clerk's Office and found out there were 46,000 registered voters. She said in the most recent election there was about a 25% turnout. Of that, 5,614 is 47% of the turnout. She said she was getting the sense that public engagement has some importance and that it should play a role in decision making. She said she hoped that is something that is applied, not just expected of a future member. She said it's the principal. She said it would be the exact same if Ms. Raman was the third highest and Member Staudt was the fourth highest. She said if the mayor had resigned his position to run for mayor, they would have had the option to select four. She felt that's what we did do because he did get elected and that created this vacancy. She said they should listen to the people who voted 34 days ago in the same election that elected them. She said if they really aren't going to listen to people who have civically engaged in the decision because there is a process. She didn't see in the process where they toss out what the people just voted for. She said if you're not going to listen, you're raising expectations that you're going to.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-12-150 Moved by Thomas, seconded by Casey; MOTION CARRIED: 6-0

To approve the Consent Agenda as amended.

A. Approve Minutes of:
November 20, 2023 - Regular Meeting (Amended)

November 27, 2023 - Regular Meeting

B. Approval to purchase radio equipment for the Fire Department through Motorola for $38,579.80, the approved vendor for Oakland County, for the P25 Radio Replacement Project and amend the budget.

C. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Fox Detroit Properties LLC for Jaguar-Land Rover car dealership located south of Grand River Avenue and west of Meadowbrook Road (parcel 50-22-23-251-025).

D. Approval to Adopt Interlocal Agreement for I.T. Services between Oakland County and the City of Novi.

E. Enter Executive Session immediately following the regular meeting of December 11, 2023, in the Council Annex for confidential written communication for legal counsel.

F. Approval of claims and warrants – Warrant 1145

Roll call vote on CM 23-12-150 **Yeas: Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2023.

CM 23-12-151 **Moved by Smith, seconded by Thomas: MOTION CARRIED: 6-0**

Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2023.

Roll call vote on CM 23-12-151 **Yeas: Smith, Staudt, Thomas, Fischer, Casey, Heintz**
Nays: None

2. Consideration of approval to purchase one (1) 2025 International Single-axle RDS Truck from Tri-county International through the State of Michigan MiDeal cooperative purchasing contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $300,787.02.

CM 23-12-152 **Moved by Thomas, seconded by Casey: MOTION CARRIED: 6-0**

Approval to purchase one (1) 2025 International Single-axle RDS Truck from Tri-county International through the State of Michigan MiDeal cooperative purchasing contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $300,787.02.

Roll call vote on CM 23-12-152 **Yeas: Fischer, Casey, Smith**
Nays: Heintz, Staudt, Thomas

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 11:10 P.M.

_____
Cortney Hanson, City Clerk

_____
Justin Fischer, Mayor

_____
Transcribed by Deborah S. Aubry

Date approved: December 18, 2023

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval of a Michigan Department of Transportation Performance Resolution that authorizes the City of Novi to use state highway right of way for installation of Flock license plate reader cameras within the State right-of-way.

SUBMITTING DEPARTMENT: Department of Public Safety

BACKGROUND INFORMATION:

On May 8, 2023, the Novi City Council approved the 23-24 budget, which included approval for the purchase and installation of ten (10) license plate reader camera systems by the Police Department for investigative and public safety purposes. Through careful consultation with staff and Flock Systems, the approved vendor for the system, locations were chosen throughout the City to maximize investigative and safety value. The locations chosen were in the Novi Road and I-96 area, the Beck Road and I-96 area, the Twelve Mile and M-5 area and the Eight Mile and Haggerty area.

Seven of these locations fall within MDOT right-of-ways and require the Council to approve the attached resolution. The resolution states that MDOT and the City are responsible for their own actions, that MDOT will be held harmless for work performed by the City and/or it's approved vendors, and that the City will promptly restore or correct any damages which result from the City's construction, operation and/or maintenance. The City Attorney favorably reviewed the resolution in the past for the engineering department. MDOT requested that only the titles of authorized positions be listed on the form and not individual's names so that the form will not need to be updated whenever there is a change in position.

RECOMMENDED ACTION: Approval of a Michigan Department of Transportation Performance Resolution that authorizes the City of Novi to use state highway right-of-way for installation of Flock license plate reader cameras.

Clear Form

Michigan Department
of Transportation
2207B (05/21)

PERFORMANCE RESOLUTION FOR MUNICIPALITIES

This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the _____
(County, City, Village, Township, etc.)

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.

2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.

3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.

4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.

5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.

7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.

8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

_____

_____

_____

_____

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the _____
(Name of Board, etc.)

of the _____ of _____
(Name of MUNICIPALITY) *(County)*

at a _____ meeting held on the _____day

of _____ A.D. _____.

_____
Signed

_____
Title

_____
Print Signed Name

CITY OF NOVI CITY COUNCIL
JUNE 5, 2023

SUBJECT: Approval to award a contract effective July 1, 2023 to Flock Safety, sole source provider, for the purchase of a stationary License Plate Reader (LPR) System in the amount of $36,500 for the first year and $30,000/year thereafter.

SUBMITTING DEPARTMENT: Public Safety - Police

EXPENDITURE REQUIRED	**$36,500**
AMOUNT BUDGETED	**$36,700 (FY 2023-24 Budget)**
APPROPRIATION REQUIRED	**N/A**
LINE ITEM NUMBER	**101-301.00-982.056**

BACKGROUND INFORMATION:

The purchase of a stationary LPR system is included in the Adopted FY 2023-24 Budget which was approved by City Council on Monday, May 8, 2023. Automatic license plate readers (LPRs) are high-speed, computer-controlled camera systems that are typically mounted on street poles, streetlights, highway overpasses, mobile trailers, or attached to police squad cars. LPRs automatically capture all license plate numbers that come into view, along with the location, date, and time. The data, which includes photographs of the vehicle and sometimes its driver and passengers, is then uploaded to a central server.

License plate reader systems are increasingly being tapped for a variety of investigations. The law enforcement community can retrieve LPR data to determine vehicles in the vicinity of a crime scene, can provide photos of those vehicles to confirm suspect alibis, and also be used to analyze crime patterns.

License plate readers have spread rapidly in policing and are now used by an estimated two-thirds of large agencies in the United States for a range of patrol, investigative, and security operations.

Flock partners with Axon, who is our preferred vendor for our upcoming transition to new vehicle and body cameras. Axon installs the cameras, but the software and database used belong to FLOCK. FLOCK is emerging as the leader in this field and is currently being used by several agencies in the region including our neighbors in Farmington Hills and they are adding Oakland County agencies quickly.

We identified Novi and I-96 as the most ideal spot to place stationary cameras as the main access point to our city.

RECOMMENDED ACTION:

Approval to award a contract effective July 1, 2023 to Flock Safety, sole source provider, for the purchase of a stationary License Plate Reader (LPR) System in the amount of $36,500 for the first year and $30,000/year thereafter.

flock safety

Prepared For	Novi Police Department	Prepared By	Matt Wayne
Created Date	April 27, 2023	Phone	734-558-6000
Expiration Date	July 31, 2023	Email	matt.wayne@flocksafety.com

Product	Description	Unit Cost	Sale Cost	Quantity	Total Price
Falcon Camera	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint TM technology (proprietary machine learning software) and real-time alerts for unlimited users.	$3,000.00	$3,000.00	10	$30,000.00
Professional Services - Falcon, Standard Implementation	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Standard Implementation Service Brief.	$650.00	$650.00	10	$6,500.00

First Year Price	$36,500.00
Second Year Price	$30,000.00

MEMORANDUM

TO: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE

FROM: JASON MEIER
COMMANDER – SUPPORT SERVICES

SUBJECT: LICENSE PLATE READERS

DATE: SEPTEMBER 9, 2022

BACKGROUND

Automatic license plate readers (LPRs) are high-speed, computer-controlled camera systems that are typically mounted on street poles, streetlights, highway overpasses, mobile trailers, or attached to police squad cars. LPRs automatically capture all license plate numbers that come into view, along with the location, date, and time. The data, which includes photographs of the vehicle and sometimes its driver and passengers, is then uploaded to a central server.

Vendors say that the information collected can be used by police to find out where a plate has been in the past, to determine whether a vehicle was at the scene of a crime, to identify travel patterns, and even to discover vehicles that may be associated with each other. Law enforcement agencies can choose to share their information with thousands of other agencies.

License plate readers have spread rapidly in policing and are now used by an estimated two-thirds of large agencies in the United States for a range of patrol, investigative, and security operations. Outcomes from LPR use are likely to depend on several factors, including the volume of LPR deployment, the manner in which LPRs are deployed (mobile versus fixed), the types of data accessed by LPR systems, how officers use LPRs in the field, how data are saved and used for investigations, and the public's reaction to LPR use.

Investigative applications of LPRs might be more promising than applications for general patrol. Although officers are more likely to recover stolen vehicles when using LPRs in patrol, they do not make significantly more arrests, nor do they generate stronger deterrence of crime and disorder according to a report published by International Association of Chiefs of Police.

Deployment of LPRs at strategic fixed positions (or on mobile trailers), in contrast, opens several avenues for innovative ways to use LPRs for investigations. This might prove to be a key advantage of fixed relative to mobile LPR deployment, especially for agencies that have large numbers of LPRs. However, a caveat is that the number of LPRs deployed may need to be very high to have clearly discernible and substantial impacts on investigative outcomes, at least in large cities.

RESEARCH

After the FBIGVCTF had great success using LPRs to locate and arrest armed robbery suspects, I asked Detective Tim Hartland to look further into getting them for our department. His research shows that most agencies are using stationary LPRs mounted in high traffic areas to capture the most data and cover the quick escape routes of offenders. There is also an option to add them to vehicles as well. His research shows that most agencies in our area and Oakland County are using the FLOCK system and it would be beneficial to go with them as we would have access to their database which is used by the majority of agencies in our area including Farmington Hills. The FLOCK system does offer an advanced search package as well which costs additional money.

Flock partners with Axon, who is our preferred vendor for our upcoming transition to new vehicle and body cameras. Axon installs the cameras, but the software and database used belong to FLOCK.

We identified Novi and I-96 as the most ideal spot to place stationary cameras as the main access point to our city. The FLOCK representative stated that it would take 8-10 cameras to fully cover the intersection.

In addition, FLOCK also offers a moveable reader (the Flacon Flex System) similar to a speed sign that could be deployed wherever we wish.

BENEFITS

- Identify persons of interest through ALPR or facial recognition
- Identify associations of persons of interest
- Connecting cases
- Plate search: complete or partial by year, make, and model.

COST

FLOCK stationary system to cover Novi Road and I-96:

- 10 cameras @ $2,5000 per year
- Installation $350.00 per camera
- FLOCK Advanced search @ $2,500 per year
- Year one total cost: $31,000.00
- Following Years: $27,500.00 per year (3-, 5- or 10-year contract)

FLOCK Flacon Flex Moveable LPR

- 1 Falcon Flex @ $3,000 per year

AXON Vehicle Mounted system:

- 26 vehicles @206.00 per month
- Yearly cost: $64,896.00

SUCCESSSFUL IMPLEMENTATION

- Plan for more storage if not cloud based
- Plan for sustainability with product upgrades and subscriptions
- Determine appropriate use: mobile, fixed, and portable

- Implement proper policy and training for employees and citizens
- Ongoing research and evaluation

Action Items

* Agencies with LPRs should consider fixed deployment (or deployment on mobile trailers) at strategic roadways in high-crime areas as a means of enhancing investigations.

* Regardless of the deployment method chosen (mobile or fixed, general or special uses), police should focus LPR use on strategically chosen areas and regularly track LPR uses and results for evaluation.

* Agencies considering LPR adoption should assess the technology's pros and cons. Substantial investments might be needed to achieve modest impacts with this technology, and adjustments to investigative and reporting practices might be needed to optimize its use.

The technology is not without flaws. Conditions that include bad weather, poor lighting, dirt on plates, and even background colors can result in false matches.

Currently Michigan does not have any law governing ALPR use.

CONCLUSION

License plate reader systems, while initially used to detect stolen vehicles and plates, are increasingly being tapped for a variety of investigations. The law enforcement community can retrieve LPR data to determine vehicles in the vicinity of a crime scene, can provide photos of those vehicles to confirm suspect alibis, and also be used to analyze crime patterns.

LPR systems can be beneficial in aiding in any type of investigation, provided the necessary data are available to support the systems. Systems with the most database access and longest retention policies are the most beneficial because they can provide the greatest number of alerts and the ability to retrieve LPR data over time across law enforcement activities.

There are no legitimate privacy concerns as license plates have been proven in court to have no privacy protection and we routinely run plates in our patrol vehicles everyday to detect stolen vehicles or wanted subjects.

Placing the vehicles in a high-volume stationary location would be more beneficial then placing them on patrol vehicles. Often our vehicles are not in high volume traffic areas and can be stationary on calls or at the station for long periods of time. It is far more beneficial to have them in a stationary location at the highest volume areas of our city. With Novi and I-96 being the highest volume area, this is a great location to install our cameras and if proven successful, we can add them to other areas later.

FLOCK is emerging as the leader in this field and is currently being used by several agencies in the region including our neighbors in Farmington Hills and they are adding Oakland County agencies quickly. During his research, Detective Hartland found that every agency that uses them has found them to be an invaluable investigative tool as you are able to not only determine potential suspects, but also then track those suspects as they travel through neighboring communities. It is my recommendation that we equip the Novi and I-96 area with the FLOCK system. If needed, FLOCK is compatible with our future AXON system, and we can always add LPR's to our vehicles later if needed. I would also recommend we purchase one Falcon Flex reader which could be deployed anywhere in the city.

Total Cost of Recommended Project

Flock Stationary System

- First Year: $31,000.00
- Following Years: $27,500

FLOCK Falcon Flex System

- $3,000 per year

Total Cost:

- First Year: $34,000
- Additional Years: $30,500

flock safety

Sole Source Letter for Flock Safety™ ALPR Cameras and Solution

Flock Safety is the sole manufacturer and developer of the Flock Safety ALPR Camera. Flock Safety is also the sole provider of the comprehensive monitoring, processing, and machine vision services which integrate with the Flock Safety ALPR Camera.

The Flock Safety ALPR camera and devices are the only Law Enforcement Grade ALPR System to offer the following combination of proprietary features:

1. Vehicle Fingerprint Technology™:
    - Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data)
    - Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate
    - Ability to 'Save Search' based on description of vehicles using our patented Vehicle Fingerprint Technology without the need for a license plate, and set up alerts based on vehicle description
    - Only LPR provider with "Visual Search" which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo
    - Falcon Flex™: an infrastructure-free, location-flexible license plate reader camera that is easy to self install. Falcon Flex ties seamlessly into the Flock ecosystem with a small and lightweight camera with the ability to read up to 30,000 license plates and vehicle attributes on a single battery charge

2. Integrated Cloud-Software & Hardware Platform:
    - Ability to capture two (2+) lanes of traffic simultaneously with a single camera from a vertical mass
    - Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power
    - Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 60W or less
    - Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection
    - Utilizes motion capture to start and stop recording without the need for a reflective plate

- Motion detection allows for unique cases such as bicycle capture, ATV, motorcycle, etc.
- On device machine processing to limit LTE bandwidth consumption
- Cloud storage of footage
- Covert industrial design for minimizing visual pollution

3. Transparency & Ethical Product Design:
   - One-of-a-kind "Transparency Portal" public-facing dashboard that details the policies in place by the purchaser, as well as automatically updated metrics from the Flock system
   - Built-in integration with NCMEC to receive AMBER Alerts to find missing children
   - Privacy controls to enable certain vehicles to "opt-out" of being captured

4. Integrated Audio & Gunshot Detection:
   - Natively integrated audio detection capabilities utilizing machine learning to recognize audio signatures typical of crimes in progress (e.g., gunshots)

5. Live Video Integration:
   - Ability to apply computer vision to third-party cameras using Wing™ LPR, transforming them to evidence capture devices using the same Vehicle Fingerprint technology offered on the Flock Safety Falcon™ ALPR cameras
   - Wing™ Livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents
   - Manage various government intelligence including ALPR, livestream cameras, CAD, automatic vehicle location (AVL) on Flock Safety's Wing™ Suite
   - Access Wing™ Replay to unlock enhanced situational awareness with 7-day footage retention, Hot List Live Video Instant Replay, and downloadable MP4

6. Partnerships:
   - Flock Safety is the only LPR provider to officially partner with AXON to be natively and directly integrated into Evidence.com
   - Flock Safety is the only LPR provider to be fully integrated into a dynamic network of Axon's Fleet 3 mobile ALPR cameras for patrol cars and Flock Safety's Falcon cameras
   - Access to additional cameras purchased by our HOA and private business partners, means an ever-increasing amount of cameras and data at no additional cost

7. Warranty & Service:
    - Lifetime maintenance and support included in subscription price
    - Flock Safety is the only fully integrated ALPR one-stop solution from production of the camera to delivery and installation
    - Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues

Thank you,

Garrett Langley CEO, Flock Safety

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Homes of Michigan LLC for Ballantyne Development located north of Eight Mile Road and west of Garfield Road (parcel 50-22-31-400-007).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

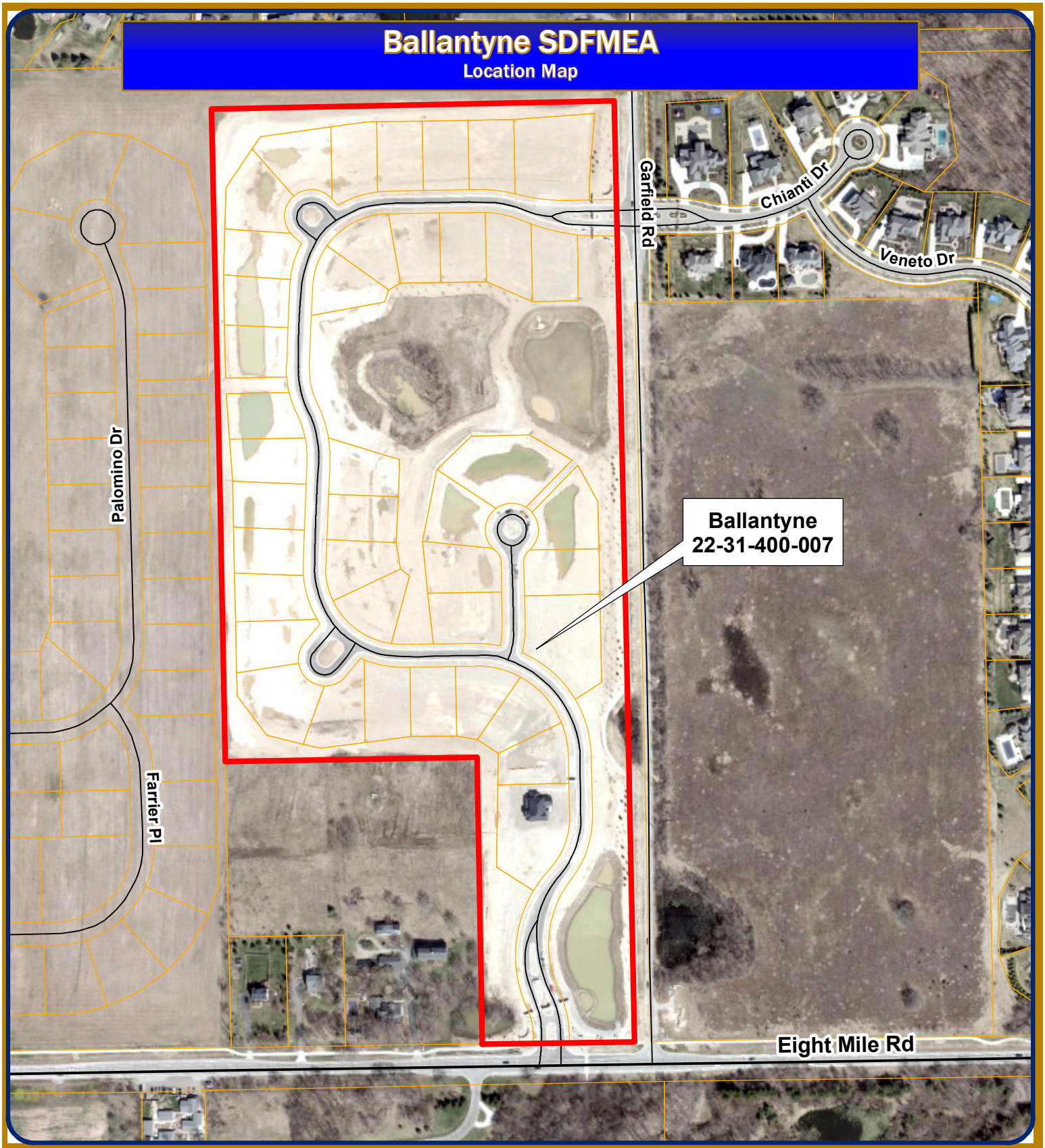
The developer of Ballantyne, Pulte Homes of Michigan LLC, requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project.

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 on-site storm water maintenance system has been inspected by Spalding DeDecker, attached is the inspection approval letter dated October 9, 2023. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, September 14, 2022) and the City Engineering consultant (Spalding DeDecker, December 4, 2023), and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Pulte Homes of Michigan LLC for Ballantyne Development located north of Eight Mile Road and west of Garfield Road (parcel 50-22-31-400-007).

Ballantyne SDFMEA
Location Map



Map Author: Humna Anjum
Date:11/29/2023
Project:Ballantyne
Version: 1.0

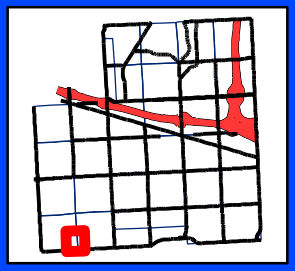
Amended By:
Date:
Department:

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. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Project location



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

Feet
0 75 150 300 450
1 inch = 340 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

September 14, 2022

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: Ballantyne JSP 20-0038
Storm Drainage Facility Maintenance Easement Agreement

Dear Mr. Croy:

We have received and reviewed and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Ballantyne Site Condominium. 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.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Daniels, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Karen Brown, Pulte Homes of Michigan (w/Enclosures)
Alex Dieck, Esquire (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this ____day of _____, 2022, by and between Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

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

A. Owner is the owner and developer of a certain parcel of land situated in Section _ of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a residential development on the Property.

B. The residential development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, 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 Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner 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 for the first three (3) years are described in the attached Exhibit B.

In the event that the Owner 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 Owner 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 Owner 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 person conducting the hearing 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 through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit D**, 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 Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and 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 Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, 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.

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 in no way 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.

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

OWNER
PULTE HOMES OF MICHIGAN LLC

Paul Schyck

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Paul Schyck, as the Division Director of Land Development for Pulte Homes of Michigan, LLC, a Michigan limited liability company.

Amanda Jean Vanderpool

Notary Public Amanda Jean Vanderpool
Acting in Oakland County, Michigan
My Commission Expires: March 5, 2026

Embossed Hereon is My
Oakland County, Michigan Notary Public Seal
My Commission Expires March 05, 2026
AMANDA JEAN VANDERPOOL

{Signatures continue on following page}

CITY OF NOVI
A Municipal Corporation

_____

By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____day of _____ 201___, by,_____, on behalf of the City of Novi, a Municipal Corporation.

_____

Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-STWM.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	6.3.2021
JOB NO.:	12-020
DWG.:	12-020EASE-STWM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	1 OF 1

Exhibit B

Ballantyne - Storm Drainage Facility Maintenance Easement Agreement

Storm Water Facility	Maintenance Action	Corrective Action	Annual Estimated Cost for Maintenance & Repairs 1st Year	2nd Year	3rd Year
Storm Sewer/Open Channels	After each storm that meets or exceeds a 10-year storm event, check for piping around culverts or erosion adjacent to culverts. Ensure culverts are not collapsed or clogged.	Implement energy dissipation measures as necessary to prevent erosion. Remove sediment and debris from channels and culverts. Replace collapsed culverts.	$900	$945	$990
Detention Basins	Remove sediment every five to ten years or as necessary. Remove debris & excessive algae. Check for eroded basin banks. Check for soil caking around standpipes.	Implement soil stabilization measures to stop erosion of banks. Repair eroded banks. Remove caking from around standpipe.	$1,200	$1,260	$1,320
Buffer Strips	Periodically inspect to ensure vegetative cover prevents erosion.	Implement energy dissipation measures to prevent erosion. Re-vegetate as necessary.	$600	$630	$660
Oil & Gas Separator structures	After each storm that meets or exceeds a 10-year storm event, inspect & clean out as necessary.	Remove sediment and debris clogging sediment tank.	$1,600	$1,680	$1,760
		Total:	$4,300	$4,515	$4,730

EXHIBIT C

LEGAL DESCRIPTION
STORM WATER MANAGEMENT ACCESS EASEMENT

A Storm Water Management Access Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 333.01 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 79°30'01" and a chord bearing and distance of N39°56'42"W, 306.93 feet; thence 110.94 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 31°46'54" and a chord bearing and distance of N15°45'38"E, 109.52 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, **to THE POINT OF BEGINNING**. All of the above containing 2.549 Acres.

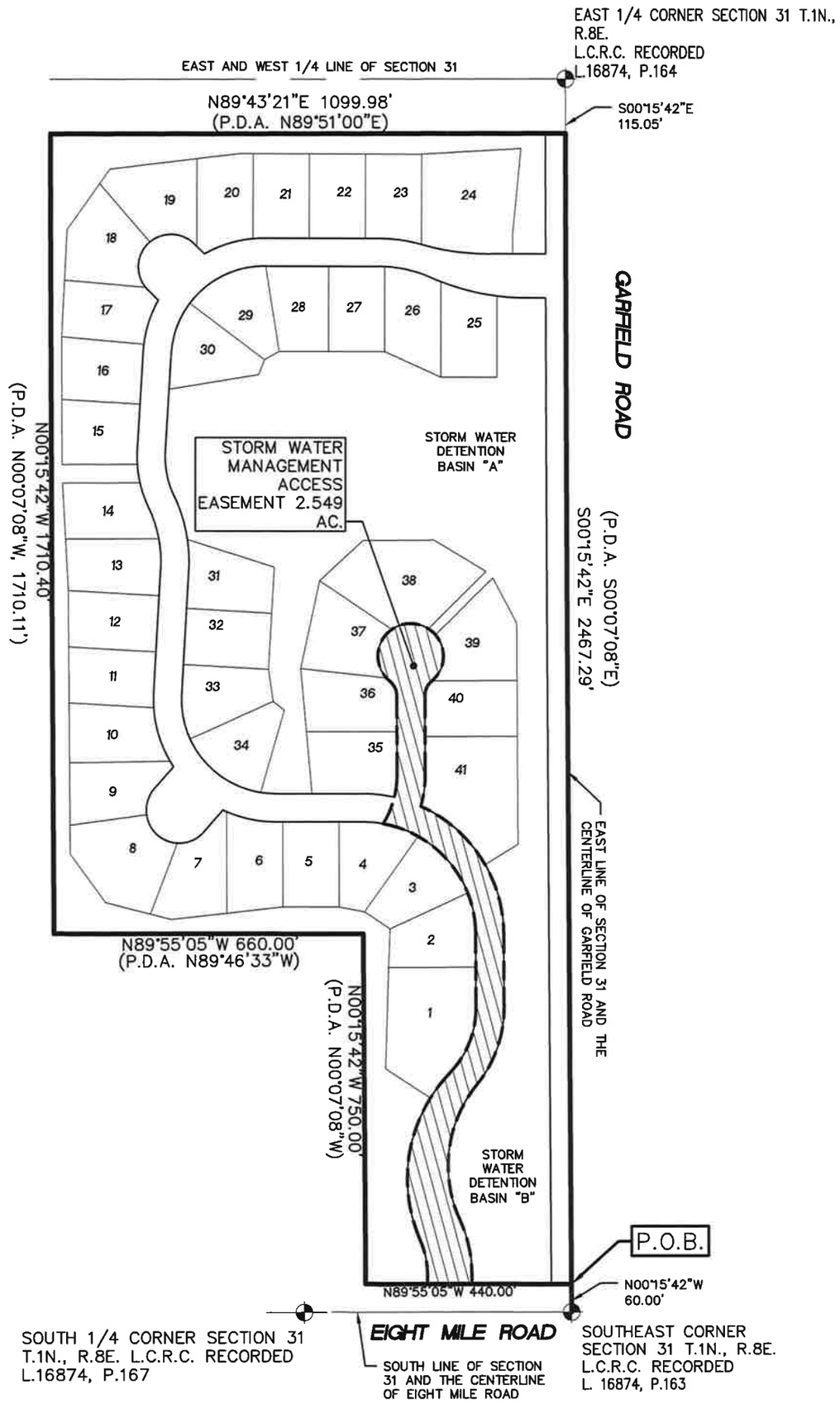
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG.:	12-020EASE-STWM-ACCESS.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 1

EXHIBIT C



GRAPHIC SCALE
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(IN FEET)
1 INCH = 300 FEET

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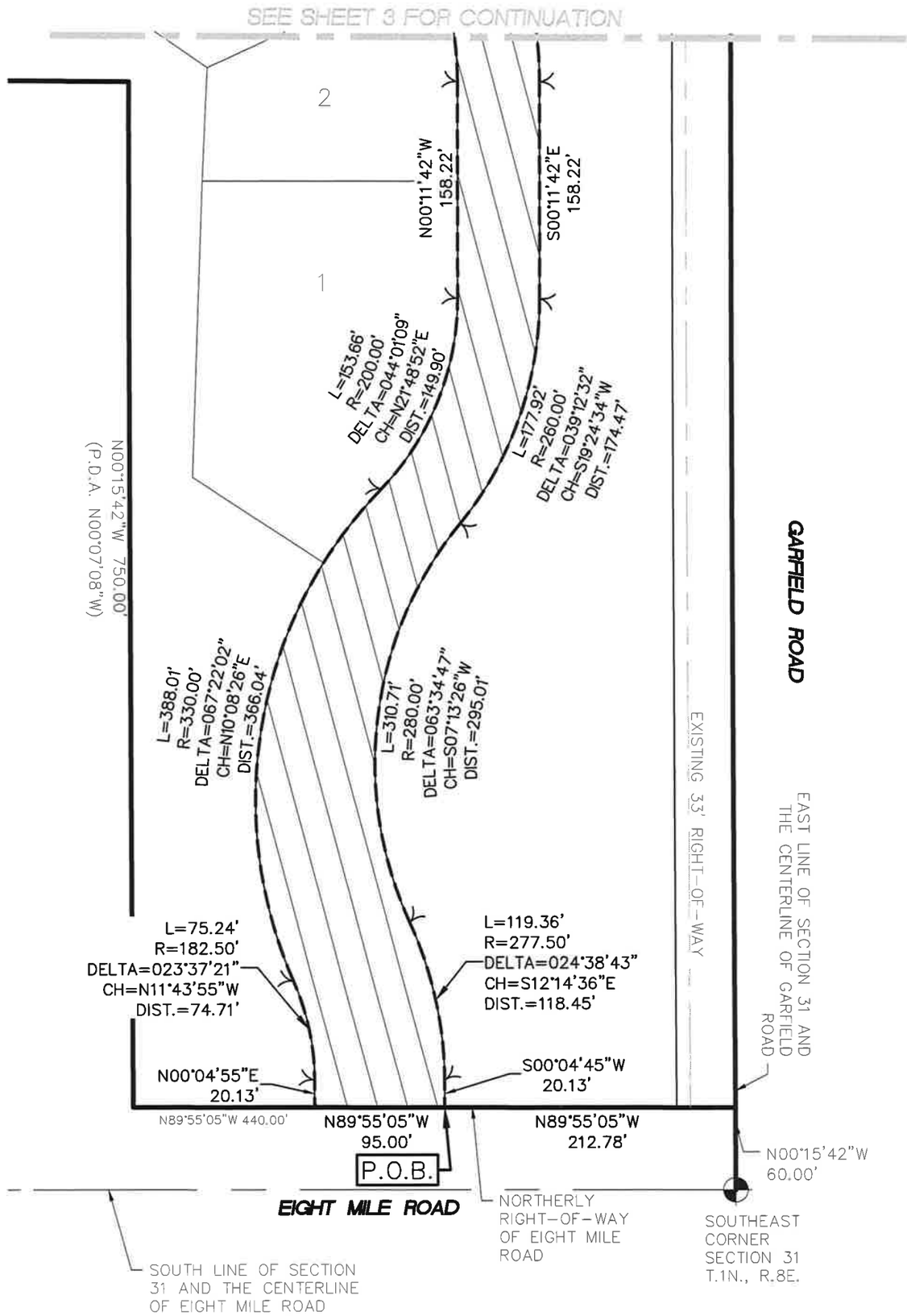
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BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-STWM-ACCESS.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 3

EXHIBIT C



STORM WATER MANAGEMENT ACCESS EASEMENT
2.549 AC.

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

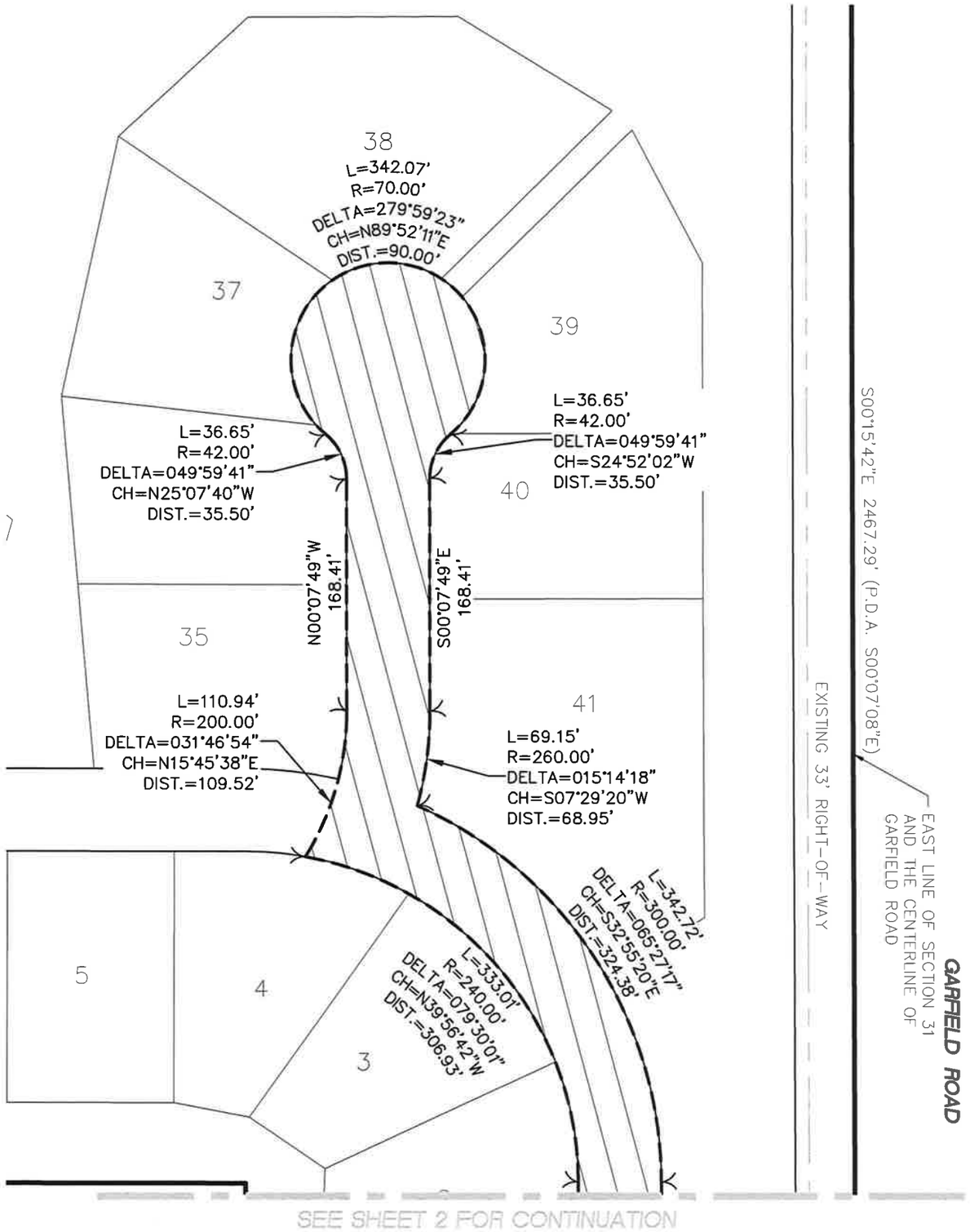
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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-STWM-ACCESS.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	2 OF 3

EXHIBIT C



STORM WATER MANAGEMENT
ACCESS EASEMENT
2.549 AC.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
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SCALE:	1" = 100'
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DRAWN BY:	DN
CHECK:	GN
SHEET:	3 OF 3

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EXHIBIT D

LEGAL DESCRIPTION
STORM WATER MANAGEMENT EASEMENT

A Storm Sewer Management Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N66°33'54"W, 46.96 feet, for a **POINT OF BEGINNING**; thence N 64°55'46"W, 33.31 feet; thence S18°38'28"W, 14.53 feet; thence 7.25 feet along a curve to the Right, said curve having a radius of 34.64 feet, a central angle of 11°58'58" and a chord bearing and distance of S72°40'49"W, 7.23 feet; thence 17.76 feet along a curve to the Right, said curve having a radius of 882.09 feet, a central angle of 01°09'14" and a chord bearing and distance of S78°19'32"W, 17.76 feet; thence 22.99 feet along a curve to the Right, said curve having a radius of 65.76 feet, a central of 20°01'54" and a chord bearing and distance of S88°55'05"W, 22.87 feet; thence 60.46 feet along a curve to the Right, said curve having a radius of 140.29 feet. A central angle of 24°41'28" and a chord bearing and distance of N69°02'39"W, 59.99 feet; thence 35.73 feet along a curve to the Right, said curve having a radius of 52.74 feet, a central angle of 38°49'13" and a chord bearing and distance of N37°44'14"W, 35.06 feet; thence N14°02'01"W, 46.90 feet; thence 15.71 feet along a curve to the Left, said curve having a radius of 10.00 feet, a central angle of 90°00'00" and a chord bearing and distance of N59°02'01"W, 14.14 feet; thence S75°57'59"W, 2.94 feet; thence 15.12 feet along a curve to the Left, said curve having a radius of 285.71 feet, a central angle of 03°01'58" and a chord bearing and distance of N21°10'34"W, 15.12 feet; thence N52°38'16"E, 21.10 feet; thence N20°20'28"W, 82.15 feet; thence N00°37'22"E, 84.30 feet; thence N32°21'57"E, 228.37 feet; thence N15°50'54"W, 10.99 feet; thence N00°13'11"W, 909.55 feet; thence N07°16'47"W, 119.88 feet; thence S45°09'04"W, 201.99 feet; thence 20.13 feet along a curve to the Left, said curve having a radius of 74.03 feet, a central angle of 15°34'49" and chord bearing and distance of N48°46'00"W, 20.07 feet; thence N45°09'30"E, 205.58 feet; thence N57°49'00"W, 178.49 feet; thence N14°04'15"W, 181.24 feet; thence N33°03'04"E, 116.07 feet; thence N89°28'06"E, 154.20 feet; thence S50°25'59"E, 57.26 feet; thence S01°05'56"E, 302.98 feet; thence S50°24'56"W, 53.39 feet; thence S07°16'47"E, 130.57 feet; thence S00°13'11"E, 908.04 feet; thence S15°50'54"E, 14.88 feet; thence S87°30'44"E, 34.68 feet; thence S00°33'26"E, 429.89 feet; thence S18°38'28"W, 11.67 feet; thence S64°55'46"E, 26.10 feet; thence S00°15'42"E, 22.13 feet, to **the POINT OF BEGINNING**. All of the above containing 3.944 Acres.

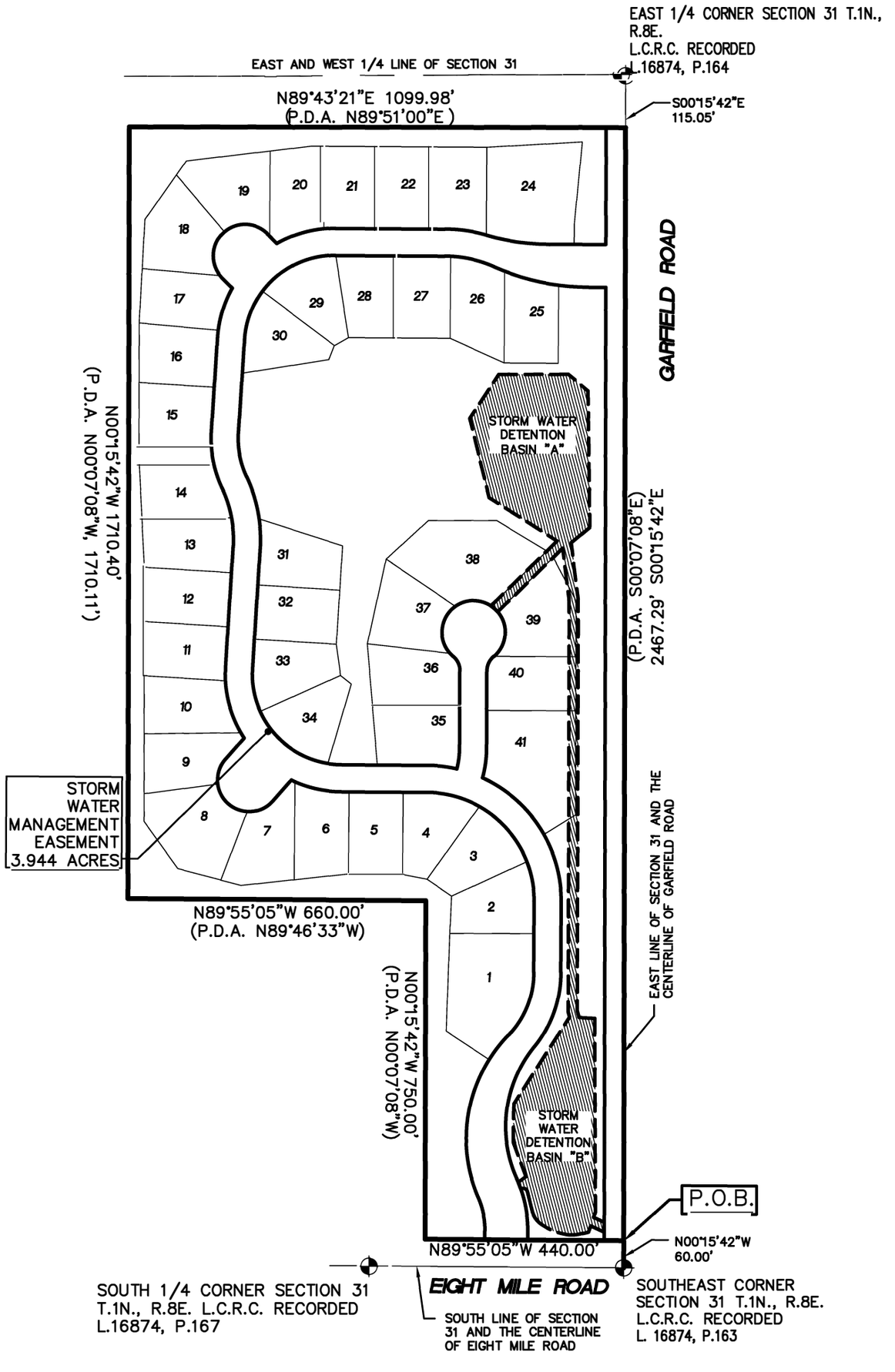
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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.:12-020EASE-STWM.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 4

EXHIBIT D



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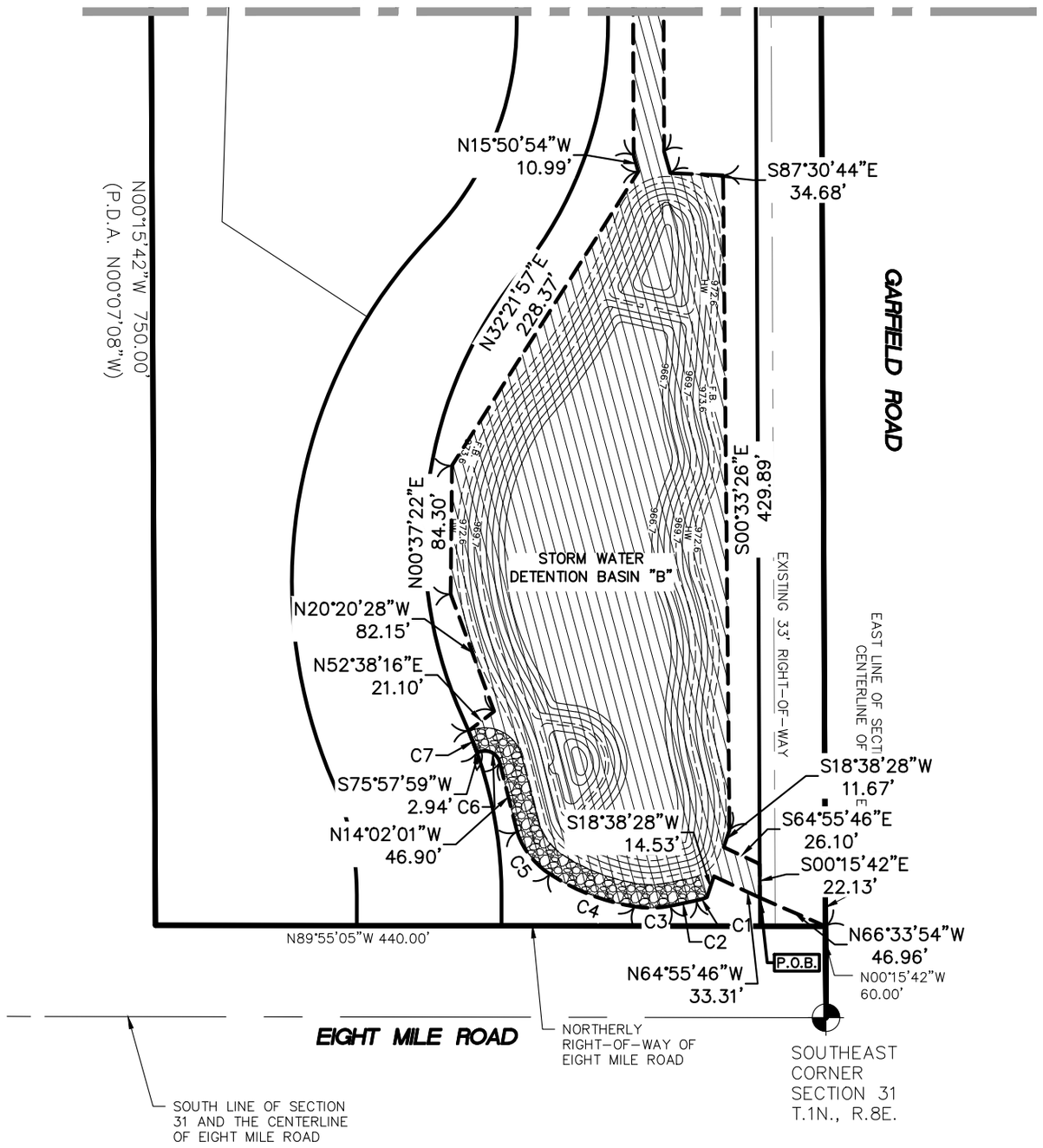
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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-STWM.dw
DRAWN BY:	DN
CHECK:	JE
SHEET:	1 OF 4

EXHIBIT D

SEE SHEET 3 FOR CONTINUATION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	7.25'	34.64'	11°58'58"	S72°40'49"W	7.23'
C2	17.76'	882.09'	1°09'14"	S78°19'32"W	17.76'
C3	22.99'	65.76'	20°01'54"	S88°55'05"W	22.87'
C4	60.46'	140.29'	24°41'28"	N69°02'39"W	59.99'
C5	35.73'	52.74'	38°49'13"	N37°44'14"W	35.06'
C6	15.71'	10.00'	90°00'00"	N59°02'01"W	14.14'
C7	15.12'	285.71'	3°01'58"	N21°10'34"W	15.12'

STORM WATER MANAGEMENT EASEMENT
(3.944 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

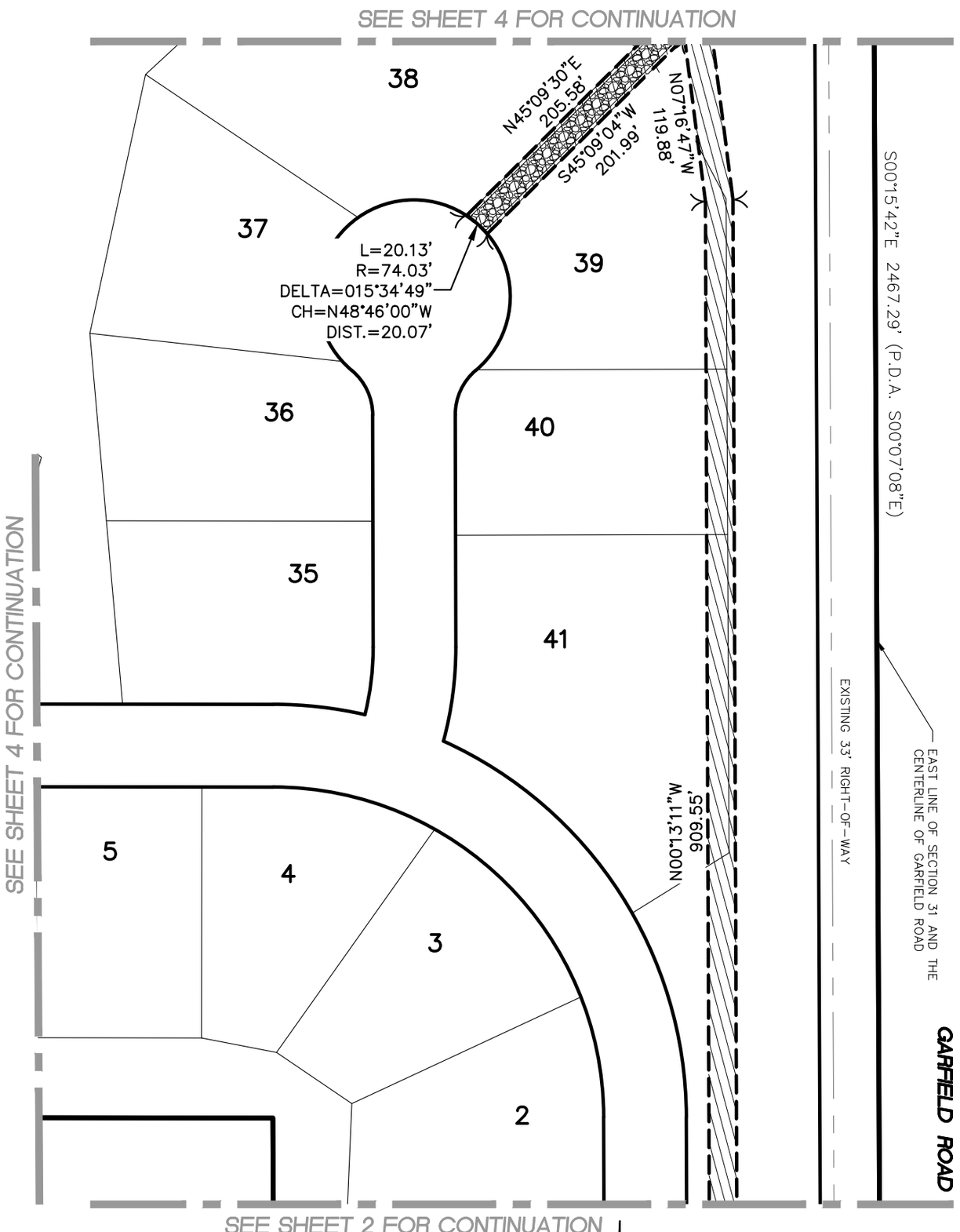
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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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SHEET:	2 OF 4

EXHIBIT D



STORM WATER MANAGEMENT EASEMENT (3.944 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 300 FEET

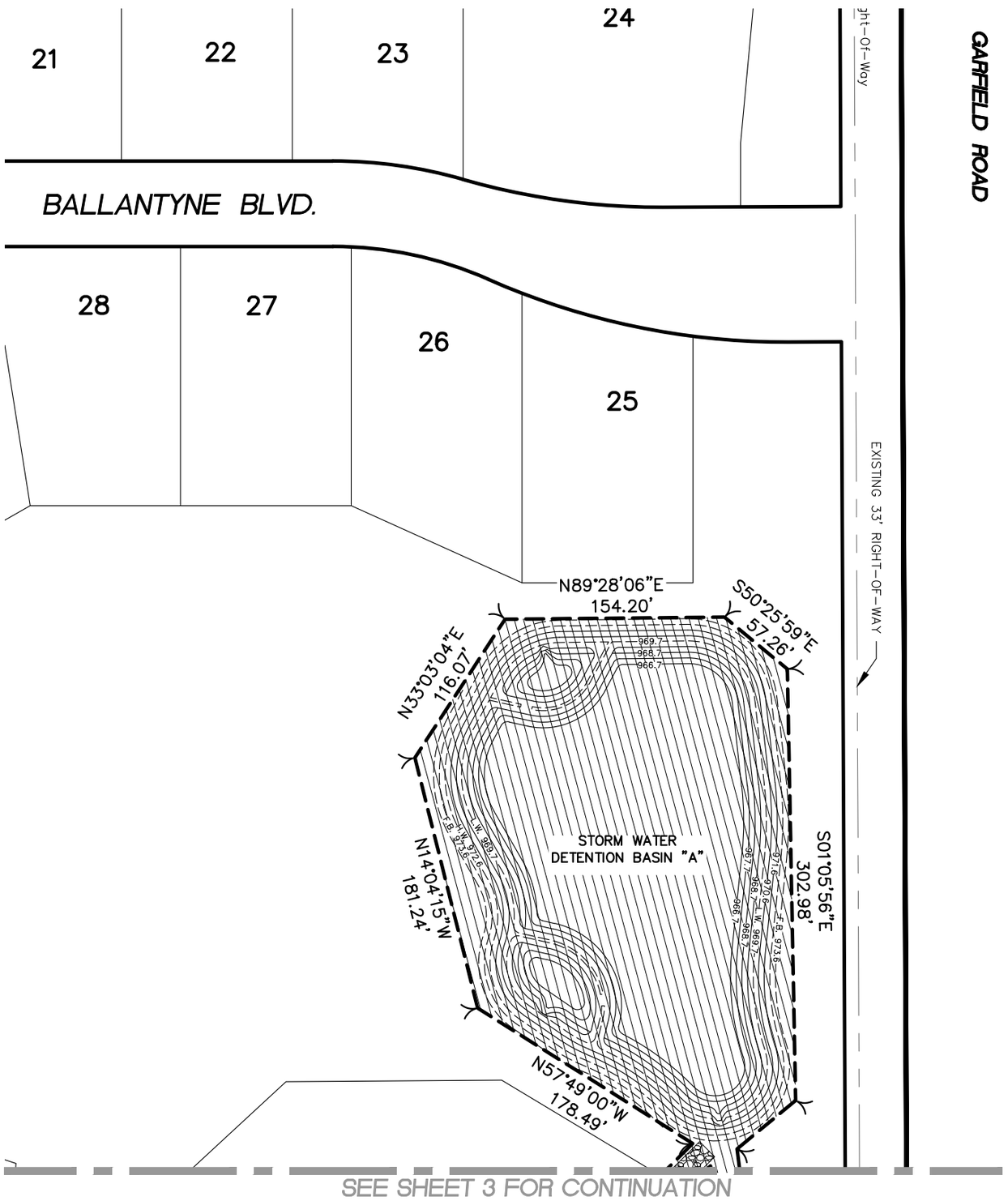
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EXHIBIT D



STORM WATER MANAGEMENT EASEMENT (3.944 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 300 FEET

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SHEET:	4 OF 4

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SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

December 4, 2023

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

Re: Ballantyne - Acceptance Documents Review
Novi # JSP20-0038
SDA Job No. NV21-212
INITIAL DOCUMENTS APPROVED
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on August 17, 2022 against the Final Site Plan (Stamping Set) approved on October 4, 2021. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved

2. On-Site Sanitary Sewer Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved

3. On-Site Water System & Sanitary Sewer Access Easement
(executed 06/21/2022: exhibit dated 07/22/21)
Exhibit Approved

4. **Storm Drainage Facility / Maintenance Easement Agreement**
(executed 06/21/2022: exhibits dated 06/03/21, 07/22/21)
Exhibits A, B, C, and D Approved.

5. Emergency Access Easement
(unexecuted: exhibit dated 07/29/21)
Exhibit Approved

6. Sidewalk Easement
(executed 07/27/2022: exhibit dated 07/22/21)
Exhibit Approved

7. Warranty Deed for Garfield Road Right-of-Way Dedication
(executed 06/21/2022: exhibit dated 07/27/21)
Exhibit Approved

Final Acceptance Documents
Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

8. Bills of Sale: Sanitary Sewer System and Water Supply System
SUPPLIED – APPROVED.

9. Full Unconditional Waivers of Lien from contractors installing public utilities
SUPPLIED – APPROVED.

10. 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 July 13, 2021 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

Taylor E. Reynolds, PE
Sr. Project Manager

Cc (via Email): Adam Yako, City of Novi
Holly Demers, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

October 9, 2023

Mrs. Humna Anjum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Ballantyne
Storm Water Detention System Inspection
Novi SP No.: JSP20-0038
SDA Job No.: NV21-212

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including storm sewer piping, detention basin(s) and outlet control structure(s) for the above mentioned project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Heather Gendron Digitally signed by Heather Gendron
Date: 2023.10.09 08:16:41-04'00'

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
John Carson, Pulte Homes (e-mail)
SDA CE Job File

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Eight-Haggerty Venture LLC for Tappers Fine Jewelry located on the east side of Haggerty Road, north of Eight Mile Road (parcel 50-22-36-476-003).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The developer of Tappers Fine Jewelry, Eight-Haggerty Venture LLC, 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 on-site storm water maintenance system has been inspected by Spalding DeDecker. Attached is the inspection approval letter dated December 14, 2022. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, January 25, 2023) and the City Engineering consultant (Spalding DeDecker, January 24, 2023), and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Eight-Haggerty Venture LLC for Tappers Fine Jewelry located on the east side of Haggerty Road, north of Eight Mile Road (parcel 50-22-36-476-003).

Tappers Fine Jewelry SDFMEA

Location Map



Map Author: Adam Yako
Date:12/1/2023
Project:Tappers Fine Jewelary
Version: 1.0

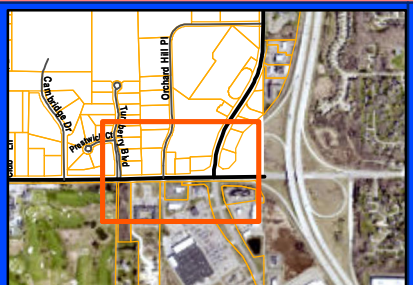
Amended By:
Date:
Department:

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. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Project location



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

Feet
0 15 30 60 90
1 inch = 67 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

January 25, 2023

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Tapper's Fine Jewelry JSP 21-0022
Storm Drainage Facility Maintenance Easement Agreement

Dear Mr. Croy:

We have received and reviewed the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving Tapper's Fine Jewelry. 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. We will forward the original to the City Clerk's office upon receipt.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, (w/Enclosures)
Ben Peacock, Planner (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Adam Chludzinski, Project Engineer (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Alyssa Craigie, Administrative Assistant (w/Enclosures)
Michael Freckelton/Taylor Reynolds/Ted Meadows, Spalding DeDecker (w/Enclosures)
Ryan Miller, Sachse Construction (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 31 day of January, 2022, by and between Eight-Haggerty Venture LLC, a Michigan limited liability company, whose address is 6337 Orchard Lake Road, West Bloomfield, MI 48322 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 36 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a retail development on the Property.

B. The retail development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, 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 Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner 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 for the first three (3) years are described in the attached **Exhibit B.**

In the event that the Owner 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 Owner 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 Owner 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 person conducting the hearing 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 through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit D**, 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 Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and 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 Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, 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.

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 in no way 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.

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

OWNER
Eight-Haggerty Venture LLC
a Michigan limited liability company

By: _____
Name: Mark A. Tapper
Title: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 31 day of January, 2022, by Mark A. Tapper, as the Manager of Eight-Haggerty Venture LLC, a Michigan limited liability company, on behalf of said limited liability company.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 04.17.2029

CITY OF NOVI
A Municipal Corporation

By: _____
Name: _____
Title: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this 31 day of January 2022, by, _____, on behalf of the City of Novi, a Municipal Corporation.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375

CONSENT TO EASEMENT

Comerica Bank, a Texas banking association ("Comerica"), whose address is 39200 Six Mile Road, Livonia, Michigan, Attention: Commercial Loan Documentation, Mail Code 7578, is the mortgagee under that certain Continuing Collateral Mortgage made by Eight-Haggerty Ventures, LLC, a Michigan limited liability company ("Owner"), whose address is 6337 Orchard Lake Road, West Bloomfield, Michigan 48322, dated March 24, 2022 and recorded on April 1, 2022 in Liber 57637, Page 876, Oakland County Records ("Mortgage") encumbering, among other property, the property referenced in the Storm Drainage Facility Maintenance Easement Agreement dated January 31, 2022 to which this Consent is attached ("Agreement"). Comerica hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of the easements under the Agreement, which easements are hereby acknowledged and agreed to be superior to the interest of Comerica under the Mortgage and shall bind Comerica and the successors and assigns of Comerica.

Comerica makes no warranty or any representation of any kind or nature concerning the Agreement or any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation and does not assume and shall not be responsible for any of the obligations or liability for any party contained in the Agreement. This Consent does not affect or impair the liens, security interests, rights of remedies of Comerica set forth in the Mortgage, and the sole purpose of this Consent by Comerica is to acknowledge and consent and subordinate to the Agreement.

The foregoing Consent shall not act as a consent or subordination to any other instruction, transaction, act or omission, whether related or unrelated to the Agreement.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 19 day of December, 2022.

[remainder of intentionally left blank]

COMERICA BANK, a Texas banking association

By: _____
Print Name: GREG BARRETT
Its: VICE PRESIDENT

STATE OF MICHIGAN)
) ss.
COUNTY OF Oakland)

The foregoing Consent to Easement was acknowledged before me this 19 day of December, 2022, by Greg Barnett, the Vice President of Comerica Bank, a Texas banking association, on its behalf.

SARAH L BOLDISZAR
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires April 24, 2027
Acting in the County of Oakland

_____
Notary Public Sarah L Boldiszar
Acting in Oakland County, MI
My commission expires: 04/24/2027

EXHIBIT "A"

PARENT PARCEL DESCRIPTION

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

A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 1 DEGREE 52 MINUTES 04 SECONDS WEST, 858.83 FEET, ALONG THE EAST LINE OF SAID SECTION 36, TO A POINT ON THE WESTERLY LINE OF I-96; THENCE SOUTH 46 DEGREES 35 MINUTES 20 SECONDS WEST, 380.96 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 22 DEGREES 07 MINUTES 45 SECONDS WEST, 234.47 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 2 DEGREES 39 MINUTES 51 SECONDS EAST 59.01 FEET, ALONG THE WESTERLY LINE OF SAID I-96, TO THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 39 MINUTES 51 SECONDS EAST, 113.22 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 42 DEGREES 20 MINUTES 09 SECONDS WEST, 148.49 FEET, ALONG THE WESTERLY LINE OF SAID I-96, TO THE NORTHERLY LINE OF EIGHT MILE ROAD (240.00 FEET WIDE); THENCE SOUTH 87 DEGREES 20 MINUTES 09 SECONDS WEST, 82.19 FEET ALONG THE NORTHERLY LINE OF SAID EIGHT MILE ROAD, TO THE EASTERLY LINE OF HAGGERTY ROAD; THENCE THE FOLLOWING BEARING AND DISTANCES ALONG THE EASTERLY LINE OF SAID HAGGERTY ROAD; THENCE NORTH 57 DEGREES 47 MINUTES 29 SECONDS WEST, 71.15 FEET; THENCE NORTH 7 DEGREES 43 MINUTES 37 SECONDS EAST, 175.59 FEET; THENCE NORTH 16 DEGREES 23 MINUTES 42 SECONDS EAST, 74.41 FEET TO A POINT ON THE EASTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 73 DEGREES 36 MINUTES 18 SECONDS EAST, 200.59 FEET TO THE POINT OF BEGINNING.

811 Know what's below. Call before you dig.

TFJ NOVI | CITY OF NOVI, OAKLAND COUNTY, MICHIGAN | 15' STORM SEWER EASEMENT

giffels webster
Engineers Surveyors Planners Landscape Architects
28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive	JJH R.
Manager	C.A.A.
Designer	H.S.R.
Quality Control	C.A.A.
Section	02
	T-01-N R-08-E

Developer For:
EIGHT HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322

DATE	ISSUE
Date	Issue

Date:	01.25.22
Scale:	NA
Sheet:	1 OF 4
Project:	19955.60

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EXHIBIT "B"
SCHEDULE OF MAINTENANCE AND ANNUAL COST ESTIMATE

STORM WATER FACILITY	MAINTENANCE TASK	CORRECTIVE ACTION	ANNUAL ESTIMATED COST FOR MAINTENANCE & REPAIRS		
			1st YEAR	2nd YEAR	3rd YEAR
STORM SEWER	CHECK FOR DEBRIS ACCUMULATING IN CATCH BASINS	REMOVE DEBRIS FROM RIMS AND CATCH BASINS	$500	$500	$500
	CHECK FOR SETTLING AROUND CATCH BASINS	IMPLEMENT ENERGY DISSIPATION MEASURES AS NECESSARY TO PREVENT EROSION.	$500	$500	$500
WATER QUALITY STRUCTURE	CHECK FOR SEDIMENT ACCUMULATION IN STRUCTURE	REMOVE SEDIMENT THAT ACCUMULATES TO NO MORE THAN 50% OF STRUCTURE CAPACITY.	$1,500	$1,500	$1,500

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giffels webster
Engineers Surveyors Planners
Landscape Architects
28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	J.N.R.
Manager:	C.A.A.
Designed:	H.S.R.
Quality Control:	C.A.A.
Section	02
	T-01-N R-08-E

Developed For:
EIGHT HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322

DATE	ISSUE
Date	Issue

Date:	01.25.22
Scale:	NA
Sheet:	1 OF 4
Project:	19965.00

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EXHIBIT "C"

EASEMENT DESCRIPTION

A 15 FOOT WIDE STORM SEWER EASEMENT SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01 DEGREE 52 MINUTES 04 SECONDS WEST, 858.83 FEET, ALONG THE EAST LINE OF SAID SECTION 36, TO A POINT ON THE WESTERLY LINE OF I-96; THENCE SOUTH 46 DEGREES 35 MINUTES 20 SECONDS WEST, 380.96 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 22 DEGREES 07 MINUTES 45 SECONDS WEST, 234.47 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 02 DEGREES 39 MINUTES 51 SECONDS EAST 172.23 FEET, ALONG THE WESTERLY LINE OF SAID I-96; THENCE SOUTH 42 DEGREES 20 MINUTES 09 SECONDS WEST, 148.49 FEET, ALONG THE WESTERLY LINE OF SAID I-96, TO THE NORTHERLY LINE OF EIGHT MILE ROAD (240.00 FEET WIDE); THENCE SOUTH 87 DEGREES 20 MINUTES 09 SECONDS WEST, 82.19 FEET ALONG THE NORTHERLY LINE OF SAID EIGHT MILE ROAD, TO THE EASTERLY LINE OF HAGGERTY ROAD; THENCE THE FOLLOWING BEARING AND DISTANCES ALONG THE EASTERLY LINE OF SAID HAGGERTY ROAD; THENCE NORTH 57 DEGREES 47 MINUTES 29 SECONDS WEST, 71.15 FEET; THENCE NORTH 07 DEGREES 43 MINUTES 37 SECONDS EAST, 175.59 FEET; THENCE NORTH 16 DEGREES 23 MINUTES 42 SECONDS EAST, 35.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16 DEGREES 23 MINUTES 42 SECONDS EAST, 15.00 FEET; THENCE SOUTH 73 DEGREES 36 MINUTES 18 SECONDS EAST, 30.80 FEET; THENCE SOUTH 16 DEGREES 23 MINUTES 42 SECONDS WEST, 15.00 FEET; THENCE NORTH 73 DEGREES 36 MINUTES 18 SECONDS WEST, 30.80 FEET THE POINT OF BEGINNING.

811 Know what's below. Call before you dig.

TFJ NOVI | CITY OF NOVI, OAKLAND COUNTY, MICHIGAN | 15' STORM SEWER EASEMENT

giffels webster
Engineers Surveyors Planners Landscape Architects
28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive	J.N.R.
Manager:	C.A.A.
Designer:	H.S.R.
Quality Control:	C.A.A.
Section:	02
	T-01-N R-08-E

Prepared for:
EIGHT HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322

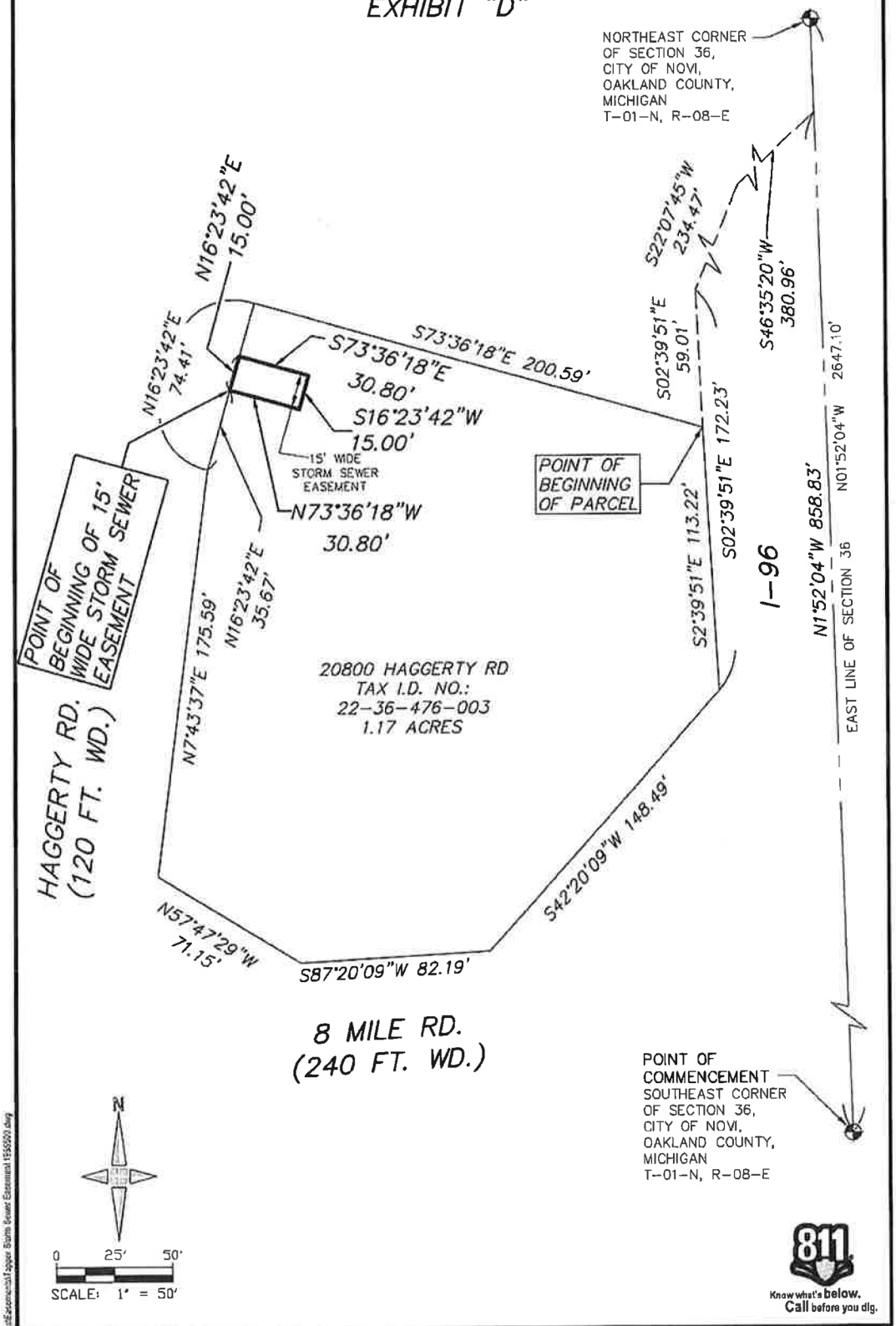
DATE	ISSUE
Date	Issue

Date:	01.25.22
Scale:	NA
Sheet:	3 OF 4
Project:	10965.09

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EXHIBIT "D"



811
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Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5088
www.giffelswebster.com

Executive	J N R
Manager	C.A.A
Designer	H.S.R.
Quality Control	C.A.A
Section	02
	T-01-N R-08-E

Developed For
EIGHT-HAGGERTY VENTURE, LLC

6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322

DATE	ISSUE
Date	Issue

Date	01 25 22
Scale:	1" = 50'
Sheet:	4 OF 4
Project	19985 00

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SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

January 24, 2023

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

Re: Tappers Fine Jewelry - Acceptance Documents Review
Novi # JSP21-0022
SDA Job No. NV22-203
INITIAL DOCUMENTS APPROVED
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on January 24, 2023 against the Final Site Plan (Stamping Set) approved on January 24, 2022. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement
(executed 01/31/2022: exhibit dated 01/25/2022)
Exhibit Approved

2. Storm Drainage Facility / Maintenance Easement Agreement
(executed 01/31/2022: exhibit dated 01/25/2022)
Exhibits A, B, & C Approved.

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 blue/black ink as the County will reject them otherwise.

3. Bill of Sale: Water Supply System
SUPPLIED – APPROVED.

4. Full Unconditional Waivers of Lien from contractors installing public utilities
SUPPLIED – APPROVED.

5. 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 January 19, 2022 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



Mike Freckelton, PE
Project Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi
Alyssa Craigie, City of Novi

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

December 14, 2022

Mrs. Humna Anjum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Tapper's
Storm Water Detention System Inspection
Novi SP No.: JSP21-0022
SDA Job No.: NV22-203

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including storm sewer piping and the pretreatment structure for the above mentioned project. As a result of this review, we have determined the storm water system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Ted Meadows Ted Meadows
Dec 14 2022 4:00 PM

Ted Meadows
Vice President

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Ryan Miller, Sachse Construction (e-mail)
SDA CE Job File

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Vibe Credit Union located on the south side of 12 Mile Road and west of Cabaret Drive (parcel 50-22-15-126-023).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The developer of Vibe Credit Union requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project.

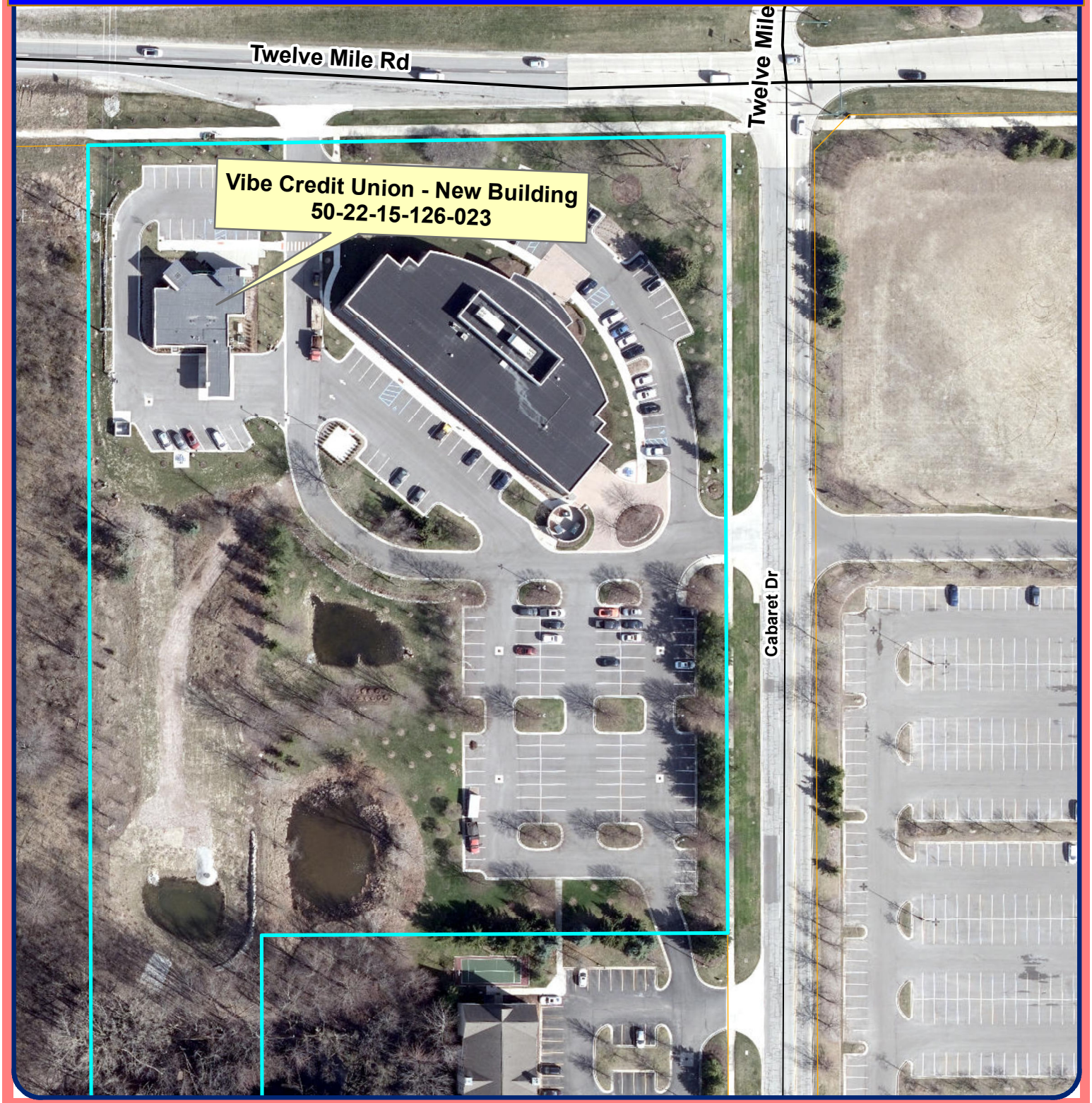
The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system.

The on-site storm water maintenance system has been inspected by Spalding DeDecker. Attached is the inspection approval letter dated July 11, 2022. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, June 16, 2021) and the City Engineering consultant (Spalding DeDecker, June 17, 2021), and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Vibe Credit Union located on the south side of 12 Mile Road and west of Cabaret Drive (parcel 50-22-15-126-023).

VIBE CREDIT UNION - New Building SDFMEA

Location Map



Map Author: Adam Yako
Date:12/1/2023
Project:Vibe Credit Union
Version: 1.0

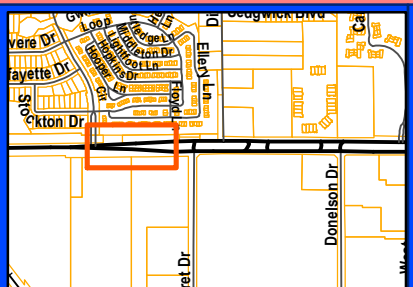
Amended By:
Date:
Department:

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. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Project location



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

Feet
0 20 40 80 120
1 inch = 105 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

June 16, 2021

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

Re: Vibe Credit Union JSP 20-0014
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 Vibe Credit Union 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.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk (w/Original Enclosure)
Charles Boulard, Community Development Director (w/Enclosure)
Barb McBeth, City Planner (w/Enclosure)
Lindsay Bell, Planner (w/Enclosure)
Madeleine Daniels, 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)
Kate Richardson, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosure)
Rebecca Runkel, Project Engineer (w/Enclosure)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosure)
Melissa Morris, Administrative Assistant (w/Enclosure)
Michael Freckelton/Taylor Reynolds/Ted Meadows, Spalding DeDecker (w/Enclosure)
Bridgette Ronnisch Valade, Ronnisch Construction Group (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 26th day of May, 2021, by and between Vibe Credit Union, a Michigan state chartered credit union, whose address is 44575 W. 12 Mile Road, Novi, MI 48377 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 15 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a credit union branch development on the Property.

B. The credit union branch development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, 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 Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner 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 for the first three (3) years are described in the attached Exhibit B.

In the event that the Owner 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 Owner 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 Owner 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 person conducting the hearing 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 through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit D**, 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 Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and 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 Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, 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.

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 in no way 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.

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

OWNER
Vibe Credit Union

Allan K McMorris

By:_Allan K. McMorris
Its: President/CEO

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 20th day of May, 2021, by Allan K. McMorris, as the President/CEO of Vibe Credit Union.

Jessica Andersen

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 12/25/25

CITY OF NOVI
A Municipal Corporation

_____

By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____day of _____ 201___, by,_____, on behalf of the City of Novi, a Municipal Corporation.

_____

Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by: Elizabeth Kudla Saarela	And when recorded return to: Cortney Hanson, City Clerk

Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	City of Novi 45175 Ten Mile Rd Novi, MI 48375

Exhibit A

PARCEL LEGAL DESCRIPTION

LEGAL DESCRIPTION - TIMBER CREEK OFFICE PARK - UNIT 1 (PARCEL I.D. 22-15-126-023)

UNIT 1, TIMBER CREEK OFFICE PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 26386, PAGES 25 THROUGH 61, INCLUSIVE, OAKLAND COUNTY RECORDS, AS RE-RECORDED IN LIBER 27156, PAGES 781 THROUGH 819, INCLUSIVE, OAKLAND COUNTY RECORDS, FIRST AMENDMENT TO MASTER DEED AS RECORDED IN LIBER 27258, PAGE 184, OAKLAND COUNTY RECORDS, AND SECOND AMENDMENT TO MASTER DEED AS RECORDED IN LIBER 54996, PAGE 474, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1456, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

PARCEL ID NO.: 22-15-126-023

NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
VIBE CREDIT UNION

SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	11-20-20	CEE	K911	1 of 1

Exhibit B

MAINTENANCE ACTIVITIES AND ANNUAL COST ESTIMATE –
STORM DRAINAGE MAINTENANCE

MAINTENANCE PLAN BUDGET			
TASKS	**ANNUAL FREQUENCY**	**COST PER OCCURENCE**	**ANNUAL COST**
ANNUAL INSPECTION FOR SEDIMENT ACCUMULATION	2	$100.00	$200.00
REMOVAL OF SEDIMENT ACCUMULATION IN PRE-TREATMENT STRUCTURE	2	$500.00	$1,000.00
INSPECT FOR FLOATABLES AND DEBRIS ANNUALLY AND AFTER MAJOR STORMS	AS NEEDED	$25.00	$150.00
REMOVAL OF FLOATABLES AND DEBRIS ANNUALLY AND AFTER MAJOR STORMS	AS NEEDED	$150.00	$150.00
INSPECT SYSTEM FOR EROSION ANNUALLY AND AFTER MAJOR STORMS	AS NEEDED	$25.00	$150.00
TOTAL ANNUAL BUDGET			$1,650.00
Note: Costs shown are estimated and are to be used for planning and budgeting puroposes only. Actual costs will vary.			

THE OWNER AND/OR ASSOCIATION SHALL MAINTAIN A LOG OF ALL INSPECTION AND MAINTENANCE ACTIVITIES AND MAKE THE LOG AVAILABLE TO CITY PERSONNEL AS NEEDED.

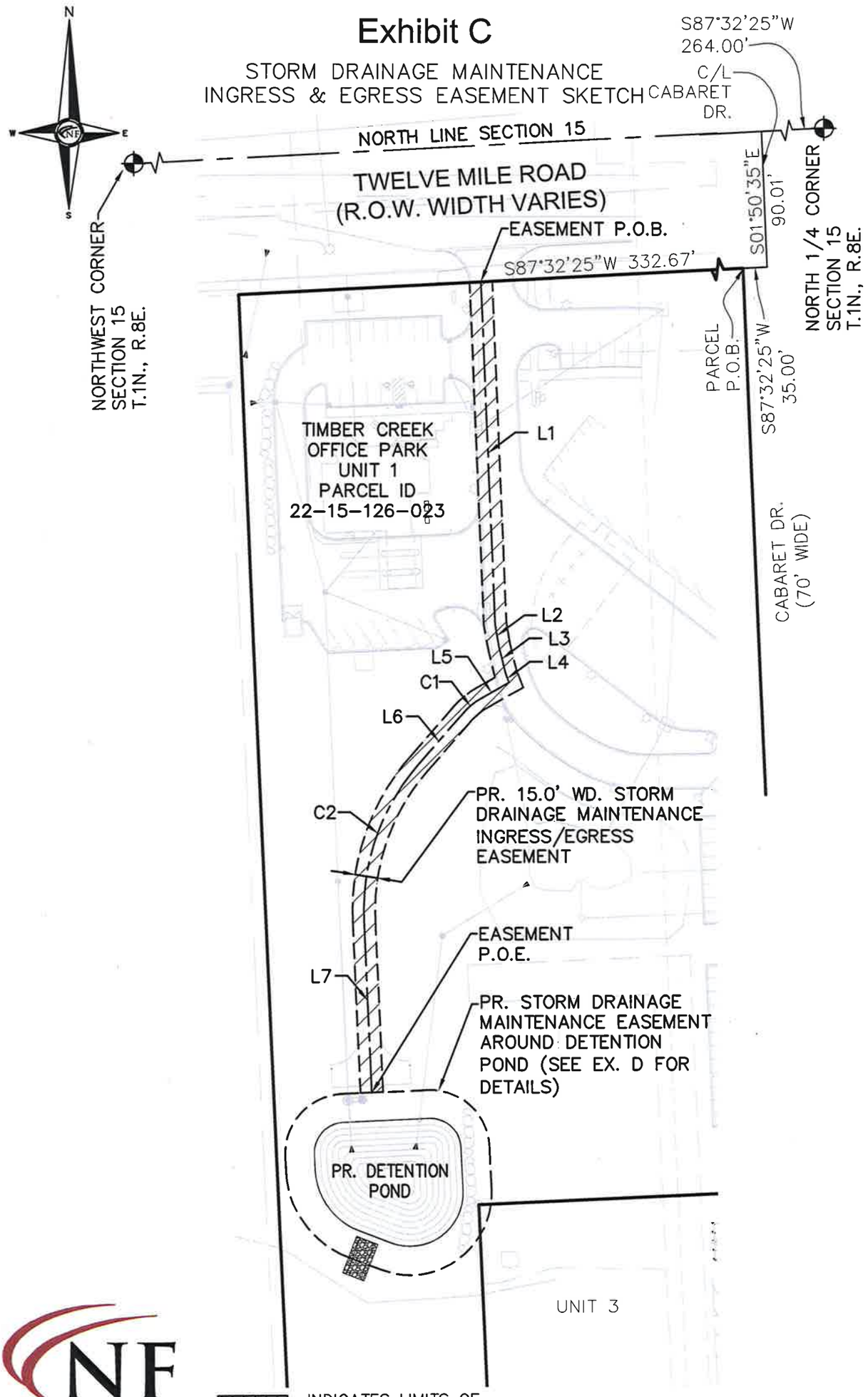
NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
VIBE CREDIT UNION

SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	11-20-20	CEE	K911	1 of 1

Exhibit C

STORM DRAINAGE MAINTENANCE INGRESS & EGRESS EASEMENT SKETCH



NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:	SCALE	DATE	DRAWN	JOB NO.	SHEET
VIBE CREDIT UNION	1" = 80'	11-20-20	CEE	K911	1 of 2

Exhibit C

STORM DRAINAGE MAINTENANCE
INGRESS & EGRESS EASEMENT
LINE AND CURVE TABLES
AND LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L1	S1°49'03"E	228.38
L2	S9°07'52"E	14.86
L3	S13°06'38"E	18.49
L4	S20°44'14"E	6.30
L5	S61°06'53"W	20.36
L6	S41°34'07"W	44.01
L7	S1°50'35"E	114.31

Curve Table					
Curve #	Delta	Length	Radius	Chord	Chord Distance
C1	19°32'46"	17.06'	50.00'	S51°20'29.98"W	16.97'
C2	43°24'42"	113.65'	150.00'	S19°51'45.85"W	110.95'

LEGAL DESCRIPTION - STORM DRAINAGE MAINTENANCE (INGRESS / EGRESS EASEMENT)

THE CENTERLINE OF A (15.00) FOOT WIDE INGRESS/EGRESS EASEMENT FOR STORM DRAININAGE MAINTENANCE BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWN 1 NORTH, RANGE 8 EAST, THENCE S87°32'25"W, 264.00 FEET ALONG THE NORTH LINE OF SECTION 15 TO THE CENTERLINE OF CABARET DRIVE; THENCE S01°50'35"E, 90.01 FEET TO THE SOUTHERLY 90' RIGHT-OF-WAY LINE OF TWELVE MILE ROAD; THENCE S87°32'25"W, 35.00 FEET TO THE PARCEL POINT OF BEGINNING; THENCE S.87°32'25"W., 332.67 FEET ALONG THE PARCEL LINE TO THE EASEMENT POINT OF BEGINNING; THENCE S1°49'03"E, 228.38 FEET; THENCE S9°07'52"E, 14.86 FEET; THENCE S13°06'38"E, 18.49 FEET; THENCE S20°44'14"E, 6.30 FEET; THENCE S61°06'53"W, 20.36 FEET; THENCE 17.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS=50.00 FEET, DELTA=19°32'46", CHORD=S51°20'29.98"W, 16.97 FEET); THENCE S41°34'07"W, 44.01 FEET; THENCE 113.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=150.00 FEET, DELTA=43°24'42", CHORD=S19°51'45.85"W, 110.95 FEET); THENCE S1°50'35"E, 114.31 FEET; TO THE EASEMENT POINT OF ENDING.

SAID EASEMENT CONTAINS 8,660.94 SQUARE FEET OR 0.199 ACRES

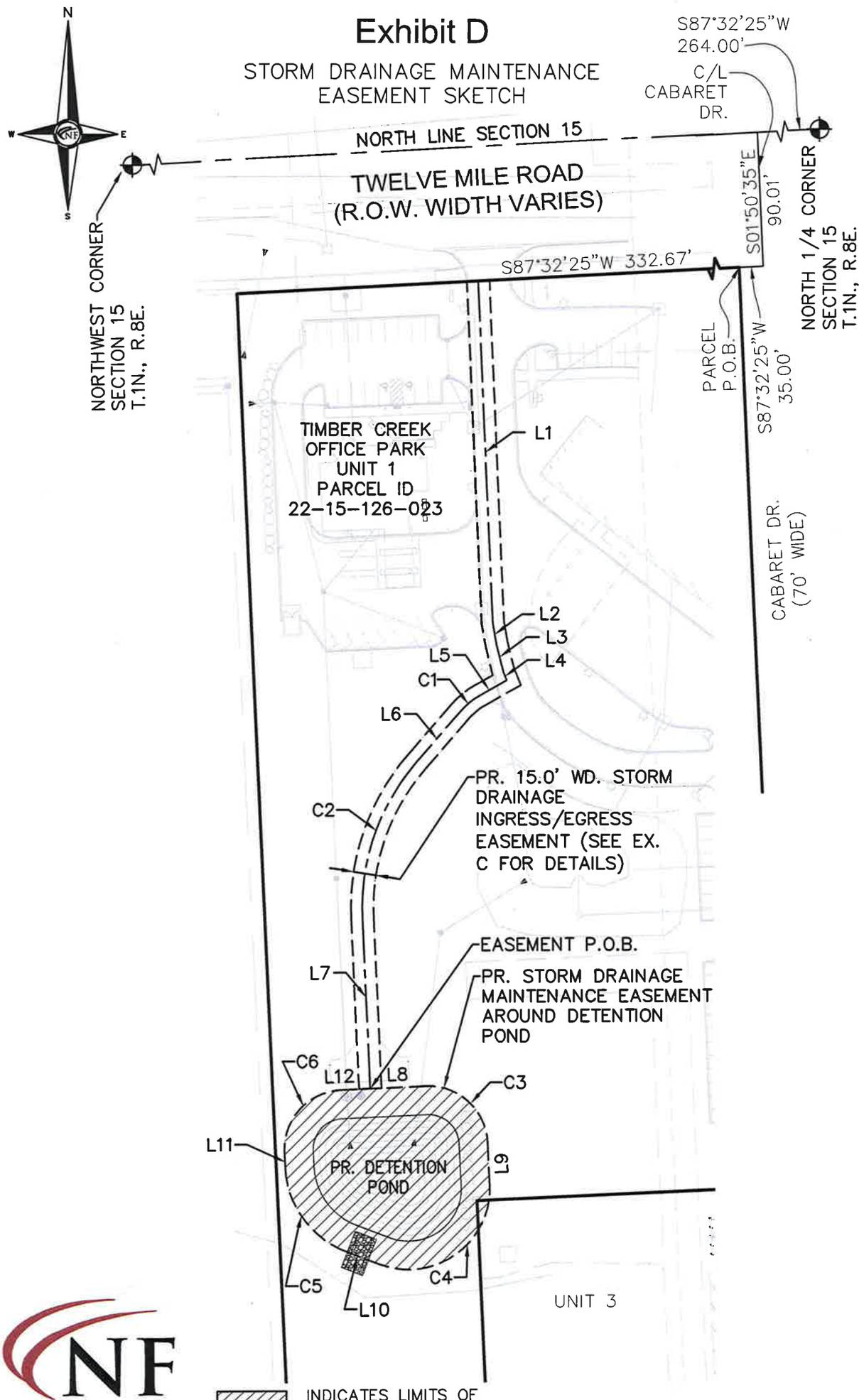
NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
VIBE CREDIT UNION

DATE	DRAWN	JOB NO.	SHEET
11-20-20	CEE	K911	2 of 2

Exhibit D

STORM DRAINAGE MAINTENANCE EASEMENT SKETCH



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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:	SCALE	DATE	DRAWN	JOB NO.	SHEET
VIBE CREDIT UNION	1" = 80'	11-20-20	CEE	K911	1 of 3

Exhibit D

STORM DRAINAGE MAINTENANCE EASEMENT
LINE AND CURVE TABLES

Line Table		
Line #	Direction	Length
L1	S1°49'03"E	228.38
L2	S9°07'52"E	14.86
L3	S13°06'38"E	18.49
L4	S20°44'14"E	6.30
L5	S61°06'53"W	20.36
L6	S41°34'07"W	44.01
L7	S1°50'35"E	114.31

Curve Table					
Curve #	Delta	Length	Radius	Chord	Chord Distance
C1	19°32'46"	17.06'	50.00'	S51°20'29.98"W	16.97'
C2	43°24'42"	113.65'	150.00'	S19°51'45.85"W	110.95'

Line Table		
Line #	Direction	Length
L8	S88°09'25"W	37.34
L9	N1°50'35"W	29.31
L10	S68°17'58"E	22.89
L11	S1°50'35"E	11.00
L12	S88°09'25"W	19.75

Curve Table					
Curve #	Delta	Length	Radius	Chord	Chord Distance
C3	90°00'00"	61.26'	39.00'	N46°50'35.13"W	55.15'
C4	113°32'38"	107.01'	54.00'	N54°55'43.67"E	90.34'
C5	66°27'22"	74.23'	64.00'	S35°04'16.33"E	70.14'
C6	90°00'00"	61.26'	39.00'	S43°09'24.87"W	55.15'

NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
VIBE CREDIT UNION

DATE	DRAWN	JOB NO.	SHEET
04-22-21	CEE	K911	2 of 3

Exhibit D

STORM DRAINAGE MAINTENANCE EASEMENT
LEGAL DESCRIPTION

LEGAL DESCRIPTION - STORM DRAINAGE MAINTENANCE (DETENTION POND EASEMENT)

A STORM DRAINAGE MAINTENANCE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWN 1 NORTH, RANGE 8 EAST, THENCE S87°32'25"W, 264.00 FEET ALONG THE NORTH LINE OF SECTION 15 TO THE CENTERLINE OF CABARET DRIVE; THENCE S01°50'35"E, 90.01 FEET TO THE SOUTHERLY 90' RIGHT-OF-WAY LINE OF TWELVE MILE ROAD; THENCE S87°32'25"W, 35.00 FEET TO THE PARCEL POINT OF BEGINNING; THENCE S.87°32'25"W., 332.67 FEET ALONG THE PARCEL LINE; THENCE S1°49'03"E, 228.38 FEET; THENCE S9°07'52"E, 14.86 FEET; THENCE S13°06'38"E, 18.49 FEET; THENCE S20°44'14"E, 6.30 FEET; THENCE S61°06'53"W, 20.36 FEET; THENCE 17.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS=50.00 FEET, DELTA=19°32'46", CHORD=S51°20'29.98"W, 16.97 FEET); THENCE S41°34'07"W, 44.01 FEET; THENCE 113.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=150.00 FEET, DELTA=43°24'42", CHORD=S19°51'45.85"W, 110.95 FEET); THENCE S1°50'35"E, 114.31 FEET; TO THE EASEMENT POINT OF BEGINNING THENCE S88°09'25"W, 37.34 FEET; THENCE 61.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=39.00 FEET, DELTA=90°00'00", CHORD=N46°50'35.13"W, 55.15 FEET); THENCE N1°50'35"W, 29.31 FEET; THENCE 107.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=54.00 FEET, DELTA=113°32'38", CHORD=54°55'43.67"E, 90.34 FEET); THENCE S68°17'58"E, 22.89 FEET; THENCE 74.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=64.00 FEET, DELTA=66°27'22", CHORD=S35°04'16.33"E, 70.14 FEET); THENCE S1°50'35"E, 11.00 FEET; THENCE 61.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=39.00 FEET, DELTA=90°00'00", CHORD=S43°09'24.87"W, 55.15 FEET); THENCE S88°09'25"W, 19.75 FEET; TO THE EASEMENT POINT OF BEGINNING.

SAID EASEMENT CONTAINS 13,856.83 SQUARE FEET OR 0.318 ACRES

NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
VIBE CREDIT UNION

DATE	DRAWN	JOB NO.	SHEET
11-20-20	CEE	K911	3 of 3

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

June 17, 2021

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Vibe Credit Union - Acceptance Documents Review
Novi # JSP20-0014
SDA Job No. NV20-217
INITIAL DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on June 9, 2021 against the Final Site Plan (Stamping Set) approved on December 14, 2020. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Sanitary Sewer Manhole Access Easement
(executed 5-26-21: exhibit dated 11-20-20)
Exhibit Approved

2. Storm Drainage Facility / Maintenance Easement Agreement
(executed 5-26-21: exhibit dated 11-20-20)
Exhibits A, B, C, & D Approved.

3. 12 Mile R.O.W. Dedication
(executed 5-26-21: exhibit dated 4-22-21)
Exhibit 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 October 14, 2020 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

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954



Mike Freckelton, EIT
Engineer

Cc (via Email): Victor Boron, City of Novi
Taylor Reynolds, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, 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

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

July 11, 2022

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Vibe Credit Union
Storm Water Detention System Inspection
Novi SP No.: JSP20-0014
SDA Job No.: NV20-217

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including storm sewer piping, detention basin(s) and outlet control structure(s) for the above mentioned project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Heather Gendron
Digitally signed by Heather Gendron
DN: C=US, E=hgendron@sda-eng.com, O=Spalding DeDecker, CN=Heather Gendron
Date: 2022.07.11 14:26:20-04'00'

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Anthony Taormina, Ronnisch Construction (e-mail)
SDA Job File

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval to accept the residential streets as part of Dixon Meadows Phase 1 and 2 and adoption of Act 51 New Street Resolution accepting Sedgwick Boulevard, Verona Drive, Billings Drive and Hanover Drive as public. Adding 0.65 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Pulte Homes of Michigan, LLC has requested the dedication and acceptance of Sedgwick Boulevard, Verona Drive, Billings Drive and Hanover Drive as public assets. The Dixon Meadows development is comprised of two phases and 78 single-family homes. The project is located west of Dixon Road, and North of 12 Mile Road. The right-of-way width for the proposed streets shall be sixty (60) feet wide.

According to the City's consulting engineer, the streets meet City design and construction standards (Spalding DeDecker, September 19, 2022). The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form to permit acceptance by City Council. The warranty deed for Phase 1 was approved by Spalding DeDecker on October 18, 2017, and by Beth Saarela on December 26, 2018. The remaining acceptance documents were submitted in 2023 and reviewed by the City's consulting engineer and the City Attorney (Spalding DeDecker, December 1, 2023, and Beth Saarela, November 17, 2023, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.65 mile of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of Dixon Meadows and adoption of Act 51 New Street Resolution accepting Sedgwick Boulevard, Verona Drive, Billings Drive and Hanover Drive as public, adding 0.65 miles of roadway to the City's public street system.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION NEW STREET ACCEPTANCE

Dixon Meadows Phase 1 and Phase 2
Verona Drive, Billings Drive, Hanover Drive, and Sedgwick Blvd.

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on December 18, 2023, at _____ P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the City's Act 51 Program Manager is requesting formal acceptance of Sedgwick Boulevard, Verona Drive, Billings Drive, and Hanover Drive and,

WHEREAS; that said streets are located within a City right-of-way that is under the control of the City of Novi, and,

WHEREAS; that Sedgwick Boulevard, Verona Drive, Billings Drive, and Hanover Drive were open to the public since September 2022.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Sedgwick Boulevard, Verona Drive, Billings Drive, and Hanover Drive, and direct such to be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

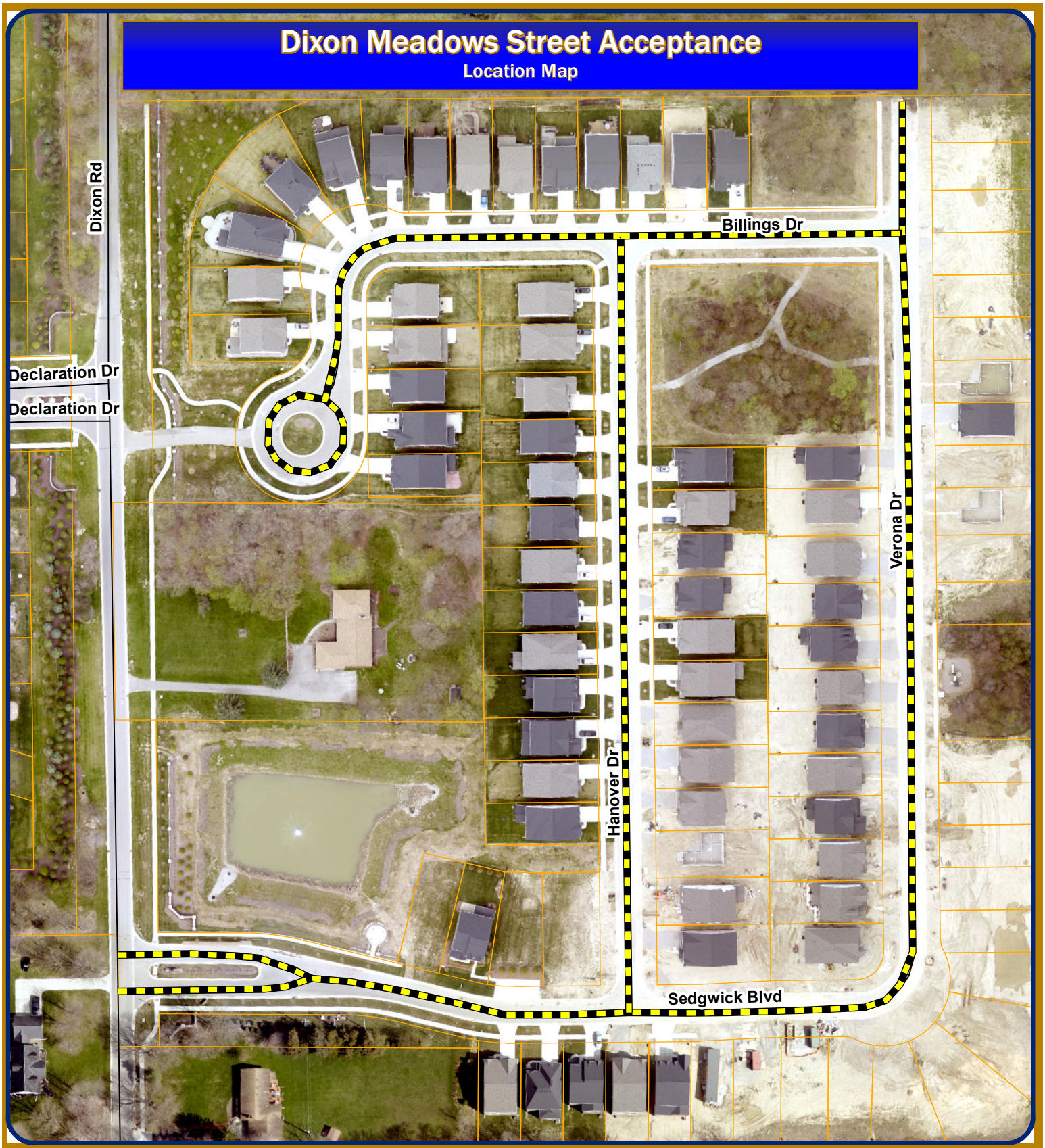
CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 18th day of December, 2023 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

Dixon Meadows Street Acceptance

Location Map



Map Author: Humna Anjum
Date:10/20/2022
Project:Dixon Meadows
Version: 1.0

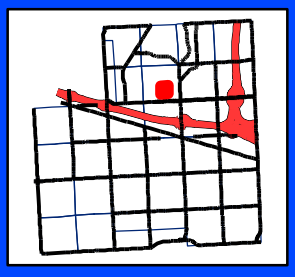
Amended By:
Date:
Department:

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. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Proposed Public Streets
- Major Roads
- Minor Roads



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

Feet
0 30 60 120 180
1 inch = 137 feet

JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.jrsjlaw.com

January 26, 2018

Jeffrey Herczeg, Director of Public Services
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: Dixon Meadows Phase I PJSP14-46
Acceptance Documents

Dear Mr. Herczeg:

We have received and reviewed the following documents for Dixon Meadows, Phase I, and have the following comments:

Phase I

1. Sanitary Sewer System Easement (***Approved***)
2. Water System Easement (***Approved***)
3. Sidewalk Easement (***Approved***)
4. Warranty Deed – Dixon Road Right-of-Way (***Approved***)
5. Warranty Deed – Interior Roads (***Approved***)
6. Revised Storm Drainage Facility Maintenance Easement Agreement (***Approved***)

Water System and Sanitary Sewer Easement

Pulte Homes of Michigan, LLC, seeks to convey the Water System and Sanitary Sewer Easements and corresponding Bill of Sale for water main and sanitary sewer facilities serving Phase I of the Dixon Meadows residential site condominium development, to the City. We have reviewed and approve the format and language of the above Water and Sanitary Sewer System Easements, corresponding Bill of Sale. The easements are consistent with the title commitment provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

The Maintenance and Guarantee Bond is in the City's standard format and is in place to guarantee the materials and workmanship of the water and sanitary sewer system facilities for two years from the date of acceptance.

Sidewalk Easement

The Sidewalk Easement is in the City's standard format and is acceptable. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Warranty Deeds

The Warranty Deeds for Dixon Road right-of-way and the Phase I interior roads to the condominium appear to be in order. The exhibits have been reviewed and approved by the City's Consulting Engineer. It is our understanding that the interior roads will be accepted at a later date. At that time, a Bill of Sale for Paving will be required.

Once accepted pursuant to Affidavit of the City Engineer, the Water and Sanitary Sewer System Easements should be recorded with the Oakland County Register of Deeds in the usual manner.

The Warranty Deed for Dixon Road and Sidewalk Easement should be placed on an upcoming City Council Agenda for acceptance. The Warranty Deed for the interior roads should be retained in the City's file until the roads are ready for acceptance. Once accepted, the Water and Sanitary Sewer Easements, Sidewalk Easement, and Warranty Deed for Dixon Road Right-of-Way should be recorded with the Oakland County Register of Deeds in the usual manner. The Bills of Sale and Title Search should be retained in the City's file.

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

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.

Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk (w/Enclosures-Originals)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
George Melistas, Senior Engineering Manager (w/Enclosures)
Theresa Bridges, Construction Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)

Michael Freckelton, Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Gregory J. Gamalski (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED
(Interior Roads Phase I)

KNOW ALL BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is: 100 Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, Michigan 48034, conveys and warrants to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan:

See attached Exhibit A and Exhibit B made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar ($1.00), subject to easements, restrictions, and other matters of record, existing utilities, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway or drainage purposes, if any, zoning ordinances, and the lien of real estate taxes not yet due and payable.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, MCL 560.108, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

This Property is being conveyed for, and is restricted to, use as a public road only and related improvements, and for public and private utilities.

This Deed is exempt from State and Local transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a).

Dated this 16 day of January, 2018.

GRANTOR:
Pulte Homes of Michigan LLC,
a Michigan limited liability company

By: _____
Kevin Christofferson
Its: Vice President of Finance

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16 day of January, 2018, by Kevin Christofferson, the Vice President of Finance for Pulte Homes of Michigan LLC, a Michigan limited liability company, known to me to be the person who executed the within instrument and who acknowledged the same to be their free act and deed on behalf of said company.

DEBORAH ALTMAN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jul. 03, 2023
Acting in the County of Oakland

_____
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Courtney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Sandra Sorini Elser Bodman PLC 201 S. Division, Suite 400 Ann Arbor, MI 48104

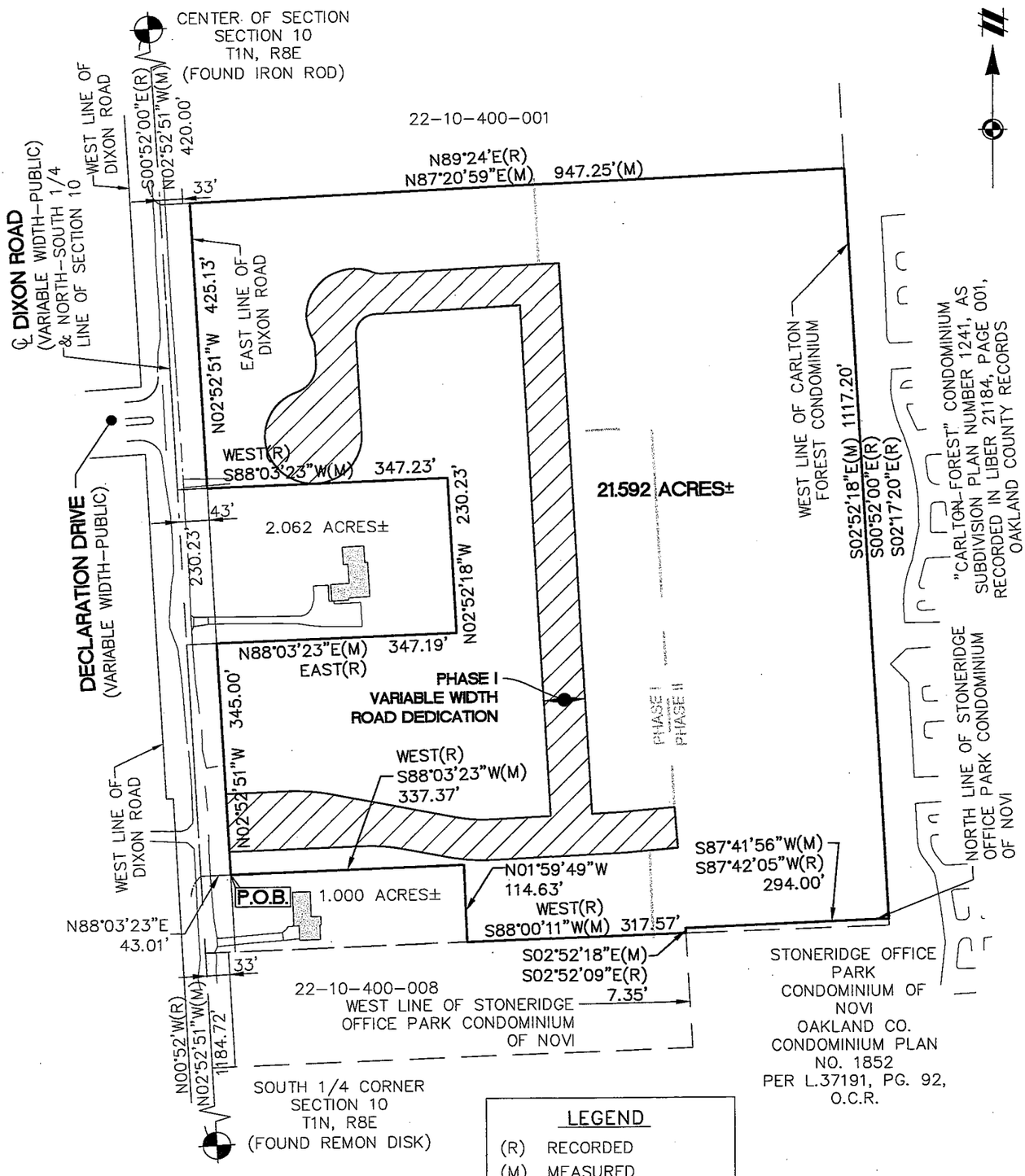
EXHIBIT A

LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning.

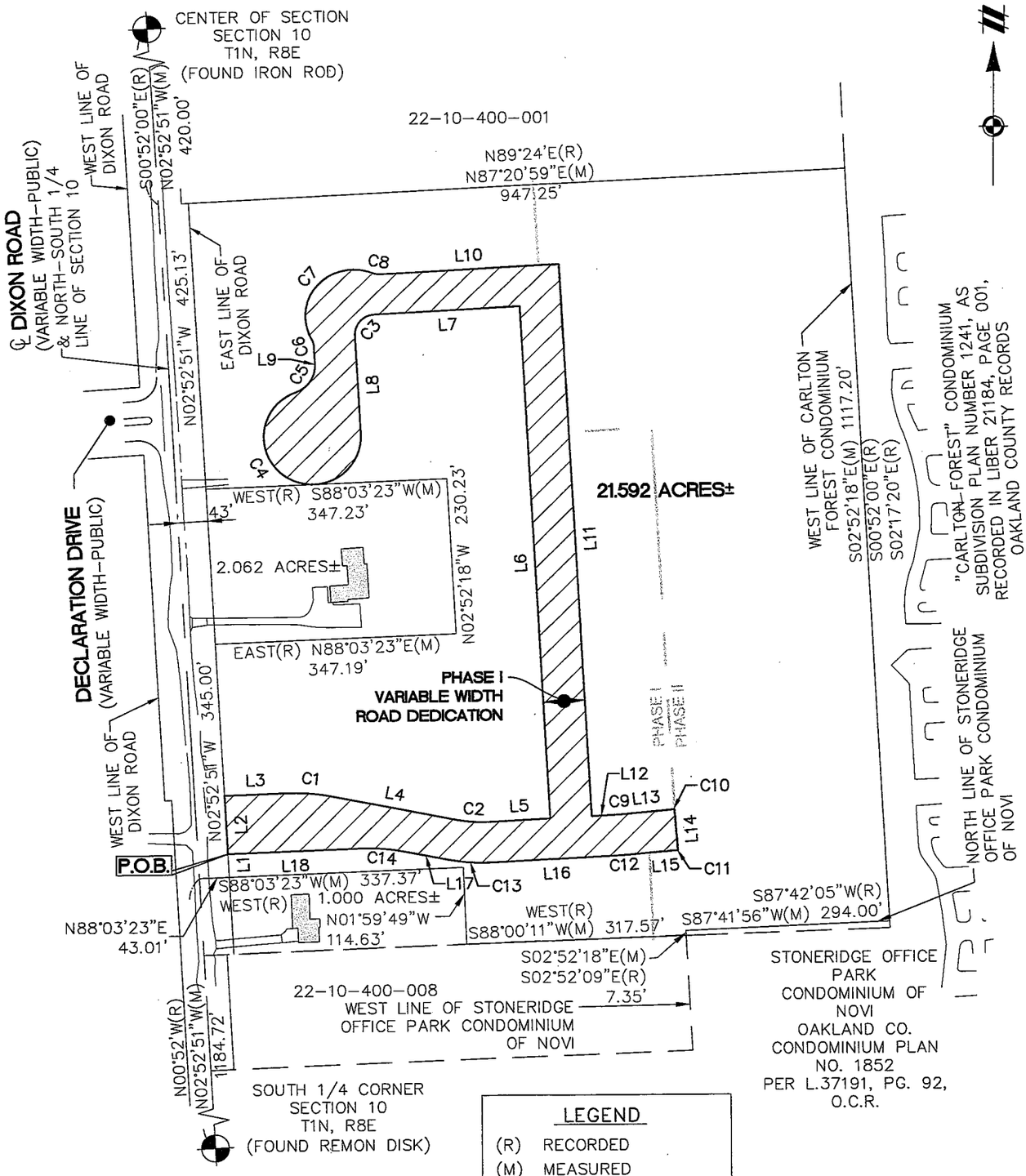
EXHIBIT B

(see attached)



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 1 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 200 FEET (0 100 200)		

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 2 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET (0 100 200)		

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°52'51"W	34.45'
L2	N02°52'51"W	86.01'
L3	N88°03'23"E	91.22'
L4	S78°39'56"E	185.81'
L5	N87°07'42"E	87.09'
L6	N02°52'18"W	759.32'
L7	S87°07'42"W	210.00'
L8	S02°52'18"E	147.12'
L9	N02°52'18"W	26.54'
L10	N87°07'42"E	257.88'
L11	S02°52'18"E	819.32'
L12	N87°07'42"E	37.46'
L13	N84°57'06"E	72.22'
L14	S04°19'25"E	60.00'
L15	S84°57'06"W	72.11'
L16	S87°07'42"W	184.44'
L17	N78°39'58"W	65.63'
L18	S88°03'23"W	193.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	60.25'	260.00'	13°16'40"	S85°18'17"E	60.12'
C2	49.59'	200.00'	14°12'22"	S85°46'07"E	49.46'
C3	47.12'	30.00'	90°00'00"	S42°07'43"W	42.43'
C4	308.44'	70.00'	252°27'56"	N55°42'39"W	112.93'
C5	53.80'	42.00'	73°23'37"	N33°49'30"E	50.20'
C6	11.39'	25.00'	26°06'55"	N15°55'45"W	11.30'
C7	173.77'	70.00'	142°13'50"	N42°07'42"E	132.46'
C8	11.39'	25.00'	26°06'55"	S79°48'50"E	11.30'
C9	7.60'	200.00'	2°10'36"	N86°02'24"E	7.60'
C10	2.78'	260.00'	0°36'42"	N85°15'27"E	2.78'
C11	2.02'	200.00'	0°34'40"	S85°14'26"W	2.02'
C12	10.10'	260.00'	2°13'33"	S86°02'24"W	10.10'
C13	64.46'	260.00'	14°12'22"	N85°46'06"W	64.30'
C14	60.25'	260.00'	13°16'39"	N85°18'17"W	60.12'

CLIENT
PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE I ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056 | CAD: EA-07
DR.: SW | CH.: LMD
BOOK: XX | PG.: XX
SHEET 3 OF 4 | DATE: 1-25-2017
FILE CODE: EA-07 ACCESS

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

DESCRIPTION OF A 21.592 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet for a PLACE OF BEGINNING; thence N02°52'51"W 345.00 feet along the East line of said Dixon Road; thence N88°03'23"E (recorded as East) 347.19 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 347.23 feet; thence N02°52'51"W 425.13 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 947.25 feet; thence S02°52'18"E (recorded as S00°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carlton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 317.57 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 337.37 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 21.592 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

DESCRIPTION OF VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning,

CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA–07	
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD	
	BOOK: XX	PG.: XX	
	SHEET: 4 OF 4	DATE: 1–25–2017	
	FILE CODE: EA–07 ACCESS		
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

2/1/2017–REV. PER ATTY.
3/13/2017–REV. PER CLIENT

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

October 18, 2017

Paul Schyck
Pulte Homes of MI
100 Bloomfield Hills Parkway, Suite 150
Bloomfield Hills, Michigan 48304

Re: Dixon Meadows Phase 1 - Acceptance Documents Review
Novi # JSP14-0046
SDA Job No. NV17-210
EXHIBITS APPROVED

Dear Mr. Schyck:

We have reviewed the Acceptance Document Package received by our office on October 5, 2017 against the Final Site Plan (Stamping Set) approved on March 1, 2017. 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 (Phase 1) – (executed: exhibit dated 03-13-17 & 03-28-17) – Exhibits Approved.
2. On-Site Sanitary Sewer Easement (Phase 1) – (executed: exhibit 07-06-2017) – Exhibits Approved.
3. Storm Drainage Facility / Maintenance Easement Agreement – (executed: exhibit dated 01-25-17) – Exhibits Approved.
4. Sidewalk Easement – (executed: exhibit dated 3-14-17) – Exhibits Approved.
5. Warranty Deed for Dixon Road Right-of-Way – (executed, unrecorded, dated 02-01-17) – Exhibits Approved.
6. Warranty Deed for Interior Road Right-of-Way (Phase 1) – (executed, unrecorded, dated 03-13-17) – Exhibits Approved.
7. Bills of Sale: Sanitary Sewer System and Water Supply System (Phase 1) – SUPPLIED – Approved.
8. Full Unconditional Waivers of Lien from contractors installing public utilities (Phase 1) – SUPPLIED – Approved.
9. Full Unconditional Waivers of Lien from contractors installing streets (Phase 1) – NOT SUPPLIED – Due at the time of street acceptance.
10. Sworn Statement (Utilities) (Phase 1) - SUPPLIED – Approved.

11. Sworn Statement (streets) (Phase 1) - NOT SUPPLIED – Due at the time of street acceptance.

12. Maintenance and Guarantee Bond – (in the amount of $1,029,363.75) – 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 19, 2016 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

Brittany Allen

Brittany Allen, EIT
Engineer

Cc (via Email): George Melistas, City Engineering Senior Manager
Cortney Hanson, City Clerk
Beth Saarela, Johnson Rosati, Schultz, Joppich PC
Sarah Marchioni, City Building Project Coordinator
Ted Meadows, Spalding DeDecker
Taylor Reynolds, Spalding DeDecker
Theresa Bridges, City Construction Engineer
Darcy Rechtien, City Construction Engineer
Angie Pawlowski, City Community Development Bond Coordinator
Matt Bush, PE, Atwell, LLC

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

November 27, 2023

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Dixon Meadows Ph 1 JSP14-56
Street Acceptance Documents

Dear Mr. Croy:

We have received and reviewed the following **original** documents for Dixon Meadows Phase 1, a copy of which are enclosed:

1. Bill of Sale for Street Paving (***Approved***)
2. Title Search
3. Sworn Statement and Waiver of Lien

Bill of Sale

The Warranty Deed for interior roads for Dixon Meadows Phase was previously approved by our office and was forwarded to the City Clerk for recording after acceptance. The Bill of Sale conveys the street paving for Phase 1 of the interior roads to the City for public use and maintenance. The Bill of Sale is in the City's standard format and is acceptable for the purpose provided. The original Warranty Deed and Bill of Sale should be placed on an upcoming City Council Agenda for acceptance along with the documents previously approved on January 26, 2018 for Phase 1.

Once accepted, the Warranty Deeds for Phases 1 and 2 (November 17, 2023 approval letter), and the Consent of Dixon Meadows Condominium Association to Recording of Agreements should be recorded by the City Clerk's Office in the usual manner.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Ian Hogg, Planner
Heather Ziegler, Planner
James Hill, Planner
Diana Shanahan, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Rebecca Runkel, Project Engineer
Adam Yako, Project Engineer
Humna Anjum, Project Engineer
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Karen Brown, Pulte Homes of Michigan
Thomas R. Schultz, Esquire

File No. _____

Cadillac Asphalt LLC
51777 W 12 Mile Road, Wixom MI 48393

FULL UNCONDITIONAL WAIVER

My/our contract with Pulte Homes to
(other contracting party)

provide Asphalt paving and related work for the improvement to the property

described as: Dixon Meadows Phase 1 & 2

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

Signed on: 8/21/23
(date)

Jim Bliss
(name of lien claimant)

(signature of lien claimant)

Address: 51777 12 Mile

Wixom, MI 48393

Telephone: 248-388-8509

DO NOT SIGN BLANK OR INCOMPLETE FORMS

RETAIN A COPY

SWORN STATEMENT

STATE OF MICHIGAN)
) ss.
COUNTY OF Oakland)

Jim Bliss, being duly sworn, deposes and says: That Cadillac Asphalt is a/the (contractor)(subcontractor)(supplier) for an improvement to the following described public works situated in Oakland County, Michigan, described as follows:

Contract No._____; Project Name: Dixon Meadows Phase 1 & 2

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor)(subcontractor)(supplier) has (contracted)(subcontracted)(supplied material)(supplied labor) for the improvement on the above referenced public works project and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
NONE								
	SUB TOTALS							

Name of Subcontractor, Supplier, or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owing	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Retention	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
	TOTALS							

That the (contractor) (subcontractor) has not procured material from, or subcontracted with, any person other than those set forth on the reverse side and owes no money for the improvement other than the sums set forth on the reverse side.

Deponent further says that he or she makes the foregoing statement as the (contractor)(subcontractor)(supplier) or as _____ of the (contractor)(subcontractor)(supplier) for the purposes of representing to the party from whom payment is requested and to the prime contractor who has furnished a payment bond covering the public works project described on the reverse side and his or her agents that the public works described on the reverse side is free from claims of payment bond liens, or the possibility of payment bond liens, except as specially set forth on the reverse side hereof.

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT FOR THE PURPOSE OF OBTAINING PAYMENT IS SUBJECT TO CRIMINAL and CIIVIL PENALTIES AS PROVIDED BY LAW.

Jim Bliss

Digitally signed by Jim Bliss
DN: C=US, E=james.bliss@cadillacasphalt.com, O=Cadillac Asphalt LLC, OU=Cadillac Asphalt LLC, CN=Jim Bliss
Date: 2023.08.21 11:21:27-04'00'

(Deponent)

HEATHER ANN LAZARUS
NOTARY PUBLIC - MICHIGAN
WASHTENAW COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES APRIL 09, 2030

Subscribed and sworn to before me this 21 day of August, 2023.

Heather Ann Lazarus, Notary Public

Washtenaw County, Michigan

My commission expires: 4-9-2030

Acting in Oakland County

91742

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan Limited Liability Company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083, for the sum of $1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

See attached and incorporated ***Exhibit A, Legal Description***

In witness whereof, the undersigned has executed these presents this 25th day of October, 2023.

Signed by

Pulte Homes of Michigan LLC, a Michigan limited liability company

By: Christopher Plumb
Its: Vice President of Finance

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of October, 2023, by Christopher Plumb, Vice President of Finance of Pulte Homes of Michigan LLC, a Michigan limited liability company on behalf of the company.

KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:
Elizabeth K. Saarela
27555 Executive Drive
Suite 250
Farmington Hills, MI 48331

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

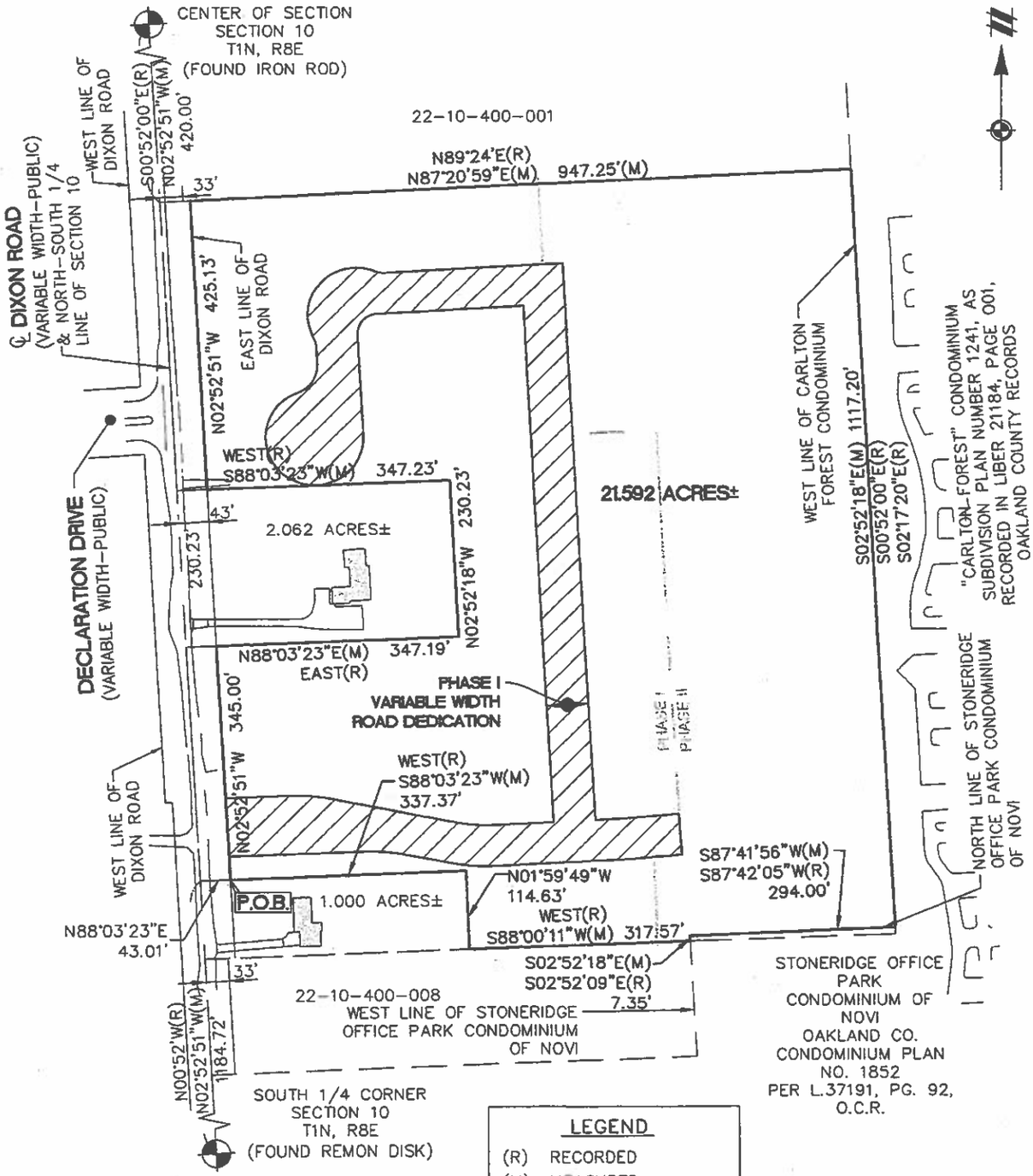
EXHIBIT A

LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning.

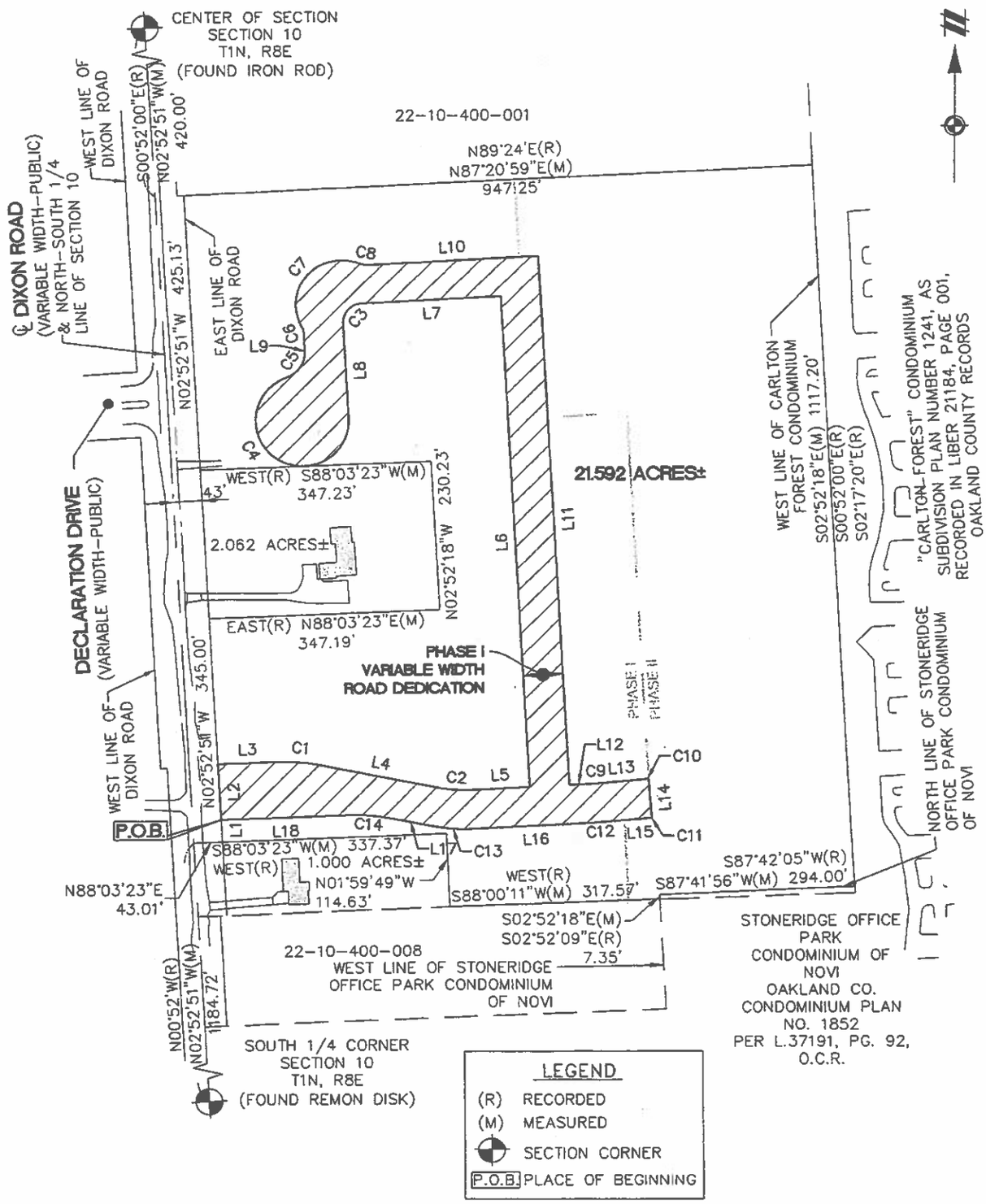
EXHIBIT B

(see attached)



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 1 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 200 FEET (0, 100, 200)		

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	BOOK: XX	PG.: XX
SCALE: 1 INCH = 200 FEET (0 100 200)	SHEET: 2 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°52'51"W	34.45'
L2	N02°52'51"W	86.01'
L3	N88°03'23"E	91.22'
L4	S78°39'56"E	185.81'
L5	N87°07'42"E	87.09'
L6	N02°52'18"W	759.32'
L7	S87°07'42"W	210.00'
L8	S02°52'18"E	147.12'
L9	N02°52'18"W	26.54'
L10	N87°07'42"E	257.88'
L11	S02°52'18"E	819.32'
L12	N87°07'42"E	37.46'
L13	N84°57'06"E	72.22'
L14	S04°19'25"E	60.00'
L15	S84°57'06"W	72.11'
L16	S87°07'42"W	184.44'
L17	N78°39'58"W	65.63'
L18	S88°03'23"W	193.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	60.25'	260.00'	13°16'40"	S85°18'17"E	60.12'
C2	49.59'	200.00'	14°12'22"	S85°46'07"E	49.46'
C3	47.12'	30.00'	90°00'00"	S42°07'43"W	42.43'
C4	308.44'	70.00'	252°27'56"	N55°42'39"W	112.93'
C5	53.80'	42.00'	73°23'37"	N33°49'30"E	50.20'
C6	11.39'	25.00'	26°06'55"	N15°55'45"W	11.30'
C7	173.77'	70.00'	142°13'50"	N42°07'42"E	132.46'
C8	11.39'	25.00'	26°06'55"	S79°48'50"E	11.30'
C9	7.60'	200.00'	2°10'36"	N86°02'24"E	7.60'
C10	2.78'	260.00'	0°36'42"	N85°15'27"E	2.78'
C11	2.02'	200.00'	0°34'40"	S85°14'26"W	2.02'
C12	10.10'	260.00'	2°13'33"	S86°02'24"W	10.10'
C13	64.46'	260.00'	14°12'22"	N85°46'06"W	64.30'
C14	60.25'	260.00'	13°16'39"	N85°18'17"W	60.12'

CLIENT
PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE I ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056 | CAD: EA-07
DR.: SW | CH.: LMD
BOOK: XX | PG.: XX
SHEET: 3 OF 4 | DATE: 1-25-2017
FILE CODE: EA-07 ACCESS

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

DESCRIPTION OF A 21.592 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet for a PLACE OF BEGINNING; thence N02°52'51"W 345.00 feet along the East line of said Dixon Road; thence N88°03'23"E (recorded as East) 347.19 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 347.23 feet; thence N02°52'51"W 425.13 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 947.25 feet; thence S02°52'18"E (recorded as S00°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carlton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 317.57 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 337.37 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 21.592 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

DESCRIPTION OF VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning.

CLIENT PULTE HOMES	JOB: 14001056	CAD EA–07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR. SW	CH. LMD
	BOOK XX	PG. XX
	SHEET 4 OF 4	DATE: 1–25–2017
	FILE CODE: EA–07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

2/1/2017–REV. PER ATTY.
3/13/2017–REV. PER CLIENT

CHICAGO TITLE
INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 

ATTEST President



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;

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AMERICAN LAND TITLE ASSOCIATION

(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

Transaction Identification Data for reference only:
Issuing Agent:
Issuing Office:
Issuing Office's ALTA® Registry ID:
Commitment No.: MI-295675-ANC
Issuing Office File No.: MI-295675-ANC
Property Address: Phase 1 ROW at Dixon Meadows, Novi, MI

SCHEDULE A

1. Commitment Date: September 13, 2023 at 12:00 AM

2 Policy to be issued:

   (a) ALTA Owner's Policy of Title Insurance (06/17/2006)
   Proposed Insured: TBD
   Proposed Policy Amount: $0.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

   Pulte Homes of Michigan LLC, a Michigan limited liability company

5. The Land is described as follows:

   See Attached Exhibit A

PGP Title of Florida, Inc. dba PGP Title

Connie M. Hall

Connie Hall

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a. Deed from Pulte Homes of Michigan LLC, a Michigan limited liability company vesting fee simple title in TBD.

5. Submit a completed Owner's Estoppel/Affidavit on the form provided by this company and signed by or on behalf of all owners.

6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Pulte Homes of Michigan LLC, a Michigan Limited Liability Company

   a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

9. Company requires an update of title through the date of recording of the instrument creating the interest to be insured, also known as the gap period, prior to issuing a final Owners Policy of Title Insurance in order to intentionally delete standard exceptions on the Owners Policy of Title Insurance. Company reserves the right to make additional exceptions upon completing said update/bringdown.

10. Additional requirements and/or exceptions required by the underwriter as part of its approval process for this commitment.

11. Submit an affidavit of non foreign status under Section 1445, as amended, executed by Seller.

12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

NOTE: The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

5. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.

6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

7. Taxes or special assessments which are not shown as existing liens by the Public Records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

9. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.

10. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.

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11. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

12. Standard exceptions set forth in jacket.

13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquired of record for value the estate or interest or mortgage thereon covered by this commitment.

14. The policy does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against the Land.

15. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.

16. Terms, provisions, conditions, restrictions, easements and limitations contained in the Master Deed set forth below, and any amendments thereto, if any, including, but not limited to, the rights of the co-owners of the Condominium set forth below in general common elements and limited common elements, as set forth in said Master Deed and Amendments thereto, and designated as Oakland County Condominium Subdivision Plan No. 2195, and as described in Act 59 of the Public Acts of 1978, as amended, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

    Document Entitled: Master Deed
    Recording No: Liber *50864, Page 739* and First Amendment recorded in Liber *53596, Page 776*
    Name of Condominium: Dixon Meadows

17. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the following:
    Recording No: Liber 3421, Page 624, Liber 3790, Page 588 and Liber 4483, Page 553

18. Terms, Covenants, and Conditions of Planned Rezoning Overlay (PRO) Agreement between Pulte Homes of Michigan LLC, a Michigan limited liability company and the City of Novi as follows:

    Recording No: Liber *50209, Page 509*. Consent to Dixon Meadows Planned Rezoning Overlay Agreement recorded in Liber Liber *50209, Page 599*, Liber *50209, Page 602*, Liber *50209, Page 606*, Liber *50209, Page 609*, Liber *50209, Page 612*, and Liber *50209, Page 615*.

19. Terms and conditions contained in that certain Sidewalk Easement granted to the City of Novi, a Michigan Municipal Corporation, and filed of record in Liber *51791, Page 1*.

20. Terms and conditions of that certain Storm Drainage Facility Maintenance Easement Agreement Dixon

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Meadows granted to the City of Novi, filed of record in Liber *51791, Page 9*.

21. Terms and conditions of that certain Water System Easement granted to the City of Novi, a Michigan municipal corporation, filed of record in Liber *51739, Page 1*.

22. Terms and conditions of that certain Sanitary Sewer System Easement granted to the City of Novi, a Michigan municipal corporation, filed of record in Liber *51739, Page 13*.

23. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.

24. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.

25. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE C

The land referred to in this Commitment is described as follows:

See Attached Exhibit A

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AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A



DESCRIPTION OF VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning.

CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 4 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

2/1/2017–REV. PER ATTY.
3/13/2017–REV. PER CLIENT



PRIVACY POLICY NOTICE

Dear Customer:

While the security and privacy of customer information has always been a priority of the PGP Title family of companies, recent legislation now requires us to explain to our customers the ways in which we collect and use customer information.

The statement attached to this letter is the privacy policy of the PGP Title family of companies. **Premier Land Title Insurance Company** may serve as the title insurance underwriter on your title policy. PGP Title, Inc., PGP Title of Florida, Inc., PGP Title of Ohio, Inc., PGP Escrow Inc. and PGP Title, LLC - may issue policies and handle real estate closings in various parts of the country. These companies may do business or operate under the name of **"PGP Title, Inc.,"** "**PGP Title,**" **"PGP Title of Ohio, Inc.",**" **PGP Escrow Inc."** or "**PGP Closing Services**." A number of other companies in the family provide other real estate and mortgage services. You may find more information on the PGP Title family of companies on our websites: www.pgptitle.com and www.pulte.com. The attached Privacy Notice also applies to our websites.

The PGP Title family of companies appreciates the trust you place in us when you transact business with us. You trust us with your private, personal information when you purchase title insurance or other services from us. We are committed to protecting the privacy, accuracy, and security of customer information given to us. We do not sell information about you to others.

No response to this notice is required, but if you have questions, please write to us:

PGP Title Family of Companies - Privacy
9111 Cypress Waters Blvd.
Coppell, TX 75019

PGP Title Family of Companies

Title Insurance Companies: Premier Land Title Insurance Company
Title/Settlement Agents: PGP Title, Inc.; PGP Title of Florida, Inc. dba PGP Title; PGP Title, LLC; and PGP Title, Inc. dba PGP Closing Services and PGP Title of Ohio, Inc. and PGP Escrow Inc.

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PremierLandTitle InsuranceCompany

PGPTitle™

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom that information may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of the PGP Title family of companies.

What kinds of information we collect. We collect nonpublic personal information about you, and information about your transaction, from the following sources:

- Information we receive from you on applications, contracts or other forms (such as your name, address, telephone number, or social security number).
- Information about your transactions that we secure from our files, or from our affiliates or others (such as the identity of the real property you are buying or financing).
- Information we receive from a consumer-reporting agency.
- Information that we receive from others involved in your transaction, such as the lender, attorney or real estate broker (such as appraisals, credit reports, land surveys, escrow balances, and sometimes bank account numbers).

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

How we use this information. The PGP Title family of companies giving this notice does not share your information with marketers outside its own family. There's no need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you or your lender, or in other ways permitted by law. The privacy laws permit some sharing without your approval. We may share internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

How we protect your information. We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. We reinforce the company's privacy policy with our employees.

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- Contact information (e.g., name, address, phone number, email address);
- Demographic information (e.g., date of birth, gender, marital status);
- Identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- Financial account information (e.g., loan or bank account information); and
- Other personal information necessary to provide products or services to you.

Browing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- Browser version, language, and type;
- Domain name system requests; and
- Browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- Information we receive from you on applications or other forms;
- Information about your transactions with FNF, our affiliates, or others; and
- Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use and FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

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Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Peronal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- To enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- To nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- To nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to joint market financial products or services to you;
- To law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- In the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assess, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the user and/or transfer of the foregoing information in connections with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101: Phone number (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclosure information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any other purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collections, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect consumer information on behalf o mortgage loan services (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to use in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or may mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

November 17, 2023

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Dixon Meadows Ph 2 JSP17-0012
Street Acceptance Documents

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Dixon Meadows Phase 2, a copy of which are enclosed:

1. Warranty Deed for Interior Roads ***(Approved)***
2. Bill of Sale for Street Paving (***Approved***)
3. Title Search
4. Consent of Dixon Meadows Condominium Association to Recording of Agreements Ph1 and Ph 2 (***Approved***)

Warranty Deed

The Warranty Deed for interior roads for Dixon Meadows Phase 2 conveys the interior roads to the City for public use and maintenance. The Warranty Deed is consistent with the title search provided and has been executed in accordance with the requirements of the Master Deed for road conveyances. Since the Developer no longer owns any lots in the development, the homeowners association has consented to the road dedication, as required by the Master Deed. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale for paving is acceptable as provided. The original Warranty Deed and Bill of Sale should be placed on an upcoming City Council Agenda for acceptance along with the documents previously approved on January 26, 2018 for Phase 1.

Once accepted, the Warranty Deeds for Phases 1 and 2, and the Consent of Dixon Meadows Condominium Association to Recording of Agreements should be recorded by the City Clerk's Office in the usual manner.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Ian Hogg, Planner
Heather Ziegler, Planner
James Hill, Planner
Diana Shanahan, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Rebecca Runkel, Project Engineer
Adam Yako, Project Engineer
Humna Anjum, Project Engineer
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Karen Brown, Pulte Homes of Michigan
Thomas R. Schultz, Esquire

CONSENT OF DIXON MEADOWS CONDOMINIUM ASSOCIATION TO RECORDING OF AGREEMENTS

Pulte Homes of Michigan LLC, a Michigan limited liability company ("Developer"), whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, Developer established Dixon Meadows, Oakland County Condominium Subdivision Plan No. 2144 ("Condominium"), by recording a Master Deed in Liber 49511, Page 694, Oakland County Records, as amended by First Amendment to Master Deed recorded in Liber 53596, Page 776, Oakland County Records, (collectively the "Master Deed"), pertaining to the property described on attached Exhibit A ("Property").

The undersigned Dixon Meadows Condominium Association, a Michigan nonprofit corporation (the "Association"), whose address is _____, is the association established to operate and manage the affairs of the Condominium, and hereby consents and agrees to Developer entering into certain agreements with the City of Novi which are necessary and desirable in order to facilitate development of the Condominium, which such agreements are further described in Exhibit B attached hereto and incorporated herein and will be recorded in the Oakland County Records commensurate with this Consent.

This instrument is exempt from county and state transfer taxes under MCL 207.505(a) and MCL 207.526(a) respectively.

[*acknowledgement on following page*]

Dated: 10, 20, 2023

ASSOCIATION

Dixon Meadows Condominium Association, a Michigan nonprofit corporation

By: _____

Name: SOMESWARA RAO KANUTRI
Its: Board Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 20 day of Oct., 2023, the foregoing Consent was acknowledged before me by Someswara Rao, Board Member of Dixon Meadows Condominium Association, a Michigan nonprofit corporation, on behalf of said corporation.

INDERPREET NANCY
Notary Public, State of Michigan
County of Wayne
My Commission Expires 01-06-2027
Acting in the County of Oakland

_____, Notary Public
Oakland County, MI
Acting in Oakland County, MI
My Commission Expires: 01/06/2027

PREPARED BY AND WHEN RECORDED RETURN TO:
Karen Brown
Pulte Homes of Michigan, LLC
2800 Livernois Road
Building D, Suite 320
Troy, MI 48083

EXHIBIT A TO CONSENT

LEGAL DESCRIPTION

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

UNITS 1 THROUGH 90, INCLUSIVE, DIXON MEADOWS CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 50864, PAGES 739, OAKLAND COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2195, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE-DESCRIBED MASTER DEED, AS AMENDED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Parcel ID Nos.:

Unit #	Parcel Number	Unit #	Parcel Number	Unit #	Parcel #
1		31		61	
2		32		62	
3		33		63	
4		34		64	
5		35		65	
6		36		66	
7		37		69	
8		38		68	
9		39		69	
10		40		70	
11		41		71	
12		42		72	
13		43		73	
14		44		74	
15		45		75	
16		46		76	
17		47		77	
18		48		78	
19		49		79	
20		50		80	
21		51		81	
22		52		82	
23		53		83	
24		54		84	
25		55		85	
26		56		86	
27		57		87	
28		58		88	
29		59		89	
30		60		90	

EXHIBIT B TO CONSENT

AGREEMENTS

1. Warranty Deed (Interior Roads Phase I)
2. Bill of Sale (Interior Roads Phase I)
3. Warranty Deed (Interior Roads Phase II)
4. Bill of Sale (Interior Roads Phase II)

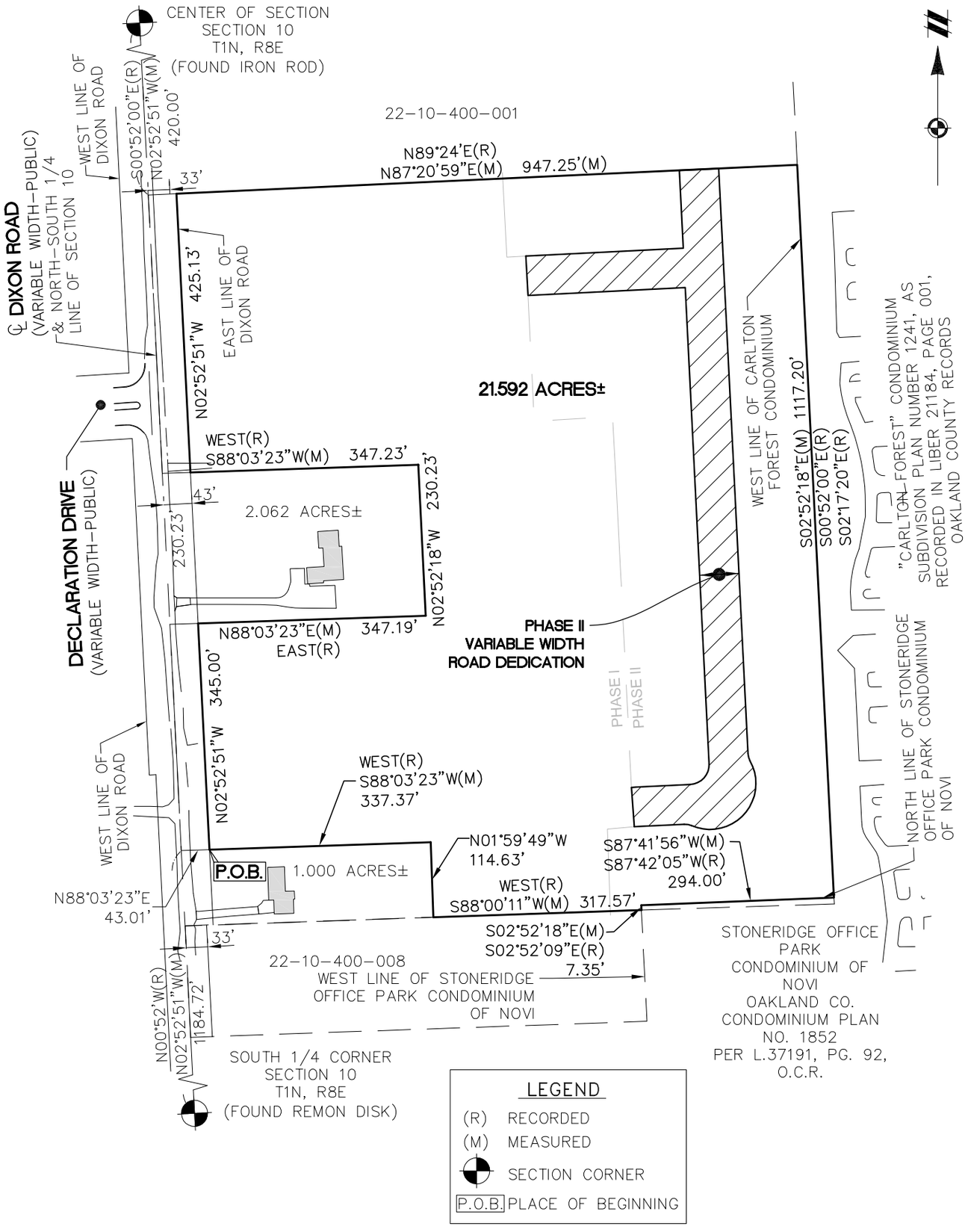
EXHIBIT A

LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 1000.36 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 767.25 feet for a PLACE OF BEGINNING; thence continuing N87°20'59"E (recorded as N89°24'E) 60.00 feet; thence S02°52'18"E 892.31 feet; thence 11.45 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S15°59'36"E 11.35 feet; thence 174.89 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing S42°04'43"W 132.82 feet; thence 11.57 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N79°36'32"W 11.47 feet; thence S87°07'42"W 70.47 feet; thence 5.58 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S86°19'44"W 5.58 feet; thence N04°19'25"W 60.00 feet; thence 7.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N86°20'45"E 7.10 feet; thence N87°07'42"E 82.90 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing N42°07'42"E 42.43 feet; thence N02°52'18"W 726.25 feet; thence S87°07'42"W 240.00 feet; thence N02°52'18"W 60.00 feet; thence N87°07'42"E 240.00 feet; thence N02°52'18"W 118.72 feet to the Place of Beginning.

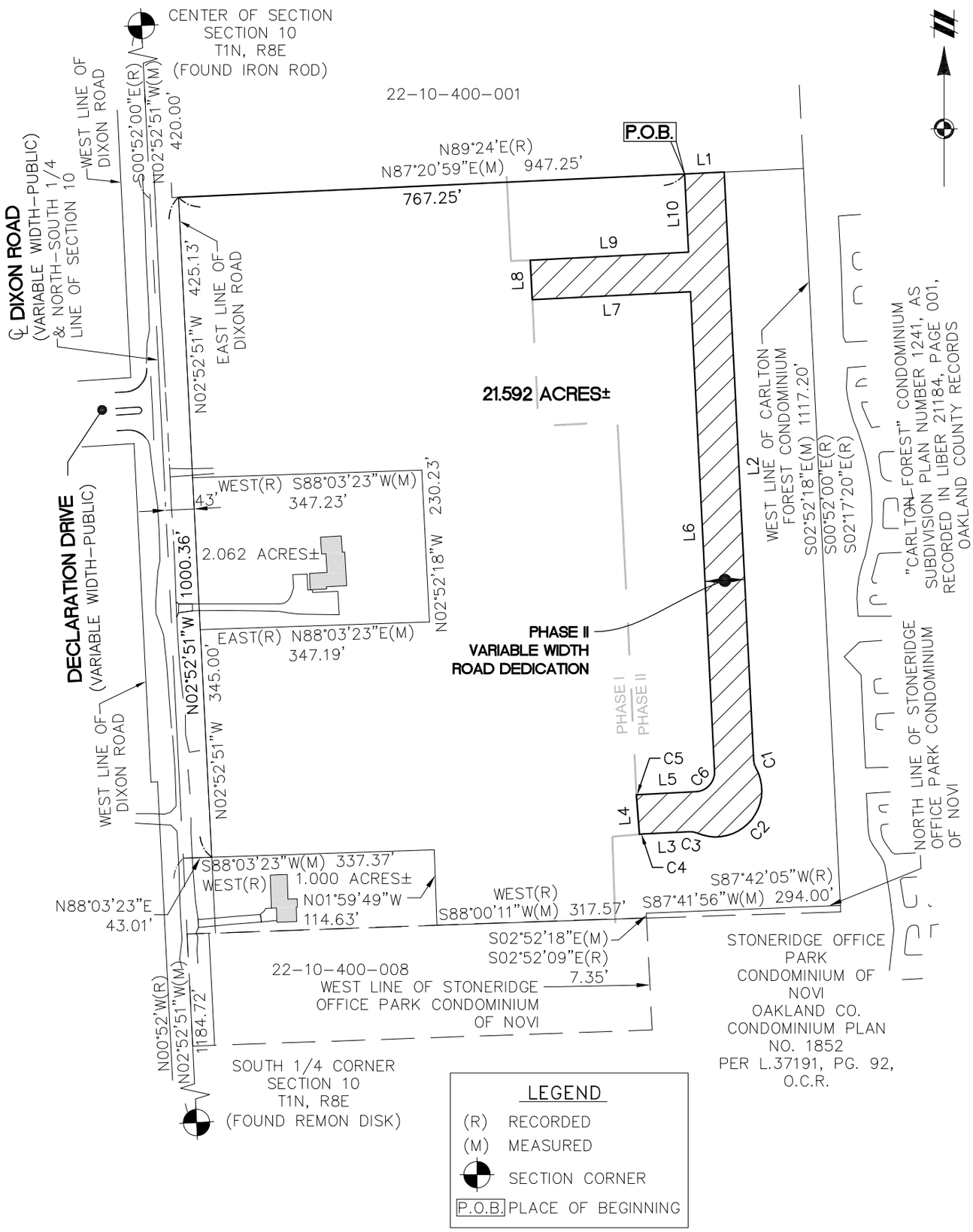
EXHIBIT B

(see attached)



CLIENT	PULTE HOMES	JOB: 14001056	CAD EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN		DR. SW	CH. LMD
		BOOK XX	PG. XX
		SHEET 1 OF 4	DATE: 3-13-2017
		FILE CODE: EA-12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN			
SCALE: 1 INCH = 200 FEET (0 100 200)			

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000



CLIENT	PULTE HOMES	JOB: 14001056	CAD EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN		DR. SW	CH. LMD
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SOUTHFIELD, MI 48076
248.447.2000

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°20'59"E	60.00'
L2	S02°52'18"E	892.31'
L3	S87°07'42"W	70.47'
L4	N04°19'25"W	60.00'
L5	N87°07'42"E	82.90'
L6	N02°52'18"W	726.25'
L7	S87°07'42"W	240.00'
L8	N02°52'18"W	60.00'
L9	N87°07'42"E	240.00'
L10	N02°52'18"W	118.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	11.45'	25.00'	26°14'51"	S15°59'36"E	11.35'
C2	174.89'	70.00'	143°09'00"	S42°04'43"W	132.82'
C3	11.57'	25.00'	26°31'31"	N79°36'32"W	11.47'
C4	5.58'	200.00'	1°35'56"	S86°19'44"W	5.58'
C5	7.10'	260.00'	1°33'54"	N86°20'45"E	7.10'
C6	47.12'	30.00'	90°00'00"	N42°07'42"E	42.43'

CLIENT

PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE II ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056	CAD EA-12
DR. SW	CH. LMD
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SHEET 3 OF 4	DATE: 3-13-2017
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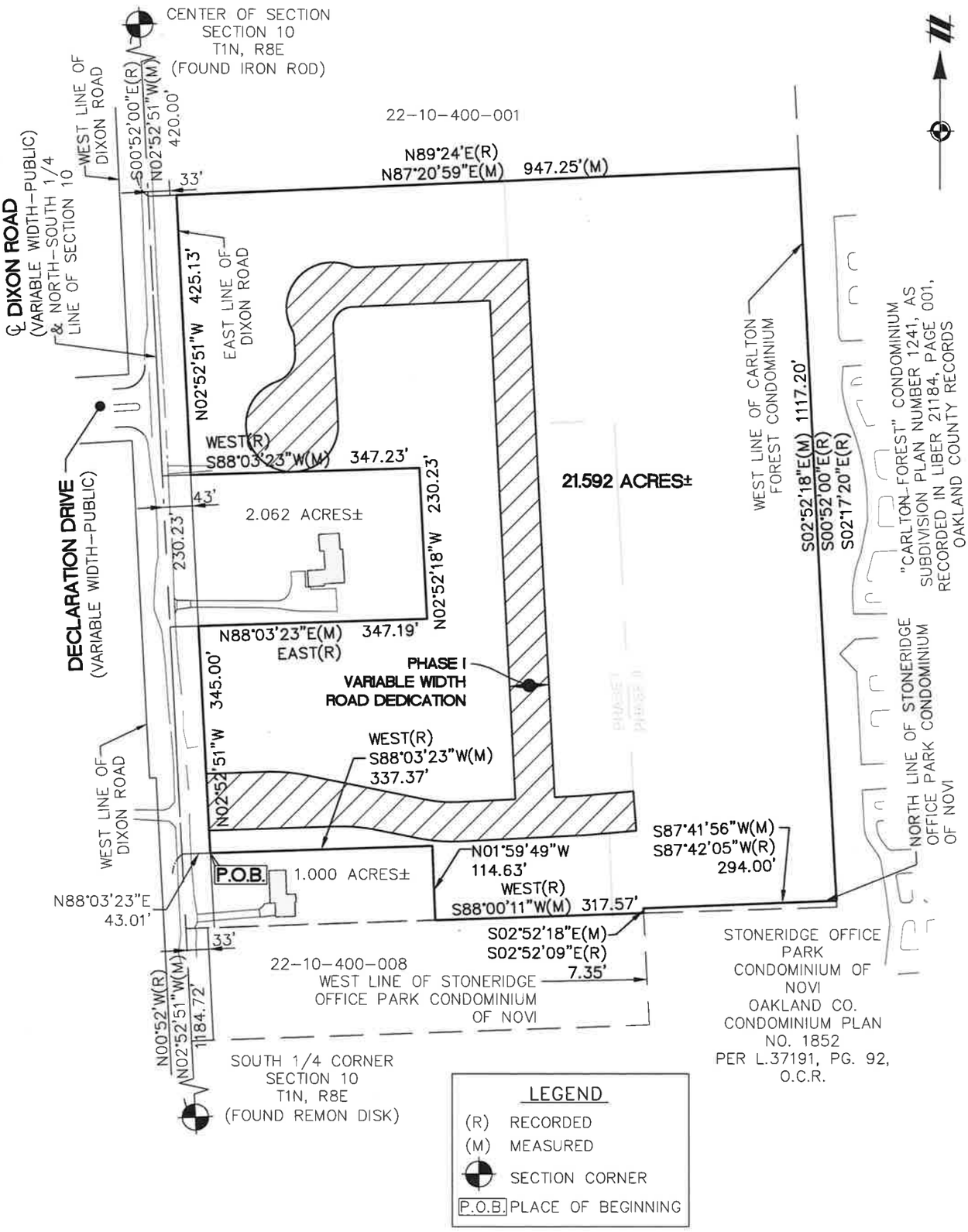
DESCRIPTION OF A 21.592 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

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DESCRIPTION OF VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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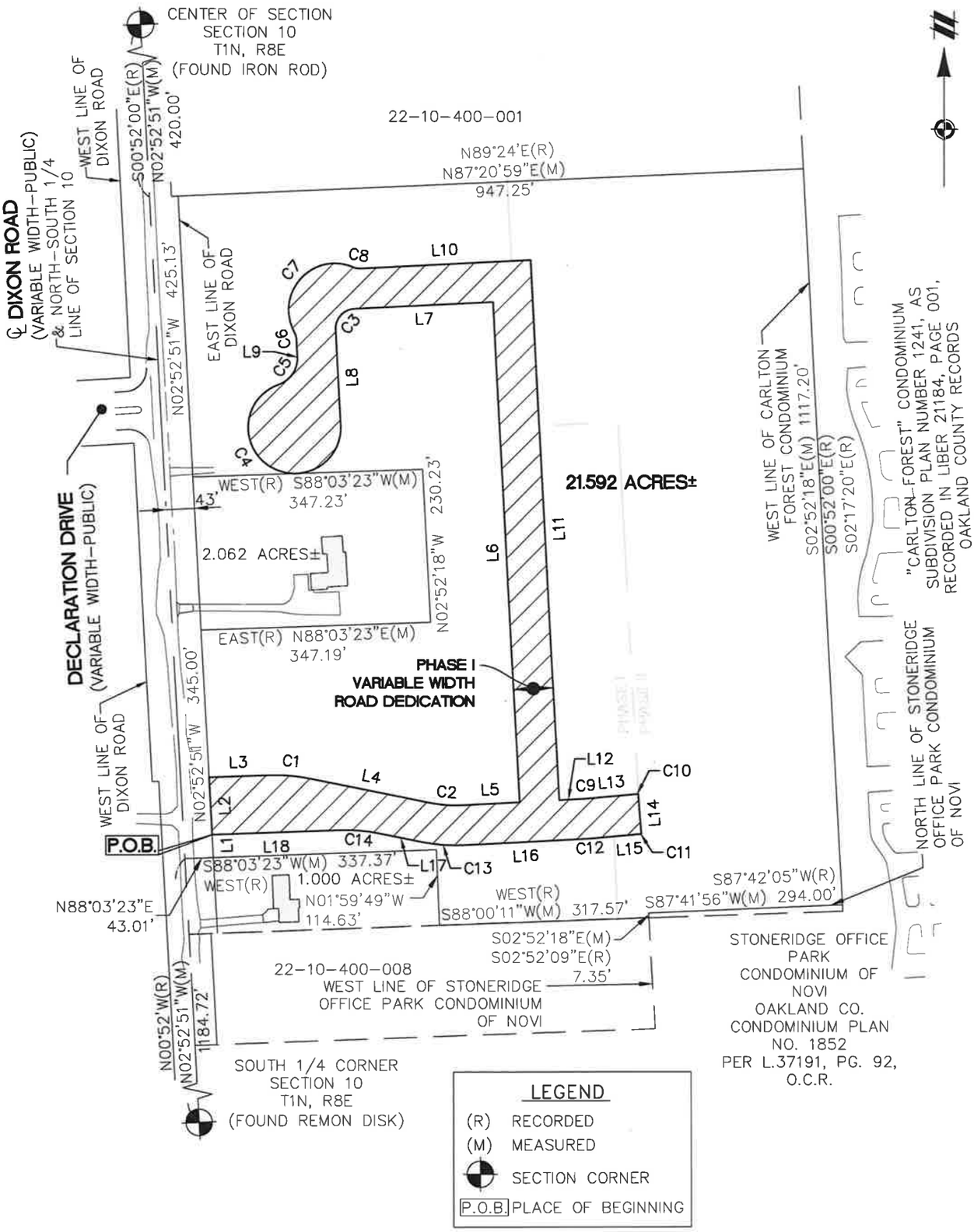
CLIENT	PULTE HOMES	JOB: 14001056	CAD EA–12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN		DR. SW	CH. LMD
		BOOK XX	PG. XX
		SHEET 4 OF 4	DATE: 3–13–2017
		FILE CODE: EA–12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN		ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 1 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET (0 100 200)		

ATWELL
866.850.4200 www.atwell-group.com
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SOUTHFIELD, MI 48076
248.447.2000

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 2 OF 4	DATE: 1-25-2017
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	FILE CODE: EA-07 ACCESS	
SCALE: 1 INCH = 200 FEET (0 100 200)	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°52'51"W	34.45'
L2	N02°52'51"W	86.01'
L3	N88°03'23"E	91.22'
L4	S78°39'56"E	185.81'
L5	N87°07'42"E	87.09'
L6	N02°52'18"W	759.32'
L7	S87°07'42"W	210.00'
L8	S02°52'18"E	147.12'
L9	N02°52'18"W	26.54'
L10	N87°07'42"E	257.88'
L11	S02°52'18"E	819.32'
L12	N87°07'42"E	37.46'
L13	N84°57'06"E	72.22'
L14	S04°19'25"E	60.00'
L15	S84°57'06"W	72.11'
L16	S87°07'42"W	184.44'
L17	N78°39'58"W	65.63'
L18	S88°03'23"W	193.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	60.25'	260.00'	13°16'40"	S85°18'17"E	60.12'
C2	49.59'	200.00'	14°12'22"	S85°46'07"E	49.46'
C3	47.12'	30.00'	90°00'00"	S42°07'43"W	42.43'
C4	308.44'	70.00'	252°27'56"	N55°42'39"W	112.93'
C5	53.80'	42.00'	73°23'37"	N33°49'30"E	50.20'
C6	11.39'	25.00'	26°06'55"	N15°55'45"W	11.30'
C7	173.77'	70.00'	142°13'50"	N42°07'42"E	132.46'
C8	11.39'	25.00'	26°06'55"	S79°48'50"E	11.30'
C9	7.60'	200.00'	2°10'36"	N86°02'24"E	7.60'
C10	2.78'	260.00'	0°36'42"	N85°15'27"E	2.78'
C11	2.02'	200.00'	0°34'40"	S85°14'26"W	2.02'
C12	10.10'	260.00'	2°13'33"	S86°02'24"W	10.10'
C13	64.46'	260.00'	14°12'22"	N85°46'06"W	64.30'
C14	60.25'	260.00'	13°16'39"	N85°18'17"W	60.12'

CLIENT
PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE I ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056 | CAD: EA-07
DR.: SW | CH.: LMD
BOOK: XX | PG.: XX
SHEET: 3 OF 4 | DATE: 1-25-2017
FILE CODE: EA-07 ACCESS

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2/1/2017-REV. PER ATTY.
3/13/2017-REV. PER CLIENT

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Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet for a PLACE OF BEGINNING; thence N02°52'51"W 345.00 feet along the East line of said Dixon Road; thence N88°03'23"E (recorded as East) 347.19 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 347.23 feet; thence N02°52'51"W 425.13 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 947.25 feet; thence S02°52'18"E (recorded as S00°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carlton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 317.57 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 337.37 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 21.592 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

DESCRIPTION OF VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning,

CLIENT PULTE HOMES	JOB: 14001056	CAD EA–07
	DR. SW	CH. LMD
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	BOOK XX	PG. XX
	SHEET 4 OF 4	DATE: 1–25–2017
	FILE CODE: EA–07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

2/1/2017–REV. PER ATTY.
3/13/2017–REV. PER CLIENT

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan Limited Liability Company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083, for the sum of $1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

See attached and incorporated ***Exhibit A, Legal Description***

In witness whereof, the undersigned has executed these presents this 8th day of November, 2023.

Signed by

Pulte Homes of Michigan LLC, a Michigan limited liability company

By: Paul Schyck
Its: Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8th day of November, 2023, by Pul Schyck, Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company on behalf of the company.

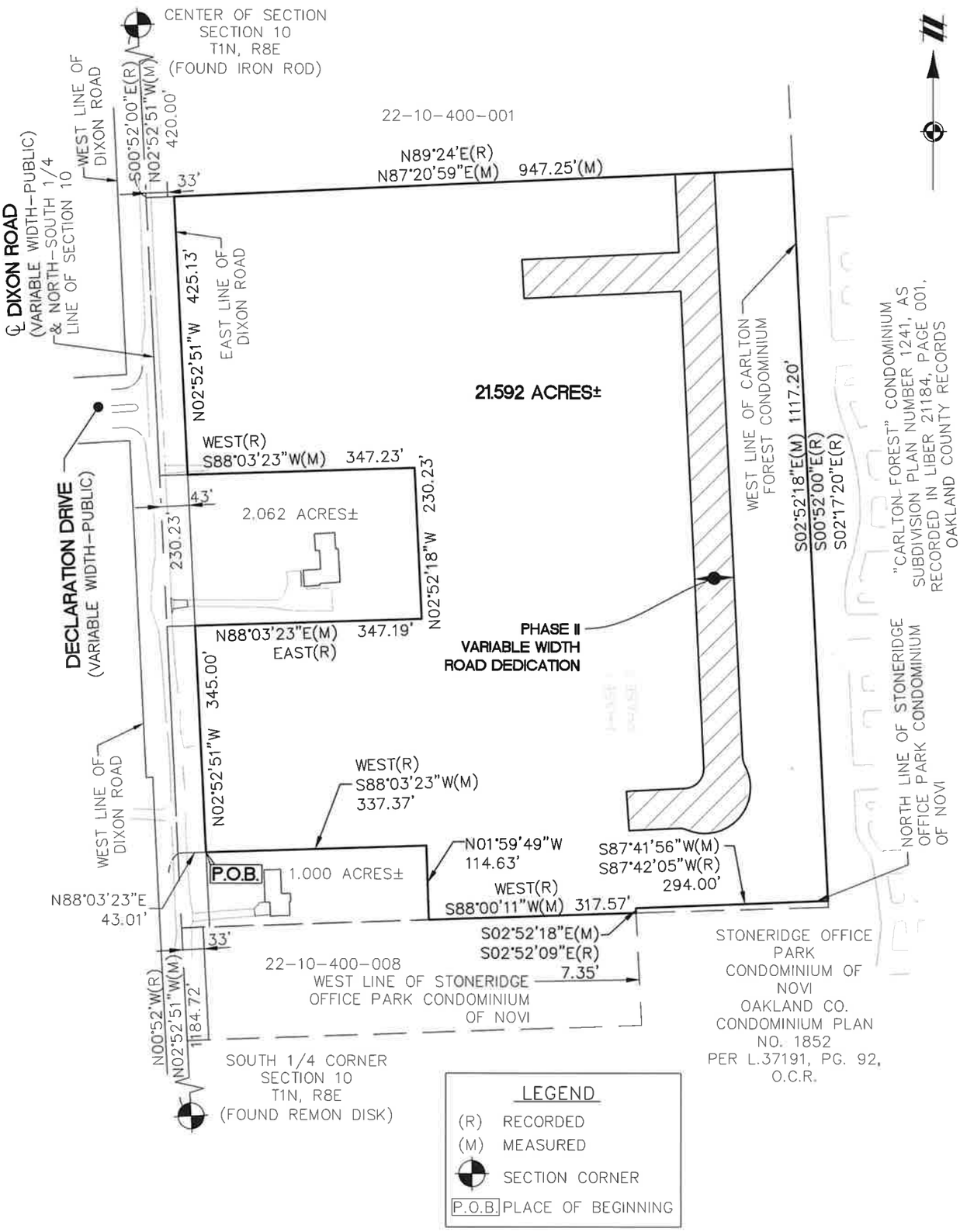
KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

Notary Public
_____ County, Michigan
My Commission Expires:

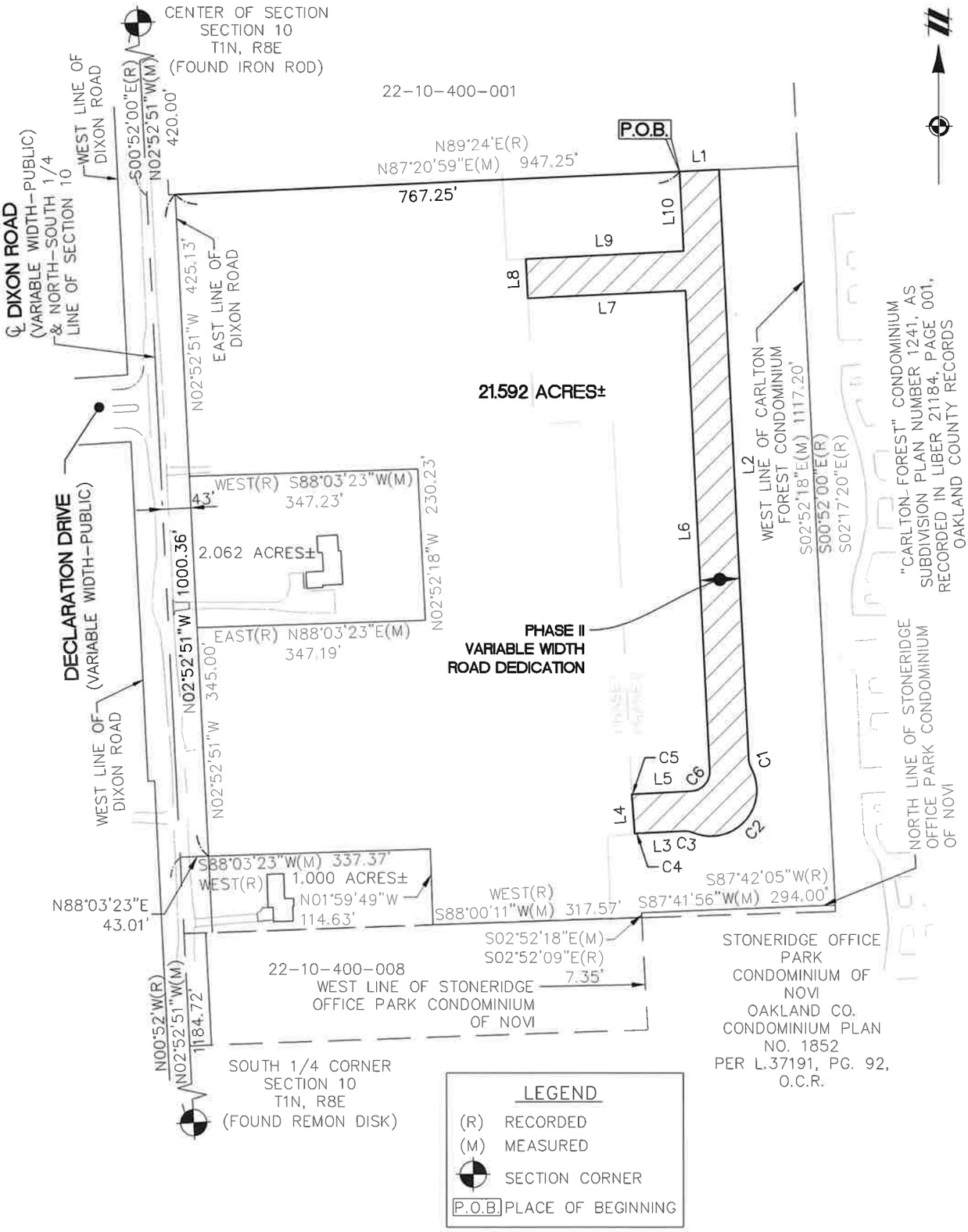
Drafted by:
Elizabeth K. Saarela
27555 Executive Drive
Suite 250
Farmington Hills, MI 48331

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

Exhibit A



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 1 OF 4	DATE: 3-13-2017
	FILE CODE: EA-12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 200 FEET (0 100 200)		



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 2 OF 4	DATE: 3-13-2017
	FILE CODE: EA-12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET (0 100 200)		

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°20'59"E	60.00'
L2	S02°52'18"E	892.31'
L3	S87°07'42"W	70.47'
L4	N04°19'25"W	60.00'
L5	N87°07'42"E	82.90'
L6	N02°52'18"W	726.25'
L7	S87°07'42"W	240.00'
L8	N02°52'18"W	60.00'
L9	N87°07'42"E	240.00'
L10	N02°52'18"W	118.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	11.45'	25.00'	26°14'51"	S15°59'36"E	11.35'
C2	174.89'	70.00'	143°09'00"	S42°04'43"W	132.82'
C3	11.57'	25.00'	26°31'31"	N79°36'32"W	11.47'
C4	5.58'	200.00'	1°35'56"	S86°19'44"W	5.58'
C5	7.10'	260.00'	1°33'54"	N86°20'45"E	7.10'
C6	47.12'	30.00'	90°00'00"	N42°07'42"E	42.43'

CLIENT
PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE II ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056	CAD EA-12
DR. SW	CH. LMD
BOOK XX	PG. XX
SHEET 3 OF 4	DATE: 3-13-2017
FILE CODE: EA-12 ACCESS	

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

DESCRIPTION OF A 21.592 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet for a PLACE OF BEGINNING; thence N02°52'51"W 345.00 feet along the East line of said Dixon Road; thence N88°03'23"E (recorded as East) 347.19 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 347.23 feet; thence N02°52'51"W 425.13 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 947.25 feet; thence S02°52'18"E (recorded as S00°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carlton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 317.57 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 337.37 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 21.592 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

DESCRIPTION OF VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 1000.36 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 767.25 feet for a PLACE OF BEGINNING; thence continuing N87°20'59"E (recorded as N89°24'E) 60.00 feet; thence S02°52'18"E 892.31 feet; thence 11.45 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S15°59'36"E 11.35 feet; thence 174.89 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing S42°04'43"W 132.82 feet; thence 11.57 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N79°36'32"W 11.47 feet; thence S87°07'42"W 70.47 feet; thence 5.58 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S86°19'44"W 5.58 feet; thence N04°19'25"W 60.00 feet; thence 7.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N86°20'45"E 7.10 feet; thence N87°07'42"E 82.90 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing N42°07'42"E 42.43 feet; thence N02°52'18"W 726.25 feet; thence S87°07'42"W 240.00 feet; thence N02°52'18"W 60.00 feet; thence N87°07'42"E 240.00 feet; thence N02°52'18"W 118.72 feet to the Place of Beginning.

CLIENT PULTE HOMES	JOB: 14001056	CAD EA-12
	DR. SW	CH. LMD
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	BOOK XX	PG. XX
	SHEET 4 OF 4	DATE: 3-13-2017
	FILE CODE: EA-12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

WARRANTY DEED
(Interior Roads Phase II)

KNOW ALL BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is: 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, conveys and warrants to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan:

See attached Exhibit A, Exhibit B and Exhibit C made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar ($1.00), subject to easements, restrictions, and other matters of record, existing utilities, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway or drainage purposes, if any, zoning ordinances, and the lien of real estate taxes not yet due and payable.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, MCL 560.108, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

This Property is being conveyed for, and is restricted to, use as a public road only and related improvements, and for public and private utilities.

This Deed is exempt from State and Local transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a).

[signatures on next page]

Dated this 8th day of November, 2023.

GRANTOR:

Pulte Homes of Michigan LLC,
a Michigan limited liability company

By: _____
Paul Schyck
Its: Director of Land Development

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8th day of November, 2023, by Paul Schyck, the Director of Land Development for Pulte Homes of Michigan LLC, a Michigan limited liability company, known to me to be the person who executed the within instrument and who acknowledged the same to be their free act and deed on behalf of said company.

KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

_____
Notary Public
_____ County, Michigan
My commission Expires:
Acting in Oakland County, Michigan

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Courtney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Alexandra Dieck Bodman PLC 201 W. Big Beaver Rd., Suite 500 Troy, Michigan 48084

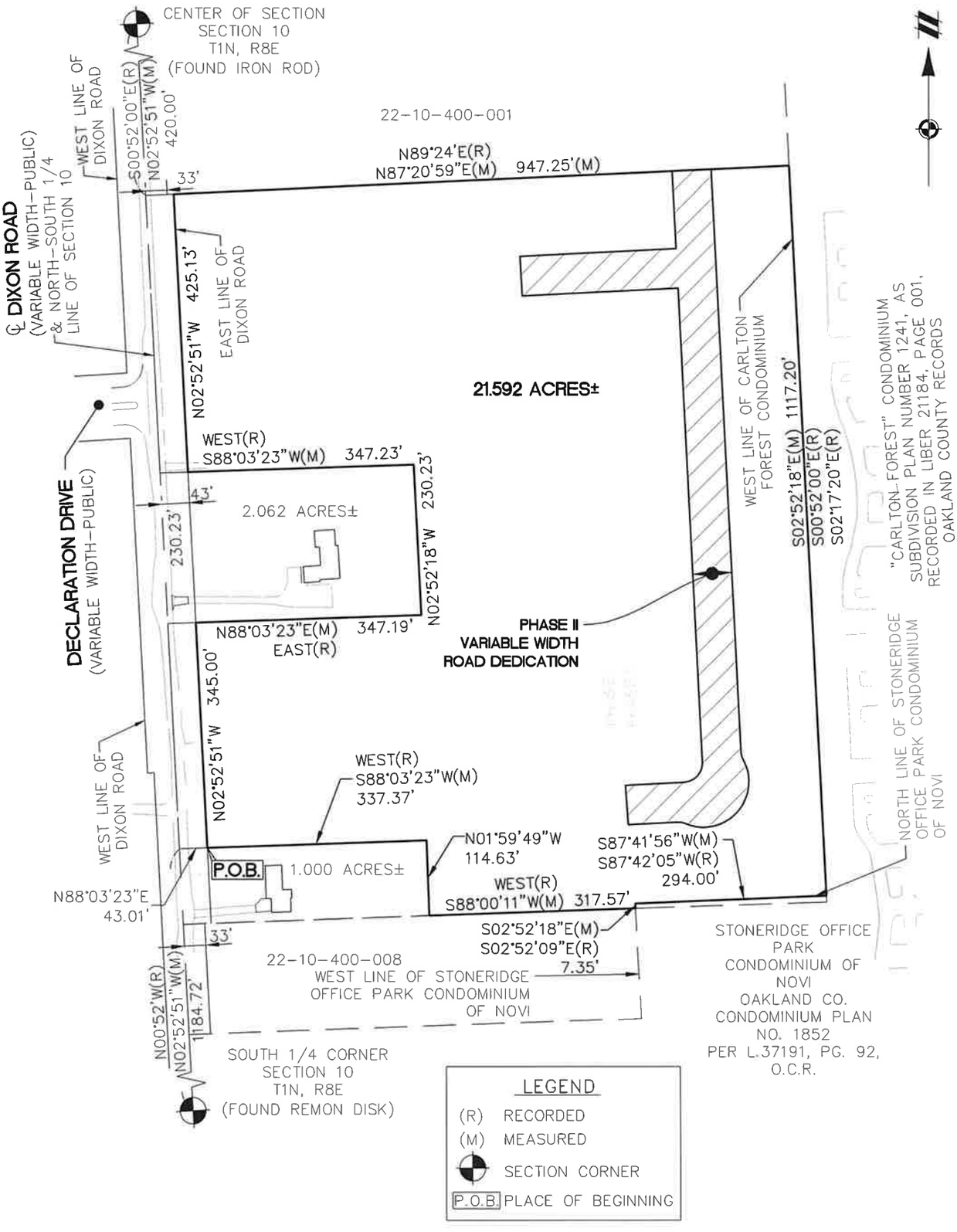
EXHIBIT A

LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 1000.36 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 767.25 feet for a PLACE OF BEGINNING; thence continuing N87°20'59"E (recorded as N89°24'E) 60.00 feet; thence S02°52'18"E 892.31 feet; thence 11.45 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S15°59'36"E 11.35 feet; thence 174.89 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing S42°04'43"W 132.82 feet; thence 11.57 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N79°36'32"W 11.47 feet; thence S87°07'42"W 70.47 feet; thence 5.58 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S86°19'44"W 5.58 feet; thence N04°19'25"W 60.00 feet; thence 7.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N86°20'45"E 7.10 feet; thence N87°07'42"E 82.90 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing N42°07'42"E 42.43 feet; thence N02°52'18"W 726.25 feet; thence S87°07'42"W 240.00 feet; thence N02°52'18"W 60.00 feet; thence N87°07'42"E 240.00 feet; thence N02°52'18"W 118.72 feet to the Place of Beginning.

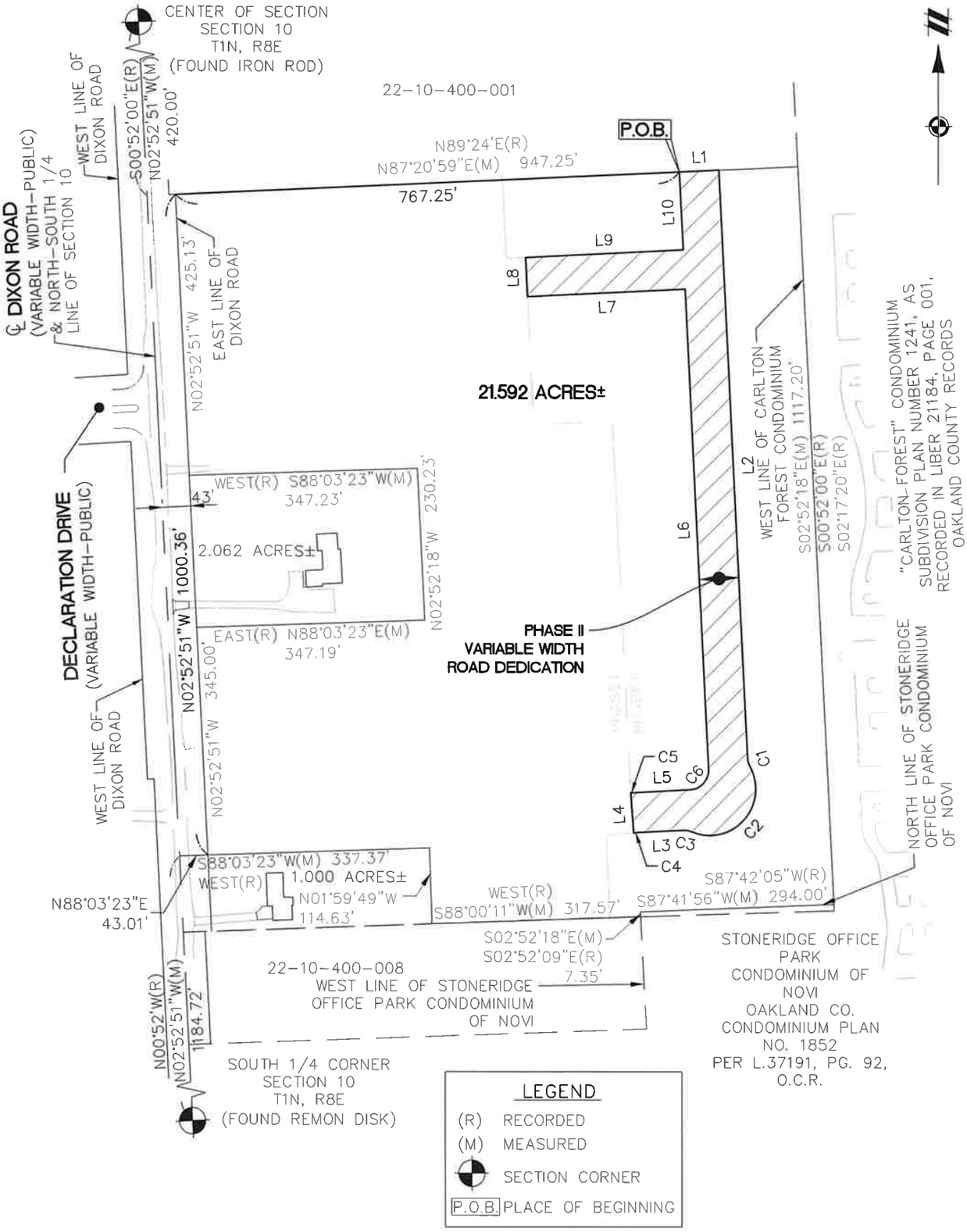
EXHIBIT B

(see attached)



CLIENT: PULTE HOMES	JOB: 14001056 / CAD: EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	DR.: SW / CH.: LMD
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	BOOK: XX / PG.: XX
SCALE: 1 INCH = 200 FEET (0 100 200)	SHEET 1 OF 4 / DATE: 3-13-2017
	FILE CODE: EA-12 ACCESS

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000



CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-12
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 2 OF 4	DATE: 3-13-2017
	FILE CODE: EA-12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET (0 100 200)		

ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

LINE TABLE		
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L9	N87°07'42"E	240.00'
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CURVE TABLE					
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CLIENT
PULTE HOMES

SKETCH AND DESCRIPTION
OF A VARIABLE WIDTH
PHASE II ROAD DEDICATION
LOCATED IN

SECTION 10 TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

JOB: 14001056 | CAD: EA-12
DR.: SW | CH.: LMD
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SHEET 3 OF 4 | DATE: 3-13-2017
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DESCRIPTION OF A 21.592 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet for a PLACE OF BEGINNING; thence N02°52'51"W 345.00 feet along the East line of said Dixon Road; thence N88°03'23"E (recorded as East) 347.19 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 347.23 feet; thence N02°52'51"W 425.13 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 947.25 feet; thence S02°52'18"E (recorded as S00°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carlton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 317.57 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 337.37 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 21.592 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

DESCRIPTION OF VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 1000.36 feet along the East line of said Dixon Road; thence N87°20'59"E (recorded as N89°24'E) 767.25 feet for a PLACE OF BEGINNING; thence continuing N87°20'59"E (recorded as N89°24'E) 60.00 feet; thence S02°52'18"E 892.31 feet; thence 11.45 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S15°59'36"E 11.35 feet; thence 174.89 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing S42°04'43"W 132.82 feet; thence 11.57 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N79°36'32"W 11.47 feet; thence S87°07'42"W 70.47 feet; thence 5.58 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S86°19'44"W 5.58 feet; thence N04°19'25"W 60.00 feet; thence 7.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N86°20'45"E 7.10 feet; thence N87°07'42"E 82.90 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing N42°07'42"E 42.43 feet; thence N02°52'18"W 726.25 feet; thence S87°07'42"W 240.00 feet; thence N02°52'18"W 60.00 feet; thence N87°07'42"E 240.00 feet; thence N02°52'18"W 118.72 feet to the Place of Beginning.

CLIENT PULTE HOMES	JOB: 14001056	CAD: EA–12
	DR.: SW	CH.: LMD
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE II ROAD DEDICATION LOCATED IN	BOOK: XX	PG.: XX
	SHEET: 4 OF 4	DATE: 3–13–2017
	FILE CODE: EA–12 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

CHICAGO TITLE
INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 

ATTEST President



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;

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(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

Transaction Identification Data for reference only:
Issuing Agent:
Issuing Office:
Issuing Office's ALTA® Registry ID:
Commitment No.: MI-295675-ANC
Issuing Office File No.: MI-295675-ANC
Property Address: Phase 1 ROW at Dixon Meadows, Novi, MI

SCHEDULE A

1. Commitment Date: September 13, 2023 at 12:00 AM

2 Policy to be issued:

   (a) ALTA Owner's Policy of Title Insurance (06/17/2006)
   Proposed Insured: TBD
   Proposed Policy Amount: $0.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

   Pulte Homes of Michigan LLC, a Michigan limited liability company

5. The Land is described as follows:

   See Attached Exhibit A

PGP Title of Florida, Inc. dba PGP Title

Connie M. Hall

Connie Hall

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a. Deed from Pulte Homes of Michigan LLC, a Michigan limited liability company vesting fee simple title in TBD.

5. Submit a completed Owner's Estoppel/Affidavit on the form provided by this company and signed by or on behalf of all owners.

6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Pulte Homes of Michigan LLC, a Michigan Limited Liability Company

   a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

9. Company requires an update of title through the date of recording of the instrument creating the interest to be insured, also known as the gap period, prior to issuing a final Owners Policy of Title Insurance in order to intentionally delete standard exceptions on the Owners Policy of Title Insurance. Company reserves the right to make additional exceptions upon completing said update/bringdown.

10. Additional requirements and/or exceptions required by the underwriter as part of its approval process for this commitment.

11. Submit an affidavit of non foreign status under Section 1445, as amended, executed by Seller.

12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

NOTE: The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

5. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.

6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

7. Taxes or special assessments which are not shown as existing liens by the Public Records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

9. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.

10. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.

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11. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

12. Standard exceptions set forth in jacket.

13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquired of record for value the estate or interest or mortgage thereon covered by this commitment.

14. The policy does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against the Land.

15. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.

16. Terms, provisions, conditions, restrictions, easements and limitations contained in the Master Deed set forth below, and any amendments thereto, if any, including, but not limited to, the rights of the co-owners of the Condominium set forth below in general common elements and limited common elements, as set forth in said Master Deed and Amendments thereto, and designated as Oakland County Condominium Subdivision Plan No. 2195, and as described in Act 59 of the Public Acts of 1978, as amended, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

    Document Entitled: Master Deed
    Recording No: Liber *50864, Page 739* and First Amendment recorded in Liber *53596, Page 776*
    Name of Condominium: Dixon Meadows

17. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the following:
    Recording No: Liber 3421, Page 624, Liber 3790, Page 588 and Liber 4483, Page 553

18. Terms, Covenants, and Conditions of Planned Rezoning Overlay (PRO) Agreement between Pulte Homes of Michigan LLC, a Michigan limited liability company and the City of Novi as follows:

    Recording No: Liber *50209, Page 509*. Consent to Dixon Meadows Planned Rezoning Overlay Agreement recorded in Liber Liber *50209, Page 599*, Liber *50209, Page 602*, Liber *50209, Page 606*, Liber *50209, Page 609*, Liber *50209, Page 612*, and Liber *50209, Page 615*.

19. Terms and conditions contained in that certain Sidewalk Easement granted to the City of Novi, a Michigan Municipal Corporation, and filed of record in Liber *51791, Page 1*.

20. Terms and conditions of that certain Storm Drainage Facility Maintenance Easement Agreement Dixon

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Meadows granted to the City of Novi, filed of record in Liber *51791, Page 9*.

21. Terms and conditions of that certain Water System Easement granted to the City of Novi, a Michigan municipal corporation, filed of record in Liber *51739, Page 1*.

22. Terms and conditions of that certain Sanitary Sewer System Easement granted to the City of Novi, a Michigan municipal corporation, filed of record in Liber *51739, Page 13*.

23. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.

24. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.

25. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE
INSURANCE COMPANY

SCHEDULE C

The land referred to in this Commitment is described as follows:

See Attached Exhibit A

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AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A



DESCRIPTION OF VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N00°52'W) 1184.72 feet along the North–South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width); thence N88°03'23"E (recorded as East) 43.01 feet; thence N02°52'51"W 34.45 feet along the East line of said Dixon Road for a PLACE OF BEGINNING; thence continuing N02°52'51"W 86.01 feet along the East line of said Dixon Road; thence N88°03'23"E 91.22 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S85°18'17"E 60.12 feet; thence S78°39'56"E 185.81 feet; thence 49.59 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°46'07"E 49.46 feet; thence N87°07'42"E 87.09 feet; thence N02°52'18"W 759.32 feet; thence S87°07'42"W 210.00 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing S42°07'43"W 42.43 feet; thence S02°52'18"E 147.12 feet; thence 308.44 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N55°42'39"W 112.93 feet; thence 53.80 feet along the arc of a 42.00 foot radius curve to the left, having a chord bearing N33°49'30"E 50.20 feet; thence N02°52'18"W 26.54 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing N15°55'45"W 11.30 feet; thence 173.77 feet along the arc of a 70.00 foot radius curve to the right, having a chord bearing N42°07'42"E 132.46 feet; thence 11.39 feet along the arc of a 25.00 foot radius curve to the left, having a chord bearing S79°48'50"E 11.30 feet; thence N87°07'42"E 257.88 feet; thence S02°52'18"E 819.32 feet; thence N87°07'42"E 37.46 feet; thence 7.60 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing N86°02'24"E 7.60 feet; thence N84°57'06"E 72.22 feet; thence 2.78 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°15'27"E 2.78 feet; thence S04°19'25"E 60.00 feet; thence 2.02 feet along the arc of a 200.00 foot radius curve to the left, having a chord bearing S85°14'26"W 2.02 feet; thence S84°57'06"W 72.11 feet; thence 10.10 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing S86°02'24"W 10.10 feet; thence S87°07'42"W 184.44 feet; thence 64.46 feet along the arc of a 260.00 foot radius curve to the right, having a chord bearing N85°46'06"W 64.30 feet; thence N78°39'58"W 65.63 feet; thence 60.25 feet along the arc of a 260.00 foot radius curve to the left, having a chord bearing N85°18'17"W 60.12 feet; thence S88°03'23"W 193.01 feet to the Place of Beginning.

CLIENT: PULTE HOMES	JOB: 14001056	CAD: EA-07
SKETCH AND DESCRIPTION OF A VARIABLE WIDTH PHASE I ROAD DEDICATION LOCATED IN	DR.: SW	CH.: LMD
	BOOK: XX	PG.: XX
	SHEET: 4 OF 4	DATE: 1-25-2017
	FILE CODE: EA-07 ACCESS	
SECTION 10 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

2/1/2017–REV. PER ATTY.
3/13/2017–REV. PER CLIENT



PRIVACY POLICY NOTICE

Dear Customer:

While the security and privacy of customer information has always been a priority of the PGP Title family of companies, recent legislation now requires us to explain to our customers the ways in which we collect and use customer information.

The statement attached to this letter is the privacy policy of the PGP Title family of companies. **Premier Land Title Insurance Company** may serve as the title insurance underwriter on your title policy. PGP Title, Inc., PGP Title of Florida, Inc., PGP Title of Ohio, Inc., PGP Escrow Inc. and PGP Title, LLC - may issue policies and handle real estate closings in various parts of the country. These companies may do business or operate under the name of **"PGP Title, Inc.,"** "**PGP Title,**" **"PGP Title of Ohio, Inc.",**" **PGP Escrow Inc."** or "**PGP Closing Services**." A number of other companies in the family provide other real estate and mortgage services. You may find more information on the PGP Title family of companies on our websites: www.pgptitle.com and www.pulte.com. The attached Privacy Notice also applies to our websites.

The PGP Title family of companies appreciates the trust you place in us when you transact business with us. You trust us with your private, personal information when you purchase title insurance or other services from us. We are committed to protecting the privacy, accuracy, and security of customer information given to us. We do not sell information about you to others.

No response to this notice is required, but if you have questions, please write to us:

PGP Title Family of Companies - Privacy
9111 Cypress Waters Blvd.
Coppell, TX 75019

PGP Title Family of Companies

Title Insurance Companies: Premier Land Title Insurance Company
Title/Settlement Agents: PGP Title, Inc.; PGP Title of Florida, Inc. dba PGP Title; PGP Title, LLC; and PGP Title, Inc. dba PGP Closing Services and PGP Title of Ohio, Inc. and PGP Escrow Inc.

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PremierLandTitle InsuranceCompany

PGPTitle™

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom that information may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of the PGP Title family of companies.

What kinds of information we collect. We collect nonpublic personal information about you, and information about your transaction, from the following sources:

- Information we receive from you on applications, contracts or other forms (such as your name, address, telephone number, or social security number).
- Information about your transactions that we secure from our files, or from our affiliates or others (such as the identity of the real property you are buying or financing).
- Information we receive from a consumer-reporting agency.
- Information that we receive from others involved in your transaction, such as the lender, attorney or real estate broker (such as appraisals, credit reports, land surveys, escrow balances, and sometimes bank account numbers).

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

How we use this information. The PGP Title family of companies giving this notice does not share your information with marketers outside its own family. There's no need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you or your lender, or in other ways permitted by law. The privacy laws permit some sharing without your approval. We may share internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

How we protect your information. We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. We reinforce the company's privacy policy with our employees.

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- Contact information (e.g., name, address, phone number, email address);
- Demographic information (e.g., date of birth, gender, marital status);
- Identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- Financial account information (e.g., loan or bank account information); and
- Other personal information necessary to provide products or services to you.

Browing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- Browser version, language, and type;
- Domain name system requests; and
- Browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- Information we receive from you on applications or other forms;
- Information about your transactions with FNF, our affiliates, or others; and
- Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use and FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

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Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Peronal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- To enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- To nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- To nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to joint market financial products or services to you;
- To law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- In the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assess, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the user and/or transfer of the foregoing information in connections with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101: Phone number (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclosure information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any other purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collections, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect consumer information on behalf o mortgage loan services (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to use in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or may mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

December 1, 2023

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

Re: Dixon Meadows Phases I and II – Roads Acceptance Documents Review
Novi # JSP17-0012
SDA Job No. NV17-217
DOCUMENTS APPROVED

Dear Ben Croy:

We have reviewed the Acceptance Document Package received by our office on November 3, 2023 against the Final Site Plan (Stamping Set) approved on June 22, 2017. We offer the following comments:

Road Acceptance Documents
All documents must be completed using blue/black ink as the County will reject them otherwise.

1. Warranty Deed for Interior Roads
(unexecuted 08/26/2021, unrecorded, exhibits dated 3-13-2017)
Exhibits Approved.

2. Bills of Sale: Interior Roads Phase I
SUPPLIED – APPROVED
Executed October 25, 2023

3. Bills of Sale: Interior Roads Phase II
SUPPLIED – APPROVED
Executed November 8, 2023

4. Sworn Statement for Interior Roads
SUPPLIED – APPROVED

5. Waiver of Lien for Contractors Installing Interior Roads
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.

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

Sincerely,

SPALDING DEDECKER

Taylor E. Reynolds, PE
Senior Project Manager

Cc (via Email): Holly Demers, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Adam Yako, City of Novi
Courtney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi
Alyssa Craigie, City of Novi

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 19, 2022

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Dixon Meadows Phase 1
Site Work Final Approval
Novi SP No.: JSP14-0046
SDA Job No.: NV17-210

Dear Mrs. Anjum:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Heather Gendron

Digitally signed by Heather Gendron
DN: C=US, E=hgendron@sda-eng.com, O=Spalding DeDecker, CN=Heather Gendron
Date: 2022.10.03 16:57:57-04'00'

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
John Carson, Pulte Homes of Michigan (email)
SDA Job File

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 19, 2022

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Dixon Meadows Phase 2
Site Work Final Approval
Novi SP No.: JSP17-0012
SDA Job No.: NV17-217

Dear Mrs. Anjum:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Heather Gendron

Digitally signed by Heather Gendron
DN: C=US, E=hgendron@sda-eng.com, O=Spalding DeDecker, CN=Heather Gendron
Date: 2022.10.03 17:07:29-04'00'

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
John Carson, Pulte Homes of Michigan (email)
SDA Job File

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Acceptance of a sidewalk easement for completion of sidewalk improvements at 27100 Wixom Road in the amount of $13,200.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 13,200.00**
AMOUNT BUDGETED	**$ 4,055,790.00**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**202-449.20-975.214**

BACKGROUND INFORMATION:

The Wixom Road Rehabilitation project, which was recently awarded a construction contract through the Michigan Department of Transportation (MDOT), includes some sidewalk gap infill and ADA improvements in addition to road pavement rehabilitation. City engineering consultant, OHM Advisors, found the existing sidewalk ramps at the north and south driveways of 27100 Wixom Road (Target store) in need of minor grading adjustments to meet ADA standards. A sidewalk easement is necessary to complete the grading improvements.

The City Attorney reviewed the signed easement favorably (Beth Saarela, December 8, 2023). Construction on Wixom Road is expected to begin in June 2024.

RECOMMENDED ACTION: Acceptance of a sidewalk easement for completion of sidewalk improvements at 27100 Wixom Road in the amount of $13,200.00.

27100 Wixom Road Sidewalk Easement

Location Map



Map Author: Runkel
Date: 12/6/23
Project: 27100 Wixom Rd
Version #: 1.0

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.

Legend

- Existing Right-of-Way
- Approximate Easement Area

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

0 25 50 100 150
Feet
1 inch = 123 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 8, 2023

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Wixom Road Rehabilitation – Project Easements
Parcels: 22-17-101-022

Dear Ms. Runkel:

We have received and reviewed the following easement that the City has acquired for the Wixom Road Rehabilitation Project:

- Sidewalk Easement – Parcel 22-17-101-022 ($13,200.00)

The City obtained an appraisal for a permanent easement for this parcel. The property owner accepted the offer of just compensation in the appraised amount of $13,200.00 for the permanent sidewalk easement. Sidewalk Easements are typically valued at 100% of the per square foot value of the property, like a fee title acquisition, since the sidewalk paving permanently impacts the surface of the property. The easement includes certain conditions for notice, insurance, and restoration while work is ongoing in the easement area. Engineering approved the conditions as consistent with standard City construction practices.

The Sidewalk Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Sidewalk Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original easements for recording.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/ Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Target Corporation, a Minnesota corporation, whose address is 1000 Nicollet Mall, TPN-12H, Minneapolis, MN 55403 Attn: Real Estate Portfolio Management (T-1465), for and in consideration of thirteen-thousand and two-hundred dollars ($13,200), receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 33, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Parcel Description Exhibit}

Parcel No. 50-22-17-101-022

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit A – Sidewalk Easement}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain the easement area for public walkway purposes as shown in the attached and incorporated Exhibit A.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement that would interfere with Grantee's use of the easement areas for public walkway purposes.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

This easement is subject to the terms of the Addendum attached here to and made a part hereof.

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors, and assigns.

Dated this 30 day of November, 2023.

{Signature begins on following page}

Signed by:

Target Corporation, a Minnesota Corporation

By: James L. Tucker

Its: Sr. Director

STATE OF MINNESOTA)
) SS
COUNTY OF HENNIPIN)

The foregoing instrument was acknowledged before me this 30 day of November, 2023, by James L. Tucker the Sr. Director of Target Corporation a Minnesota Corporation on its behalf.

TESS LUZIE MICHALETZ
Notary Public-Minnesota
My Commission Expires Jan. 31, 2027

Notary Public
Hennepin County, Minnesota
My Commission Expires: 1/31/2027

Drafted by:
Rebecca Runkel
Project Engineer
26300 Lee BeGole Dr
Novi, MI 48375

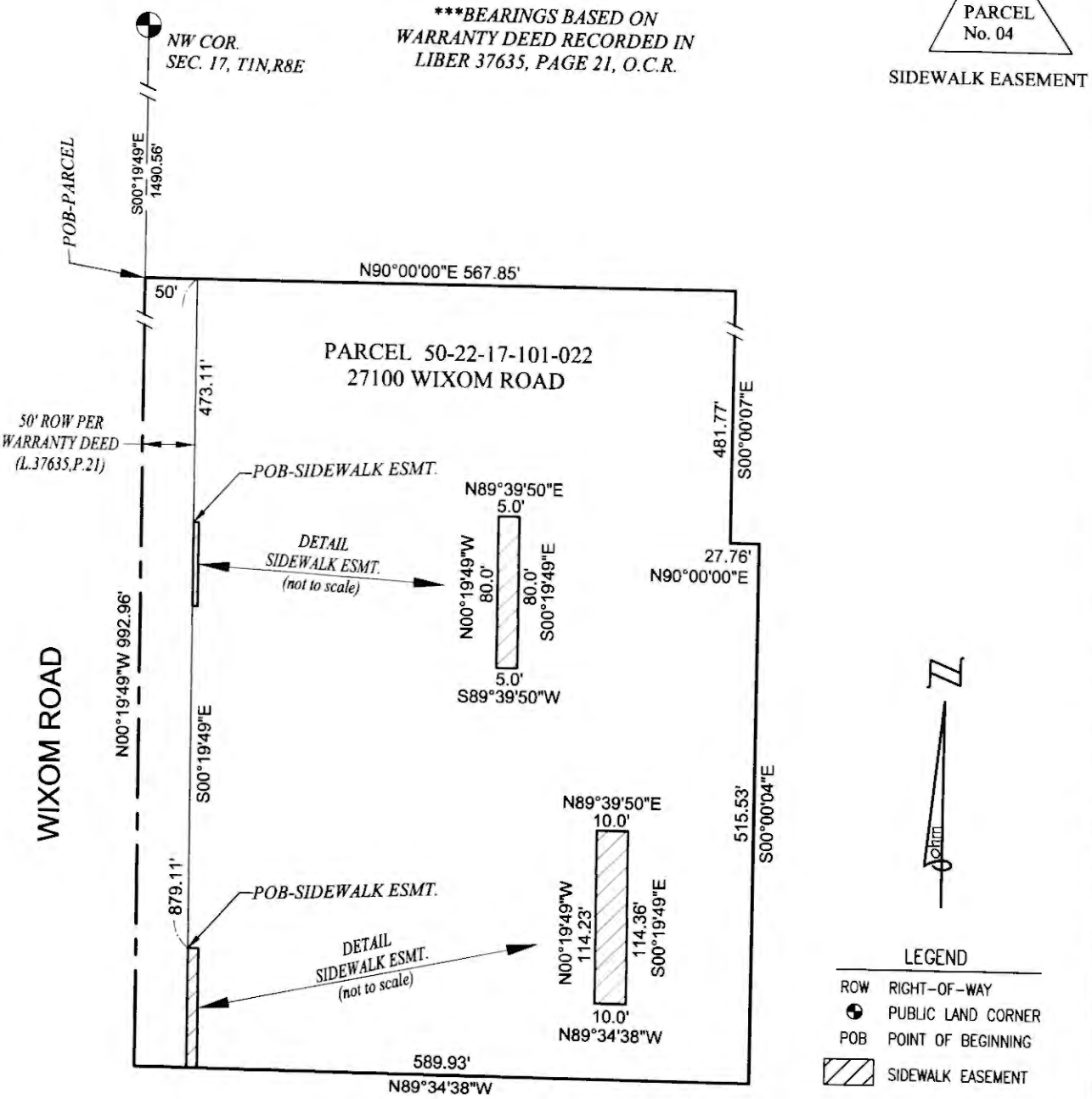
When recorded return to:
City of Novi
City Clerk
45175 Ten Mile Road.
Novi, MI 48375

EXHIBIT A

PARCEL 50-22-17-101-022
27100 WIXOM ROAD

ROW PARCEL No. 04

SIDEWALK EASEMENT



LEGEND

ROW	RIGHT-OF-WAY
	PUBLIC LAND CORNER
POB	POINT OF BEGINNING
	SIDEWALK EASEMENT

0 75 150 300

SCALE: 1" = 150'

LAND AREAS

PARENT PARCEL = 13.235 ACRES (576,494 SQ. FEET)
PROPOSED SIDEWALK EASEMENT = 0.035 ACRES (1,543 SQ. FEET)

WIXOM ROAD REHABILITATION
PARCEL # 50-22-17-101-022
SECTION 17, T.1N., R.8E., CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

DATE 11-29-2022
SHEET 1 OF 1

CLIENT: CITY OF NOVI
MDOT PROJECT # 209477
OHM JOB # 0163-22-0010

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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EXHIBIT "A"
WIXOM ROAD REHABILITATION
JN 209477
Tax ID: 50-22-17-101-022
Parcel 04

PARENT PARCEL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows:

Commencing at the NW corner of said Section 17; thence S 00°19'49" E 1490.56 feet to the Point of Beginning; thence N 90°00'00" E 567.85 feet; thence S 00°00'07" E 481.77 feet; thence N 90°00'00" E 27.76 feet; thence S 00°00'04" E 515.53 feet; thence N 89°34'38" W 589.93 feet; thence N 00°19'49" W 992.96 feet to the Point of Beginning.

SIDEWALK EASEMENT DESCRIPTIONS

Parcels of land situated in the NW 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows:

Commencing at the NW corner of said Section 17; thence S 00°19'49" E 1490.56 feet; thence N 90°00'00" E 50.0 feet; thence S 00°19'49" E 473.11 feet along the East right-of-way line of Wixom Road to the Point of Beginning; thence N 89°39'50" E 5.0 feet; thence S 00°19'49" E 80.0 feet; thence S 89°39'50" W 5.0 feet; thence N 00°19'49" W 80.0 feet along the East right-of-way line of Wixom Road to the Point of Beginning,
ALSO,
Commencing at the NW corner of said Section 17; thence S 00°19'49" E 1490.56 feet; thence N 90°00'00" E 50.0 feet; thence S 00°19'49" E 879.11 feet along the East right-of-way line of Wixom Road to the Point of Beginning; thence N 89°39'50" E 10.0 feet; thence S 00°19'49" E 114.36 feet; thence N 89°34'38" W 10.0 feet along the South line of said parcel; thence N 00°19'49" W 114.23 feet along the East right-of-way line of Wixom Road to the Point of Beginning.
All contains 1,543 square feet, more or less.

Part of Tax ID No. 50-22-17-101-022
27100 WIXOM ROAD

Dated: November 29, 2022
SH

ADDENDUM

Notwithstanding any other provision of the Sidewalk Easement to which this Addendum is attached:

1. Reservation of Rights; Relocation. Grantor hereby reserves and retains all other property rights in and to the easement areas, including the rights to (a) use the Easement Area for any purpose whatsoever, so long as such use does not unreasonably interfere with Grantee's rights hereunder (the use of the surface of the easement area for vehicular traffic, pedestrian traffic, landscaping, or signage) so long as such use does not unreasonably interfere with Grantee's rights, and (b) locate electric, gas, and water lines and other utilities in the easement areas, so long as such improvements do not unreasonably interfere with Grantee's permitted use of the easement areas; provided that if Grantor disturbs any sidewalk improvements installed by Grantee, Grantor will restore such improvements to the condition they were in immediately prior to such disturbance.

2. Conduct of Work and Notification. By acceptance of the Sidewalk Easement, Grantee acknowledges that the easement areas are located across existing access points between the Grantor's parcel and Wixom Road. Any installation, repair, replacement, improvement, modification, or maintenance of public walkway improvements performed by Grantee, its agents, and employees must be performed (i) at Grantee's sole cost, (ii) during months other than November, December, or January (except in the event of an emergency), and (iii) after thirty (30) days' notice to the Grantor (except that in an emergency the work may be initiated after reasonable notice), which notice must indicate the work that will occur and whether any partial closure of the associated access point between Wixom Road and Grantor's property will be required. While conducting work within an easement area, Grantee must keep at least one (1) lane of the associated access point from Wixom Road to Grantor's property open to traffic at all times. In addition, Grantee, its agents and employees must (a) promptly pay all costs associated with said work, and (b) diligently complete such work as quickly as possible.

3. Use; Maintenance. Any use of the easement areas by Grantee or its agents or employees must be performed with care and in such manner as to cause the least interference with the surface of the Grantor's property and with the use and enjoyment thereof by Grantor and others lawfully present thereon. Grantee must maintain the public walkway improvements in a good and safe condition, and Grantee must install, maintain, operate, repair, replace, and remove the public walkway improvements in compliance with all applicable governmental rules, regulations, and requirements.

4. Restoration by Grantee; Removal of Facilities. If the surface of Grantor's property or any portion thereof, or any landscaping, curbing, pavement, or other improvements thereon are disturbed by installation, operation, maintenance, replacement, or removal activities or other activities performed by or on behalf of Grantee, the surface and improvements must be promptly restored by Grantee to their condition just before such disturbance. Immediately following the performance of work by or on behalf of

Grantee, Grantee must remove from the easement areas and surrounding land all equipment, materials, and debris resulting from or used in connection with such work.

5. Insurance. Grantee must maintain Commercial General Liability Insurance with a combined single limit of liability of Five Million Dollars ($5,000,000.00) for bodily injury, personal injury, and property damage, arising out of any one occurrence. Grantor must be named as an additional insured on such policy (pursuant to a CG 2010 11-85 version Form B endorsement, or equivalent), and such policy must provide that the same may not be cancelled, allowed to expire, or reduced in amount or coverage below the requirements set forth above without at least thirty (30) days prior written notice to Grantor. The insurance required above must be written on an occurrence basis and procured from a company rated by Best's Rating Guide not less than A-/X that is authorized to do business in the State of Michigan.

6. No Warranties. The easements granted in the Sidewalk Easement are given without any warranty or representation regarding the easements or the easement areas whatsoever, in their "AS-IS", "WHERE-IS", "WITH ALL FAULTS" condition, and subject to all valid and existing licenses, leases, grants, exceptions, encumbrances, title defects, matters of record, reservations and conditions affecting Grantor's property and/or affecting access thereto.

Grantor Initials

Grantee Initials

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Enter Executive Session immediately following the regular meeting of December 18, 2023, in the Council Annex for confidential written communication for legal counsel and to discuss pending litigation, Novi v Malles.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

RECOMMENDED ACTION: Enter Executive Session immediately following the regular meeting of December 18, 2023, in the Council Annex for confidential written communication for legal counsel and to discuss pending litigation, Novi v Malles.

CITY OF NOVI CITY COUNCIL
DECEMBER 18, 2023

SUBJECT: Approval of claims and warrants – Warrant 1146

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant, #1146 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1146

CITY OF NOVI
Warrant 1146
Monday, December 18, 2023

Check	Vendor Name	Description	Amount
186155	ALL PAINTING INTERIOR/EXTERIOR	HCD (COMM DEV BLOCK GRANT)	6,060.95
186156	ALLICK, STEVE	OPERATING SUPPLIES	249.00
186157	ENTERPRISE FM TRUST	FBN4884432 2023-553-F (HIDTA)	2,223.11
186158	MALONE, MICHAEL	OPERATING SUPPLIES	341.29
186159	OAKLAND COUNTY NARCOTIC ENFORCEMENT	PROFESSIONAL SERVICES (HIDTA)	1,163.82
186160-186173	CONSUMERS ENERGY	HEAT	14,010.11
186174	DTE ENERGY	STREET LIGHTING	20,438.37
186175-186184	DTE ENERGY	ELECTRICITY	11,901.56
186185	INTERVIEW NOW, INC.	RECRUITMENT POLICE (HR)	7,000.00
186186	A AND R PLUMBING LLC	BUILDING MAINTENANCE	239.00
186187	ACCUFORM PRINTING & GRAPHICS INC	RECRUITMENT, OPER SUPPLIES (HR, W&S, COMM REL)	28,395.20
186188	ACCURATE PARKING LOT SERVCES, INC	PARKING LOT MAINTENANCE (DPW)	5,025.00
186189	ADT COMMERCIAL LLC	CONTRACTUAL SERVICES	507.00
186190	ADVENTURE WINDOW CLEANING	BUILDING MAINTENANCE (LIBRARY)	2,100.00
186191	AECOM GREAT LAKES, INC	TRAFFIC STUDY NHS, 23 STREET MAINT (STREETS, DPW)	53,050.00
186192	AERO FILTER, INC.	BUILDING MAINTENANCE (LIBRARY)	1,557.45
186193	ALLIE BROTHERS INC	UNIFORMS (POLICE, FIRE)	31,966.71
186194	ALLIED BUILDING SERVICE COMPANY	BUILDING MAINTENANCE (LIBRARY, PARKS MAINT))	2,460.50
186195	AMAZON	OPERATING SUPPLIES (LIBRARY)	2,544.81
186196	AMERICAN FIREPLACE DISTRIBUTORS INC	BUILDING MAINTENANCE	365.00
186197	AMERICAN GENERATORS SALES AND	TRANSFER SWITCH, MAINT (DPW, W&S, FACILITIES)	15,808.00
186198	APPLIED INNOVATION	INTERNAL TECH (COMM REL, IT, MEADOWBROOK)	407.50
186199	ARAMARK REFRESHMENT SERVICES	OPERATING SUPPLIES	312.73
186200	ART CRAFT DISPLAY INC	WINTER FEST	150.00
186201	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERVICE - PRE EMPLOY- CITYWIDE (HR)	2,105.00
186202	ASCENSION PROVIDENCE HOSPITAL	OPERATING SUPPLIES	277.00
186203	AT & T	OPERATING SUPPLIES	70.00
186204	AXON ENTERPRISE, INC.	IN-CAR CAMERAS AND BODY CAMERAS FOR NOVI	892.80
186205	B & B LANDSCAPING	CONTRACTUAL SERV (STREETS, DPW, POLICE, PARKS)	79,605.50
186206	BAKER & TAYLOR, LLC	LIBRARY BOOKS - LENDING	1,652.78
186207	BALDRIDGE, TRENDA	CHORALAIRES	900.00
186208	BANDIBOOKS	LIBRARY BOOKS	426.63
186209	BELLE TIRE	VEHICLE MAINTENANCE (PARKS MAINT, P&R)	1,943.89
186210	BERTIN, KENNETH M.	YOUTH VOLLEYBALL	105.00
186211	BESK, DANIEL	YOUTH BASKETBALL LEAGUE	210.00
186212	BEYER, TODD A.	TENNIS LESSONS (PARKS & REC)	3,958.50
186213	BHULLAR, PREETINDER & DRAGANA	2023 SUM PROPERTY TAX REFUND 50-22-31-401-016	1,742.61
186214	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	22,291.26
186215	BOUND TREE MEDICAL LLC	OPERATING SUPPLIES	18.30
186216	BRATANIEC, DANA	ADULT PROGRAMS (PARKS & REC)	1,774.20
186217	BRIEN'S SERVICES INC	GROUNDS MAINTENANCE (LIBRARY)	2,885.28
186218	BRODART CO.	LIBRARY BOOKS	9,934.30
186219	BRUCE M. TUCKEY	UB REFUND FOR 41509 MISSION LANE	610.24
186220	CABOT SOUTH TECH CTR & WILLIAMS,	2023 SUM PROPERTY TAX REFUND 50-22-12-400-057	5,132.06
186221	CADILLAC ASPHALT LLC	ROUTINE MAINT - AGGREGATE MATERIALS (STREETS)	49,979.52
186222	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	5,000.00
186223	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	1,500.00
186224	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
186225	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	127,668.00
186226	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	24,000.00
186227	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	28,500.00
186228	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	10,000.00
186229	CAMBRIDGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	10,800.00
186230	CANFIELD EQUIPMENT SERVICES INC.	VEHICLE MAINTENANCE	94.50
186231	CANON FINANCIAL SERVICES INC	COPIER (LIBRARY)	1,667.61
186232	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN SERVICES (COMM DEV)	4,260.00
186233	CARNIVAL BOUNCE RENTALS, LLC.	APPRECIATION EVENINGS (COMM REL)	1,600.00
186234	CBTS LLC	TELEPHONE SERVER REPLACE (IT)	2,835.00
186235	CDW GOVERNMENT LLC	COMPUTER SUPPLIES	540.11
186236	CENTER POINT LARGE PRINT	LIBRARY BOOKS LENDING	241.50
186237	CHET'S RENT-ALL INC.	BUILDING MAINTENANCE	32.08
186238	CHILTON, KIMBERLY S.	OLDER ADULTS FITNESS (PARKS & REC)	2,966.40
186239	CHRISTOFFERSON, GERRY L & SANDRA R	2023 SUM PROPERTY TAX REFUND 50-22-22-127-019	3,418.84
186240	CINTAS CORP	SUPPLIES UNIFORMS (DPW, FACILITIES)	1,683.37
186241	CITY OF NOVI	2023 SUM PROPERTY TAX REFUND 50-22-35-253-006	1,944.10
186242	CLEAR SOUND SYSTEMS	WINTER FEST	750.00
186243	CONSUMERS ENERGY	BLDG. BOND REFUND (ESCROW)	1,725.00
186244	CONTRACTOR'S CLOTHING CO.	SUPPLIES UNIFORMS (PARKS MAINT, W&S)	1,185.20
186245	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY (CM, ASSESSING, ECON DEV)	1,827.86
186246	COUGAR SALES & RENTAL INC	WINTER FEST	493.99
186247	CRANDALL-WORTHINGTON INC	OPERATING SUPPLIES (FIRE, P&R)	1,272.00
186248	CRIMBOLI NURSERY AND LANDSCAPE INC.	FALL 2023 & SPRING 2024 TREE PLANT (TREE FUND)	25,792.00

186249	CSX TRANSPORTATION INC	WATER LINE MAINTENANCE	349.03
186250	CUTMYTREEDOWN.COM	FORESTRY MAINTENANCE (DRAIN)	11,992.50
186251	DALTON COMMERCIAL CLEANING CORP	BUILDING MAINTENANCE	225.00
186252	DAVEY RESOURCE GROUP	SRVS: TREE MANAGEMENT PLAN UPDATE (TREE FUND)	15,162.50
186253	DIGITAL PIX PHOTO BOOTH	APPRECIATION EVENINGS	250.00
186254	DORNBOS SIGN & SAFETY INC	TRAFFIC CONTROL SIGN REPLACEMENT	465.56
186255	DRN & ASSOCIATES, ARCHITECTS, PC	PROFESSIONAL SERVICES (ESCROW)	2,450.00
186256	ELLSWORTH INDUSTRIES INC.	ROUTINE MAINT	609.50
186257	EMERGENCY SERVICE MARKETING CORP	OUTSIDE DATA PROCESSING	735.00
186258	EMPIRE PRINTING, LLC	YOUTH BASKETBALL LEAGUE	520.08
186259	ENVISIONWARE, INC	COMPUTER SUPPLIES (LIBRARY)	1,292.27
186260	FARKAS, JULIE	PETTY CASH	77.10
186261	FERGUSON WATERWORKS #3386	WATER METERS (WATER & SEWER)	23,925.00
186262	FIRE SYSTEMS OF MICHIGAN	BUILDING MAINTENANCE	200.00
186263	FOSTER, SWIFT, COLLINS & SMITH, P.C	LEGAL FEES	141.00
186264	G & M ENTERPRISES LTD	STORM SEWER MAINT - STREET SWEEP (STREETS, DRAIN)	25,714.00
186265	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: 2023 CAPITAL PREVENTAT (STREETS)	1,951.25
186266	GALE/CENGAGE LEARNING	LIBRARY BOOKS	52.18
186267	GALLS, LLC	VEHICLE MAINTENANCE	390.97
186268	GARY'S CATERING INC	PRISONER SUPPLIES	114.00
186269	GORDON FOOD SERVICE PAYMENT PROC.	COMMUNITY CENTER	10.47
186270	GRAINGER INC, W W	BUILDING MAINTENANCE	199.60
186271	GRAY, SCOTT	YOUTH VOLLEYBALL	105.00
186272	GREAT LAKES POWER & LIGHTING INC.	WATER LINE MAINTENANCE (WATER & SEWER)	6,685.45
186273	GREAT LAKES PROFILES, INC.	PRE EMPLOYMENT TESTING	160.00
186274	GREAT LAKES WATER AUTHORITY	WATER PURCHASES - OCT 2023 (WATER & SEWER)	809,017.11
186275	GREEN OAK TIRE INC.	VEHICLE MAINTENANCE (FIRE)	6,794.00
186276	HALL, RENDER, KILLIAN, HEATH &	LEGAL FEES - PERSONNEL (HR)	2,525.00
186277	HALLORAN, GRACE	YOUTH BASKETBALL LEAGUE	140.00
186278	HALLORAN, KEVIN	YOUTH BASKETBALL LEAGUE	140.00
186279	HARTFORD, THE	EMPLOYEE LIFE, AD/D & LTD INSURANCE	9,050.28
186280	HCP LAND, LLC & WILLIAMS, WILLIAMS,	2023 SUM PROPERTY TAX REFUND 50-22-01-400-038	3,233.39
186281	HEALEY FIRE PROTECTION INC.	ELEVATOR MECHANICALS (POLICE, FACILITIES)	2,890.00
186282	HENDERSON, LEONARD	YOUTH BASKETBALL LEAGUE	210.00
186283	HOME DEPOT	BUILDING MAINTENANCE	140.17
186284	HOME DEPOT CREDIT SERVICES	PARK BUILDING MAINTENANCE	884.94
186285	HQI PAINTERS INC.	BUILDING IMPROVEMENTS (FIRE)	2,500.00
186286	IMAGE 360 - NOVI	OPERATING SUPPLIES	626.00
186287	IMPERIAL DADE	BUILDING MAINTENANCE	701.22
186288	INDUSTRIAL CHEM LABS & SVCS	CUSTODIAL SUPPLIES FOR PARKS	342.58
186289	INTRADO LIFE & SAFETY, INC	TELEPHONE MAINTENANCE	400.00
186290	JK LOCKSMITH CO LLC	OPERATING SUPPLIES	56.00
186291	JOHN'S SANITATION SERVICE	YOUTH SOCCER LEAGUE	220.00
186292	JOHNSON, AMY SUZANNE	OLDER ADULTS - FITNESS	351.00
186293	JONES II, GERALD R.	YOUTH BASKETBALL LEAGUE	140.00
186294	KBK LANDSCAPING, INC.	GROUNDS MAINTENANCE (FACILITIES, PARKS MAINT)	22,070.00
186295	KIMBALL MIDWEST	OPERATING SUPPLIES	773.54
186296	KNIGHT TECHNOLOGY GROUP, INC	PROFESSIONAL SERVICES (LIBRARY)	2,362.50
186297	LACHANCE, MADISON	PER DIEM OAS CONFERENCE	219.00
186298	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	352.86
186299	LEPOFSKY, BARRY J.	YOUTH BASKETBALL LEAGUE	175.00
186300	LIBRARY DESIGN ASSOCIATES, INC.	BUILDING MAINTENANCE	840.00
186301	LIBRARY IDEAS LLC	AUDIO VISUAL MATERIALS	478.28
186302	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE (TREE FUND)	2,602.50
186303	LOFTUS, HEATHER	DOG PARK EXPENDITURES - OPERATING	20.00
186304	LOOMIS	ARMORED CAR SERVICES	507.81
186305	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	268.08
186306	MCKENNA ASSOCIATES INC	BUILDING, TRADE, & PLAN SERVICES (COMM DEV)	8,232.50
186307	MEADOWBROOK ART CENTER	EMPLOYEE RECOGNITION	364.67
186308	MERCHANT, JEANNE T.	2023 SUM PROPERTY TAX REFUND 50-22-02-226-075	2,134.62
186309	METCOM, INC	OPERATING SUPPLIES (LIBRARY)	11,000.00
186310	MICHIGAN AUTOMATIC SPRINKLER INC	BUILDING MAINTENANCE	670.00
186311	MICHIGAN FIRE INSPECTORS SOCIETY	CONFERENCES AND WORKSHOPS (FIRE)	1,025.00
186312	MICHIGAN LIBRARY ASSOCIATION	CONFERENCE	100.00
186313	MICHIGAN LINEN SERVICE, INC.	BUILDING MAINTENANCE (POLICE, FACILITIES, FIRE)	2,051.00
186314	MIDWEST COLLABORATIVE FOR LIBRARY	CONFERENCES AND WORKSHOPS	230.00
186315	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS (LIBRARY)	13,136.19
186316	MUNICIPAL WEB SERVICES, INC	COMMUNITY PROMOTION (LIBRARY)	1,142.00
186317	MUSICAL EXPRESSIONS LLC	MUSIC PROGRAMS	504.00
186318	NATIONAL SIGN BRANDING	OPERATING SUPPLIES	326.25
186319	NATIONAL TIME & SIGNAL	CONTRACTUAL SERVICES	600.00
186320	NATURE PLAYSCAPES LLC	NORTHWEST PARK PLAYGROUND (PARKS & REC)	9,996.82
186321	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	376.96
186322	NORTHVILLE CHARTER TOWNSHIP	DOG PARK EXPENDITURES - OPERATING	998.82
186323	NORTHVILLE LOCKSMITH INC., THE	BUILDING MAINTENANCE	240.00
186324	NOVI COMMUNITY SCHOOLS	CAMP LAKESHORE (PARKS & REC)	10,895.50
186325	NOVI WATER DEPARTMENT	WATER AND SEWER - CITY USE	1,323.00
186326	NOVI, CITY OF	STREET LIGHTING (ESCROW)	5,856.07
186327	NOVI, CITY OF	LAND ACQUISITION - CURRENT TAX BILL (GF)	1,404.53

186328	NOVI, CITY OF	LAND ACQUISITION - CURRENT TAX BILL (GF)	1,103.82	
186329	NOVI, CITY OF	LAND ACQUISITION - CURRENT TAX BILL (GF)	94.91	
186330	O'LEARY, SHANNON	MILEAGE REIMBURSEMENT	69.50	
186331	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	65.91	
186332	OAKLAND COUNTY REGISTER OF DEEDS	JAGUAR LAND ROVER SDFMA	30.00	
186333	OAKLAND COUNTY REGISTER OF DEEDS	BALLANTYNE SDFMA 12/18CM	30.00	
186334	OAKLAND COUNTY REGISTER OF DEEDS	TARGET SIDEWALK EASEMENT	30.00	
186335	OAKLAND COUNTY REGISTER OF DEEDS	CONSENT TO EASEMENT SDFMA JAGUAR	30.00	
186336	OAKLAND COUNTY REGISTER OF DEEDS	WATER SYSTEM EASEMENTS JAGUAR	70.00	
186337	OAKLAND COUNTY REGISTER OF DEEDS	SSMAE JAGUAR LAND ROVER	70.00	
186338	OAKLAND COUNTY TREASURER	MONTHLY PROPERTY TAX REVENUE CHARGEBACK (GF)	9,873.46	
186339	OAKLAND COUNTY TREASURERS	CITY WIDE TRAINING/MONTHLY SEWAGE (HR, W&S)	865,404.99	
186340	ORKIN	CONTRACTUAL SERVICES	385.96	
186341	OSCAR W. LARSON CO.	GASOLINE AND OIL (DPW)	2,643.83	
186342	OVERDRIVE, INC.	ELECTRONIC MEDIA (LIBRARY)	5,581.29	
186343	PARKER, ERIK J & AMY	2023 SUM PROPERTY TAX REFUND 50-22-35-253-006	4,797.44	
186344	PERFECT CLEANERS OF DETROIT, INC	2023-24 UNIFORM CLEANING	966.15	
186345	POWER CLEANING SYSTEMS	EQUIPMEN MAINTENANCE	434.30	
186346	PRACTICE ZONE, THE	SPORTS CAMPS (PARKS & REC)	1,833.20	
186347	PRECISE MRM LLC	INTERNAL TECHNOLOGY - CTYWIDE (IT)	3,900.00	
186348	PRESSURE VESSEL TESTING	BUILDING MAINTENANCE	195.00	
186349	PRINTING SYSTEMS	ELECTION SUPPLIES (CLERK)	2,316.96	
186350	PROFESSIONAL BUILDING SERVICES LLC	CUSTODIAL SERVICES (LIBRARY)	6,749.03	
186351	PROSCREENING, LLC	RECRUITMENT (HR)	1,564.00	
186352	PULTE HOMES OF MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00	
186353	PULTE HOMES OF MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
186354	PULTE HOMES OF MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00	
186355	PULTE HOMES OF MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
186356	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
186357	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
186358	PURE TECHNOLOGIES U.S. INC.	INSPECTION: PCCP WATER MAIN CONDITION (W&S)	1,850.00	
186359	QUICK SILVER MARKETING SOLUTIONS	YOUTH VOLLEYBALL (PARKS & REC)	2,907.00	
186360	QUILL CORPORATION	OFFICE SUPPLIES	141.40	
186361	RANDAZZO MECHANICAL HEATING	HCD (COMM DEV BLOCK GRANT)	8,292.00	
186362	RATHOD, ASHISH	ART PROGRAMS	25.00	
186363	RECKNAGEL, DAVID J	YOUTH BASKETBALL LEAGUE	210.00	
186364	RNA FACILITIES MANAGEMENT	JANITORIAL CONTRACTS (FACILITIES, POLICE)	15,228.64	
186365	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES (MAJOR STREETS)	6,850.85	
186366	ROOT, T. CHASE	PER DIEM CONFERENCE	110.00	
186367	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES (GF)	21,966.00	
186368	ROYAL TRUCK & TRAILER SALES & SVC	VEHICLE MAINTENANCE	229.09	
186369	RUGGIRELLO, CHARLES	YOUTH BASKETBALL LEAGUE	210.00	
186370	RYDER INTEGRATED LOGISTICS, INC.	2023 SUM PROPERTY TAX REFUND 50-22-01-400-020	97,286.46	
186371	SALZENSTEIN, MICHAEL	DOG PARK MEMBERSHIPS	10.00	
186372	SAM'S CLUB DIRECT	LIBRARY PROGRAMMING	96.58	
186373	SAM'S CLUB DIRECT	OPERATING SUPPLIES	224.95	
186374	SCHEMANSKI, LINDA & GERALD	2023 SUM PROPERTY TAX REFUND 50-22-14-251-087	3,011.82	
186375	SCODELLER CONSTRUCTION, INC.	ROUTINE MAINTENANCE (LOCAL STREETS)	20,774.04	
186376	SECREST,WARDLE,LYNCH,HAMPTON,	DUE TO WALLED LAKE BOARD	39.00	
186377	SEHI COMPUTER PRODUCTS INC	COMPUTER SUPPLIES (LIBRARY)	2,088.88	
186378	SERVICE EXPRESS, INC.	OPERATING SUPPLIES (POLICE, DPW, IT)	1,025.26	
186379	SHIFMAN FOURNIER, PLC	LEGAL FEES - PERSONNEL (HR)	1,336.50	
186380	SLASOR HEATING & COOLING INC	HCD (COMM DEV BLOCK GRANT)	1,850.00	
186381	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	319.69	
186382	SOLUTION CONTROLS SERVICES, LLC	BUILDING MAINTENANCE	926.00	
186383	SOUTHEASTERN OAKLAND COUNTY WATER	MEMBERSHIPS	75.00	
186384	SPALDING DE DECKER	PROFL SERV - VAR PROJ (W&S, STREETS, DRAIN)	90,635.71	
186385	VOID	VOID	-	V
186386	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	395.00	
186387	STAGE DEPOT, THE	OPERATING SUPPLIES (PARKS & REC)	5,654.87	
186388	STATE OF MICHIGAN	COST SHARE: TAFT ROAD REHAB (STREETS)	141,153.34	
186389	STATE OF MICHIGAN	SALES TAX NOVEMBER 2023	1.20	
186390	SUMMIT TITLE SERVICES, LLC	2023 WIN TAX REFUND 50-22-10-279-006	845.50	
186391	SUNNY HOMES INC.	BLDG. BOND REFUND (ESCROW)	5,000.00	
186392	SUNNY HOMES INC.	BLDG. BOND REFUND (ESCROW)	1,000.00	
186393	SUZANNE ANGLIN	WATER REFUND 25275 SUTTON CT	432.33	
186394	SYSTEMP CORPORATION	BUILDING MAINTENANCE (FACILITIES, P&F, P&R)	16,845.09	
186395	SZELAP, CHRISTINE E. HEFFERNAN	KARATE (PARKS & REC)	2,457.00	
186396	T-MOBILE USA, INC	TELEPHONE (LIBRARY)	1,047.57	
186397	TANZINI, NINO	HCD (COMM DEV BLOCK GRANT)	7,387.00	
186398	TELNET WORLDWIDE INC.	TELEPHONE (LIBRARY)	1,029.07	
186399	THOMSON REUTERS - WEST	SUPPLIES - MAGAZINES AND PERIODICALS	398.42	
186400	TOKIO MARINE HCC - PUBLIC RISK GRP	INSURANCE DEDUCTIBLES (GF)	3,293.62	
186401	TRI-COUNTY INTERNATIONAL	VEHICLE MAINTENANCE (DPW)	2,350.28	
186402	TUMBLEBUNNIES INTERNATIONAL	YOUTH PROGRAMS (PARKS & REC)	2,400.00	
186403	UNITED STATES POSTAL	POSTAGE	310.00	
186404	USA BLUEBOOK	WATER LINE MAINTENANCE	510.06	
186405	VARIPRO	EMPLOYEES FLEXIBLE SPENDING REIMBURSMENT	5,847.20	
186406	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE	700.47	

186407	VERIZON WIRELESS	TELEPHONE	532.93
186408	VOSS LIGHTING	BUILDING MAINTENANCE (LIBRARY)	1,409.50
186409	WALLSIDE WINDOWS INC	HCD (COMM DEV BLOCK GRANT)	2,400.00
186410	WENSCO SIGN SUPPLY	SIGNING SUPPLIES	72.20
186411	WORLDVIEW TECHNOLOGIES GROUP	BUILDING MAINTENANCE	918.00
186412	YOUNG, ENIL DAVID	YOUTH BASKETBALL LEAGUE	70.00
186413	ZURMUEHLEN, MARYANN	CONFERENCES AND WORKSHOPS	399.88
186414	BORIEO, SANDRA	PROFESSIONAL SERVICES (HIDTA)	2,340.00
186415	SANCHEZ, ROBERT	PROFESSIONAL SERVICES (HIDTA)	11,086.04
186416	WEX BANK	OPERATING SUPPLIES (HIDTA)	294.52
186417	WEX BANK	OPERATING SUPPLIES (HIDTA)	10.00
EFT	FIFTH THIRD BANK	NOVEMBER PURCHASES	116,788.06
	WWW.VOLGISTICS.COM	Man - Volunteer Software	214.00
	WHITLOCK BUSINESS SYST	Treas - Print utility bills	408.73
	MICHIGAN RECREATION &	OAS Conference	475.00
	B&H PHOTO 800-606-6969	Adaptor Ring for Strobe	21.00
	STORY BLOCKSAUDIO	CR - Video	15.00
	MICHIGAN RECREATION &	PRCS-Conference	475.00
	BP#1977172REFRESH &QPS	PD: Gas	47.75
	MICHIGAN RECREATION &	PRCS-Conference	475.00
	AMZN MKTP US HP1LW6RW3	Cr event	150.89
	USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
	WHITLOCK BUSINESS SYST	Treas - Postage for utility bills	1,645.17
	COMFORT INNS	Clerk - conference	319.68
	MENARDS WIXOM MI	R/C lane dividers	479.96
	LANDS END BUS OUTFITTE	LIB:Staff Recognition	(284.65)
	MUSIC THEATRE INTERNAT	PRCS - Theatre	75.00
	CHICAGO BOOKS & JOURNA	LIB:Program	(1.30)
	WWW.TELLYAWARDS.COM	CR - Video	175.00
	WM SUPERCENTER #5893	LIB: Adult Programming	41.10
	USPS.COM CLICKNSHIP	City Clerk: Passports	8.05
	MEADOWBROOK ART CENTER	PD: Operating Expense	199.24
	AMZN MKTP US 9612Q7AE3	FM: Operating Supplies	10.46
	LANDS END BUS OUTFITTE	LIB:Staff Recognition	(20.96)
	GROUPMAP TECHNOLOGY	MGR - monthly subscription fee	8.00
	USPS.COM CLICKNSHIP	City Clerk: Passports	8.05
	ATT BUS PHONE PMT	FACILITES - Utilities - Telephone	5,044.26
	MARIA S ITALIAN BAKERY	CR - Video	69.99
	EIG CONSTANTCONTACT.CO	CR	271.00
	AMZN MKTP US KJ3B265A3	CR	102.30
	EGLE DW TRAIN AND CERT	Herczeg S License renew	95.00
	ZOHO CORPORATION	I.S. - Software	2,402.00
	AMZN MKTP US OI5159DF3	CR	27.28
	DETROIT REGIONAL CHAMB	ED Event	125.00
	USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
	TOPSYS POPCORN	CR Event	390.20
	PROPELLER SURETY BONDS	PD: Dues	100.00
	MICHIGAN ASSOCIATION O	FD: Dues	245.00
	SPROUT SOCIAL, INC	CR supplies	279.00
	DETROIT REGIONAL CHAMB	Credit card processing fee	3.75
	AMZN MKTP US VT9T72O13	PRCS - Program Expense	9.29
	AMAZON.COM M78BA8M03	PRCS: Civic Center	199.00
	EXXON CLYDE ROAD	PD: Gas	50.92
	KROGER #632	City Council: Meal	46.98
	WWW.IAFC.ORG	FD: Dues	240.00
	AMZN MKTP US Q54SG15X3	PD: Supplies	31.99
	TST NOTHING BUNDT CAK	LIB:Staff recognition	130.00
	KROGER #361	PD - Employee Recognition	35.42
	PANERA BREAD #608009 O	City Council: Committees	137.40
	FSP THOMAS'S CATERING	Economic Development	2,103.98
	FS COM INC	LIB:Computer Supplies	(4.80)
	AMZN MKTP US NO3QJ8LF3	PD - Office Supplies	60.56
	FS COM INC	LIB: Computer Supplies	84.80
	AMAZON.COM 3C7P94BE3	Clerk - supplies	37.99
	USPS.COM CLICKNSHIP	City Clerk: Passports	24.15
	AMAZON.COM U314O3J73	PD - Office Supplies	4.74
	AMZN MKTP US RH67Y4AJ3	PD - Office Supplies	9.00
	TRADER JOE S #667	CR	23.96
	CITY OF NOVI LIBRARY	LIB:Computer Supplies	2.00
	OTC BRANDS INC	PRCS- Program Expense	56.26
	MOES ON TEN	Cr event	408.10
	MICHIGAN RECREATION &	PRCS-mParks conference	475.00
	NATIONAL FIRE PROTECTI	FD: Training	199.00
	MICHIGAN RECREATION &	PRCS- Training	475.00
	CITY OF NOVI LIBRARY	LIB: Computer Supplies	3.00

CITY OF NOVI LIBRARY	LIB:Computer Supplies	0.50
CITY OF NOVI LIBRARY	LIB:Computer Supplies	3.50
CITY OF NOVI LIBRARY	LIB: Computer Supplies	0.50
MTU-CASHIERS OFFICE WE	DPW - Webinar	20.00
USPS.COM CLICKNSHIP	City Clerk: Passports	24.15
STAMPS.COM	LIB:Postage	19.99
THE UPS STORE 582	Tricaster Return Shipping	370.91
PAYPAL MICHIGANPUB	MPELRA Conference	240.00
D J WALL-ST-JOURNAL	MGR: Wall Street Journal	38.99
LOWES #02570	DPW - boardwalk supplies	70.00
AR WORKSHOP NORTHVILLE	CR	900.00
MARIA S ITALIAN BAKERY	Catering for Council Swearing In	465.19
AMAZON.COM IT4G36133	CR - Video	229.99
B&H PHOTO 800-606-6969	Camera Bats and Card	335.89
FSP THOMAS'S CATERING	ED: Catering	901.70
SP BRIARWICK	LIB:Staff Recognition	579.60
WM SUPERCENTER #5893	LIB: Adult Programs	35.13
WWW.MICHIGANCLERKS.ORG	City Clerk: Membership	75.00
LANDS END BUS OUTFITTE	LIB:Staff Recognition	2,521.65
USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
SQ OCAAO	Prof. Org. Meeting	45.00
SPECTRUM	FACILITIES - Utilities - Cable	9,263.24
AMZN MKTP US 0210F4DI3	PD: Supplies	10.28
HILTON	MGR - Conference and Workshops	1,017.90
FEDEX591371536	PD: FedEx	37.50
TWO MEN AND A TRUCK 04	PD: Building Maintenance	315.00
BWW 3130 NOVI	CR Winterfest	104.86
AMZN MKTP US HK1QK77Q3	PD: Office supplies	46.98
SOL SNAP-ON INDUSTRIAL	DPW-EM	855.85
WALGREENS #4454	CR: photo	4.76
USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
SOL SNAP-ON INDUSTRIAL	DPW-tools	760.62
BAUDVILLE INC.	PD - Employee Recognition	55.39
ICMA ONLINE	CM membership/dues	975.00
IACP	PD - Membership Renewal	190.00
USPS.COM CLICKNSHIP	City Clerk: Passports	24.15
KROGER #632	LIB:Program	41.91
BUSCH'S #1205	LIB:Staff Recognition	303.90
FAIRMONT HOTELS	PD - Refund	(5.00)
AMZN MKTP US 9A7AE1CS3	PD - Dispatch	59.30
COMMUNICATORAWARDS.COM	CR - Video	185.00
IACP	PD - Membership Renewal	190.00
GREAT LAKES ACE HDWE	W&S water line maintenance	79.84
HUB STADIUM	SOCMA	505.25
TLF DONNAANDLARRYS FLO	CR: flowers	90.00
WWW.TELLYAWARDS.COM	CR - Video	350.00
MEIJER STORE #122	OAS: program expenses	48.52
SIGNARAMA OF NOVI	OAS-VM	627.20
LABELVALUE.COM	LIB:Operating Supplies	95.85
B&H PHOTO 800-606-6969	CR - Video	452.25
MOES ON TEN	OAS: program expense	1,199.92
DTV DIRECTV SERVICE	PD: Cable	40.00
MGFOA MEMBERSHIP DUES	FIN: MGFOA Johnson	130.00
THE HOME DEPOT #2737	CR Winterfest	219.88
SAMSCLUB.COM	CR: garland	389.88
WEB NETWORKSOLUTIONS	I.S. - Domain Reg.	49.97
AMZN MKTP US SE6FS5H93	FD: Operating Expense	30.97
AMZN MKTP US Q791E9893	PD - Dispatch	15.03
WALGREENS #4454	CR: photo	4.76
AMZN MKTP US 1N5W00UM3	PD - Dispatch	30.47
PARK PLACE HOTEL	FD - Conference	903.80
AMZN MKTP US NN5QJ6VG3	PD - Dispatch	99.96
AMZN MKTP US DE94Y4YQ3	cr winterfest	20.67
AMZN MKTP US GU7DS47B3	PD-VM	9.89
B&H PHOTO 800-606-6969	2 Strobe Lights	748.50
IACP	PD; Dues	190.00
AMZN MKTP US DE5ZZ9FW3	CR Winterfest	203.91
MICHAELS STORES 3744	OAS: program supplies	76.47
USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
NATIONAL FIRE PROTECTI	FD: Training	399.00
MACEO	Training	20.00
APPLE.COM/US	I.S. - Supplies	899.00
WPY MICHIGAN FIRE SERV	FD: Conference	350.00
JIMMY JOHNS - 396	ZBA Refreshments	74.08

MACEO	Training	20.00
VARSITY LINCOLN INC	OAS-VM	1,550.03
AMZN MKTP US 2238F00B3	PRCS - Program Expense	49.08
BAUDVILLE INC.	LIB: Staff Recognition	251.95
APPLE.COM/US	I.S. - Supplies	299.00
123.NET, INC.	123Net 502087	2,836.01
SHUBEE	Inspector Supplies	249.99
USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
B&H PHOTO 800-606-6969	CR - Video	453.81
SUNOCO 0515731800 QPS	PD: Gas	60.91
FEDEX590774411	FD: FedEx	72.76
MICHIGAN MUNICIPAL LEA	DPW: Conferences/ Workshops	25.00
MEIJER STORE #122	PRCS-Program Expense	20.00
MACEO	Training	20.00
NOCBOR-REALTORS	Multilist renewal	550.80
EGLE PWS NCOM	DEQ EGLE Well Fees	171.92
THE UPS STORE 2109	PRCS - Marketing Expense	14.87
USPS.COM CLICKNSHIP	City Clerk: Passports	16.10
EGLE PWS NCOM	DEQ EGLE Well Fees	171.92
EGLE PWS NCOM	DEQ - EGLE Well Fees	171.92
AMZN MKTP US 8R0SH2TQ3	OAS: program supplies	59.87
ACE PYRO	CR: fireworks	3,000.00
AMAZON.COM 9I5OR8BF3	PD - Office Supplies	41.34
AMZN MKTP US F14GK1I03	PD: Operating Supplies	3,107.76
FAIRYTALE ENTERTAI	CR: character	475.00
APPRAISAL INSTITUTE	Professional membership	1,470.00
AMZN MKTP US EP3YE6893	PD: Operating Supplies	48.27
EGLE PWS NCOM	DEQ-EGLE Well Fees	171.92
STARBUCKS 800-782-7282	LIB:Conference	11.70
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	11,151.34
MARATHON PETRO249524	LIB:Conferences	5.09
MICHIGAN RECREATION &	CPSI Classes and exam	645.00
MICHIGAN NOTARY SERVIC	Notary Service	70.35
THEHUBSTADIUM.COM/NOVI	SOCMA	1,445.00
PAYPAL DOLLARTREED	CR Winterfest	524.50
AMZN MKTP US NQ3T70UM3	PD: Operating Supplies	616.42
AMZN MKTP US KN1TP7KB3	CR: supplies	85.78
B&H PHOTO 800-606-6969	Tripod Plates and Screws	159.20
SPACES PARKING	LIB:Conferences	115.25
HYATT HOTELS	LIB:Conference	663.39
CRACKER BARREL	LIB:Conference	43.92
APCO INTERNATIONAL INC	PD - Dispatch	488.00
HILTON GARDEN INN	PD - Training	436.44
PAYNES RESTAURANT	LIB:Conference	44.74
MCDONALD'S F1814	LIB:Conference	16.76
INTERNATIONAL LAW ENFO	PD Membership Dues	120.00
PP AMERICAN PUBLIC WOR	APWA monthly meeting	25.00
STARBUCKS 800-782-7282	LIB:Conference	15.00
U-HAULNOVI FEED LLC	City Clerk - Voting	305.73
MISSION BBQ - GLEN BUR	PRCS-OAS Event Food	(170.85)
NORTHVILLE CIDER MILL	LIB:Program	135.00
U-HAULNOVI FEED LLC	City Clerks - Voting	318.60
PAYPAL RODZINAINDU	CC: office supplies	34.90
WEATHERTECH	PM-VM	64.95
MICHIGAN ASSOCIATION O	FIN: Conf - Lilla	200.00
USPS KIOSK 2569209550	LIB:Postage	66.00
ST ELMO	LIB:Conferences	62.00
IN BOUCK CORPORATION	PD - Dispatch	275.00
PANERA BREAD #601354 O	LIB:Conference	10.22
SQ NATIONAL TACTICAL	PD - SRT	779.00
PAYPAL KTLLC	PD - Dispatch Training	149.00
AMAZON.COM W093R0UO3	TREAS: office supplies	44.07
MARATHON PETRO21766	PD: Gas	63.18
NOVI CHAMBER OF COMMER	Chamber event	400.00
LANDS END	PRCS - Marketing Expense	32.97
HYATT REGENCY INIDANAP	LIB:Conference	62.00
IAEI	Electrical Inspector Membership	120.00
STARBUCKS 800-782-7282	LIB:Conferences	15.00
STARBUCKS STORE 02278	CR/HR Veterans	400.00
GOOGLE GOOGLE STORAGE	CR - Video	9.99
AMZN MKTP US 764YN25X3	PD - Office Supplies	49.62
TRADER JOE S #667	PRCS: Veteran's Activities	160.72
BENITO S CAFE	Clerk - election	120.56
UM GEN ACCT REC	U of M Career Fair	175.00

AMZN MKTP US IU0AX4183	PRCS - Theatre	68.36
SAMSCLUB #6657	OAS: program supplies	27.92
MISSION BBQ - GLEN BUR	PRCS - OAS Event Food	3,018.31
GREAT LAKES ACE HDWE	PRCS:Veteran's Activities	39.98
AMERICAN LIBRARY ASSOC	LIB:Conferences	47.40
AMZN MKTP US	PD - Refund	(28.66)
PANERA BREAD #601354 O	LIB:Conferences	12.83
CHICAGO BOOKS & JOURNA	LIB:Program Expense	22.89
MICHIGAN STATE FIREMEN	FD - Membership Dues	75.00
USPS PO 2569200376	PD - Postage	9.35
BIG TOMMYS PARTHENON	CR Chamber	41.98
WAL-MART #5893	DPW-OS	189.00
TACO BELL 021131	LIB:Conferences	16.47
AMERICAN LIBRARY ASSOC	LIB:Conferences	71.10
AMERICAN LIBRARY ASSOC	LIB:Conferences	215.10
PANERA BREAD #608009 O	City Clerk: Elections	482.46
SCREENVISION DIRECT IN	Police Recruitment	3,653.20
MCDONALD'S F16112	LIB:Conferences	19.58
SPEEDWAY 08848 SOUTHFI	PD; Gas	40.00
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	258.85
EASTERN MICHIGAN UNIV.	EMU Career Fair	185.00
AMZN MKTP US 7K5NG0Z53	TREAS: Supplies	30.79
SQ OHANALULU	LIB:Conference	11.34
GET GO #7507	LIB:Conference	30.95
KROGER #531	LIB:Conference	3.66
FREDPRYOR CAREERTRACK	PD - Conference	199.00
KROGER #634	LIB:Conference	12.61
JAPAN AMERICA SOCIETY	CR JAS event	2,900.00
PANERA BREAD #600667 P	PRCS: Civic Center	32.77
EZPASS REPLENISHMENT C	FD - Conference	15.50
AMZN MKTP US	PD - Refund	(167.41)
CRICUT	LIB:iCube	95.88
KROGER #634	LIB:Conference	31.23
AMAZON.COM 3K9I12TW3	Office Supplies	55.26
CARRIAGE CLEANERS	PRCS: Civic Center	20.00
MICHIGAN ASSOCIATION O	FIN: MICPA Trng Johnson	239.00
AMAZON.COM TG8FS17L0	I.S. - Supplies	23.99
DNH GODADDY.COM	IT - SSL Certificate Renewal	99.99
AMAZON.COM O688625H3	I.S. - iPad Accessory	663.10
AMAZON.COM L011849V3	I.S. - Supplies	89.99
AMZN MKTP US 7089V0T93	CR - Video	122.05
AMAZON.COM NS30X7N93	I.S. - Supplies	89.99
MSU PAYMENTS	Training	125.00
AMAZON.COM	PRCS: Civic Center	(411.43)
WHOLE HEARTED WINERY	LIB: Adult Programming	250.00
KROGER FUEL #9634	LIB:Conference	35.80
SQ WALKER DISPLAY	PRCS - Atrium Art	194.99
SOCIETYFORHUMANRESOURC	SHRM membership	244.00
NATIONAL FIRE PROTECTI	FD: Training	399.00
MEIJER STORE #122	LIB:Program	89.45
FAIRMONT HOTELS	PD - Conference	99.59
PANERA BREAD #608009 O	PD - CERT	349.33
USPS.COM CLICKNSHIP	City Clerk: Passports	8.05
AMZN MKTP US S43YG9MN3	OAS: program supplies	163.68
SUBURBAN PARTY RENTAL	CR: propane	675.00
MEIJER STORE #122	LIB:Program	23.14
MICHIGAN ASSOC OF CHIE	PD: Dues	100.00
FBI LEEDA INC	PD: Dues	50.00
APPLE.COM/BILL	LIB:Computer Supplies,software&lice	0.99
COUNTRY INN BY CARLSON	LIB:Conferences	(63.00)
THOMSON WEST TCD	PD: Operating Expense	1,226.33
NORTHVILLE CIDER MILL	HR: EWE Halloween Event Supply	26.75
PAYPAL CTY	CR: marquee letters	220.50
AMAZON.COM 0P51Y4B23	Office Supplies	16.49
CHICK-FIL-A #04367	CR employee recognition	1,063.92
FEDEX589966258	ENG: FedEx	25.84
LANDS END	PRCS - Marketing Expense	92.16
SATURN PRINTING & MARK	LIB:Building Maintenance	166.78
IMAGIN INC	IS-GIS Membership-Blough	100.00
WALGREENS #4454	PRCS- Theatre	224.50
AMAZON WEB SERVICES	WS-Hosting Fee	0.15
JIMMY JOHNS - 396	Staff lunch	87.04
AMZN MKTP US Z818O56P3	PD - Conference	60.59
COMFORT INNS	OAS-Conference Hotel Fees	213.12

TEMPLEPUBLI	Police Officer ad	195.00
SPEEDWAY 08405 3245 OW	PD: Gas	35.08
WWW.RELIANTHIRING.COM	Law enforcement hiring expo	499.00
AMAZON.COM FT5409YE3	FD: Operating Expense	295.00
LANDS END	PRCS - Marketing Expense	143.88
NORTHERN MICHIGAN UNIV	NMU Career Fair	50.00
AMZN MKTP US Q40NQ0033	PRCS: Civic Center	38.90
WWW.MICHIGANCLERKS.ORG	City Clerk: Conferences	700.00
HOBBY-LOBBY #645	PRCS - program expense	106.78
FAIRMONT HOTELS	PD - Conference	497.88
KNAPPS OF TROY LLC	Staff Training	54.00
B&H PHOTO 800-606-6969	CR - Video	659.19
AMAZON.COM 1K80142W3	CR: years of service	4,150.00
STATE TAX COMMISSION	Assessor certification renewal	175.00
BLOOMBERG.COM	Mgr - Subscription	415.00
SP VIKTOS	PD: Operating Expense	459.95
AMZN MKTP US 6V1F24NJ3	PD - Conference	61.20
MICHIGAN STATE UNIVERS	LIB:Conferences	1,150.00
WWW.MICHIGANCLERKS.ORG	Clerk - Membership	75.00
SP PLUS CORP PARKING	PD: Operating Expense	130.00
BUSCH'S #1205	FD - Employee Recognition	41.99
STATE TAX COMMISSION	Assessor certification renewal	175.00
WALMART.COM	CR: refund	(4.19)
WALMART.COM	CR: refund	(2.19)
AMZN MKTP US 1O30M4A73	PD - Conference	109.29
WALMART.COM	CR: refund	(4.19)
AMZN MKTP US	PD - Refund	(143.49)
BUSCH'S #1205	HR: EWE Halloween Event Supply	18.49
AMZN MKTP US RG2979NZ3	CR - Video	8.99
RAINFOCTEMPLATES RFBB	IS-Cityworks Conf	650.00
FREEP.COM	MGR - Subscriptions	14.99
OAKLAND LITERACY COUNC	LIB:Conference	175.00
AMAZON.COM ZP60Z8ED3	PRCS- Program Expense	15.33
TARGET 00014654	HR: EWE Halloween Event Supply	49.32
MEIJER # 122	HR: EWE Halloween Event Supply	124.19
USPS STAMPS ENDICIA	LIB:Postage	100.00
SAMSCLUB #6657	HR: EWE Halloween Event Supply	58.18
AMZN MKTP US A074G3CH3	PRCS - Program Expense	19.98
WWW.VOLGISTICS.COM	Man - Volunteer Software	214.00
AMZN MKTP US I861P4E83	Clerk - supplies	131.83
GFL ENVIRONMENTAL - NO	DPW Roll-offs	1,482.55
AMAZON.COM Z95RT76I3	Clerk - Election	7.14
AMAZON.COM 8P88Z3HM3	Office Supplies	25.96
STATE TAX COMMISSION	DPW: Memberships/ Dues	50.00
	GRAND TOTAL	**3,242,344.96**

GENERAL FUND	101	495,876.40
MAJOR STREET FUND	202	187,188.37
LOCAL STREET FUND	203	90,592.25
MUNICIPAL STREET FUND	204	20,942.96
PARKS, REC & CULTURAL SVCS FUND	208	67,386.23
DRAIN FUND	211	36,884.05
TREE FUND	213	55,630.03
ECONOMIC DEVELOPMENT FUND	244	3,005.68
LIBRARY FUND	271	85,970.42
LIBRARY CONTRIBUTION FUND	272	4,082.75
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	25,989.95
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
SENIOR HOUSING FUND	574	3,915.43
WATER AND SEWER FUND	592	1,771,588.37
AGENCY FUND	701	249,598.07
CURRENT TAX COLLECTION FUND	703	123,546.84
MI HIDTA	725	17,707.78
	GRAND TOTAL	**$ 3,242,344.96**