



CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting

July 31, 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 Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

APPROVAL OF AGENDA

PUBLIC HEARINGS

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 purchase a 2026 Sutphen custom pumper from Sutphen Corporation for the Novi Fire Department, through the Sourcewell competitive purchasing contract, in the amount of \$1,324,168.99 and purchase the Lucas Chest compression system from Stryker an authorized sole sourced dealer in the amount of \$19,234.20 and amend the budget.
2. Consideration of approval of Change Order No. 5 to Pamar Enterprises, Inc. for the replacement of ductile iron water main along Roethel Drive as part of the 2022 Asbestos-Cement Water Main Replacement Program in the amount of \$1,263,907.25.

- [3.](#) Consideration of approval to award the construction contract to Ajax Paving, the low bidder, for the 2023 Capital Preventative Maintenance of local roads project, in the amount of \$866,078.70.
- [4.](#) Consideration of approval of contract award to Creative Dimensions for construction and installation of equipment for the new Studio No.VI on the first floor of the Novi Civic Center in the amount of \$544,511.00 and approval of contract award to Keycode Media in the amount of \$164,353.20 for equipment and video wall and amend the budget.
- [5.](#) Consideration of approval to award engineering design services to Spalding DeDecker for the design of Wildlife Woods Park improvements in the amount of \$17,780.53 (Option 1) or \$35,931.33 (Option 2) and amend the budget.
- [6.](#) Approval of Proposed Water & Sewer Rate Resolutions for 2023-2024
- [7.](#) Consideration of a request from BKYK, Inc (Hotaru Japanese Restaurant) for a new Class C quota license to be located at 39723 Grand River Ave, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.
- [8.](#) Consideration of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. **FIRST READING**

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:
July 10, 2023 - Regular Meeting
- [B.](#) Approval to purchase a rescue phone system from 836 Technologies, sole source provider, in the amount of \$32,779.11 for the Novi Police Department.

- C. Consideration to approve the proposed Development Projects Advisor Confidentiality Agreement from the Michigan Economic Development Corporation (MEDC).
- D. Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-008) to adjacent property owners for \$30,000, plus the costs to the City of conveyance, and to direct the City Manager and City Attorney to take such action as is required to close on such conveyance.
- E. Enter Executive Session immediately following the regular meeting of July 31, 2023, in the Council Annex for confidential written communication from legal counsel and settlement related to Novi v Malles.
- F. Approval of claims and warrants – Warrant 1136

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.



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

Submitting department: Public Safety - Fire Department
Department of Public Works - Fleet Division

EXPENDITURE REQUIRED	\$ 1,324,168.99 2026 Sutphen custom pumper \$ 19,234.20 Lucas 3 Chest Compression System \$ 1,343,403.19
AMOUNT BUDGETED	\$ 1,140,390.00
APPROPRIATION REQUIRED	\$ 203,014.00 2026 Sutphen custom pumper
LINE ITEM NUMBER	401-336.00-979.006 FIR029 Engine (replace#322)

BACKGROUND INFORMATION:

The new 2026 Sutphen pumper will be replacing the #322 2008 Pierce Pumper Engine with 107,676 miles. The new Fire engine comes with a foam proportioning system that is suitable for all types of Class A & B foams for quicker fire knock-down, extinguishment, and the availability of the mounted and portable hydraulic rescue tools. The Engine will be equipped with an enclosed 6-person cab, a 1,250-gallon per minute Class "A" single stage centrifugal type pump, a 1,000-gallon water tank, a full complement of ground ladders, and all required equipment including hoses, nozzles & appliances, emergency warning devices, hand tools, power tools, EMS (BLC) equipment, and all miscellaneous tools & equipment.

This purchase was pushed back a year due to COVID-19 reductions in fiscal year 2020-2021. The fire truck is identical in specifications to the 2021-2022 & 2022-2023 fiscal year fire trucks that were purchased. The \$183,779.00 is a 14% increase to the budgeted amount, required to cover costs for materials and equipment due to market demands. This significant increase is also due to the quoted truck being built in 2026 with an approximate delivery time of 37-43 months from the date of a Purchase Order.

The Lucas 3 Chest Compression System is a fully automatic compression unit to assist police, fire, and EMS personnel with high quality compressions during a cardiac arrest. The system is fully automatic, which will help reduce personnel fatigue from providing compressions on a cardiac arrest and create high quality compression for the duration of the call for service. This is the same unit as our partners at Superior EMS currently utilize on their advanced life support ambulances. Keeping with the same unit will help streamline training for all of our personnel. The unit cost is \$19,234.20.

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

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for the Pumper replacement (#322) is authorized:

	INCREASE (DECREASE)
Capital Improvement Program (CIP) Fund	
APPROPRIATIONS	
Capital Outlay	203,014
TOTAL APPROPRIATIONS	\$ 203,014
Net Increase (Decrease) to Fund Balance	\$ (203,014)

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
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk



SUTPHEN

PROPOSAL

TO THE:

Novi Fire Department
Attn: Chief Jeffrey Johnson
42975 Grand River Ave
Novi, MI 48375

DATE: June 21, 2023

We hereby propose and agree to furnish the following firefighting equipment upon your acceptance of this proposal:

One (1) Sutphen Heavy Duty Custom Pumper Complete and Delivered for the
Total Sum of\$1,324,168.99

The unit shall be manufactured completely in accordance to the following proposal and delivered in approximately **37-43** months from the date of the contract signing or purchase order, subject to delays from all causes beyond our control.

This proposal shall be valid for thirty (30) days. If the contract or purchase order is not received within this proposed duration, we reserve the right to extend, withdraw, or modify our proposal, including pricing, delivery times, and prepayment discounts as applicable.

Should any changes be required as mandated by NFPA, EPA, or other Federal, State or Local Governments, or changes due to part availability or vendor relationships, such changes shall be documented on a change order and purchaser shall be responsible for additional charges as applicable. These may include but are not limited to changes that affect the major vendors of the fire apparatus industry such as pump manufacturer, seat manufacturer, electrical power supplies (generators) and powertrain (engine & transmission).

Respectfully submitted,



Rudy Cervantes
Apollo Fire Equipment and Repair
Authorized Representative for Sutphen Corporation
rcervantes@apollofire.com
734-634-2922

SUTPHEN CORPORATION

6450 Eiterman Road | Dublin, OH 43016 | 1-800-848-5860



PURCHASE AGREEMENT
FOR SUTPHEN FIRE APPARATUS

THIS AGREEMENT, made and entered into this 21st day of June, 2023 by and between SUTPHEN CORPORATION of Dublin, Ohio, hereinafter called "SUTPHEN" and the Novi Fire Department of Oakland County, MI, hereinafter called "PURCHASER",

WITNESSETH:

1. **PURCHASE:** Purchaser hereby agrees to buy and Sutphen hereby agrees to sell and furnish to Purchaser the apparatus and equipment according to the Sutphen Proposal attached hereto and made a part hereof, and to deliver the same as hereinafter provided.
2. **PURCHASE PRICE:** Purchaser agrees to pay for said apparatus and equipment the total purchase price of ONEMILLIONTHREEHUNDREDTWENTYFOURTHOUSANDONEHUNDREDSIXTYEIGHTDOLLARSANDNINTYNINECENTS (\$1,324,168.99) based on 100% payment made within 30 days of contract signing.

Changes to National Fire Protection Association ("NFPA"), Environmental Protection Agency ("EPA") or changes legislated by Federal, State or Local Governments or changes in part availability or vendor relationships that impact the cost to manufacture the truck may also incur additional charges which shall be borne by the purchaser. These may include but are not limited to changes that affect the major vendors of the fire apparatus industry such as pump manufacturer, seat manufacturer, electrical power supplies (generators) and powertrain (engine & transmission). Any such changes shall be memorialized by a signed change order executed by both Sutphen and Purchaser.

Sutphen shall provide written notice to Purchaser as soon as it reasonably believes any provision may be invoked. Sutphen shall provide, upon written request, documentation of such changes and increases.

3. **DELIVERY:** The apparatus and equipment being purchased hereunder shall be delivered to Purchaser at 42975 Grand River Ave, Novi, MI 48375 within approximately 37-43 Months after the receipt and acceptance of this agreement at Sutphen's office, provided that such delivery date shall be automatically extended for delays beyond Sutphen's control, including, without limitation, strikes, labor disputes, riots, civil unrest, pandemics, war or other military actions, sabotage, government regulations or controls, fire or other casualty, or inability to obtain materials or services.

4. SUTPHEN WARRANTIES: Sutphen warrants the apparatus purchased here under as set forth in the warranty included with bid proposal.
5. TESTING SHORTAGES: The apparatus shall be tested per NFPA #1901 at Sutphen's manufacturing facility. Purchaser agrees that the apparatus and equipment being purchased hereunder will not be driven or used in any manner until it is paid for in full, provided, however, that if there are any minor shortages, Purchaser may withhold a sum equivalent to the retail purchase price of any equipment shortages at the time of delivery and may use the apparatus and equipment during this period.
6. DEFAULT: In the case of any default in payment hereunder or in the payment on any notes, negotiable paper, obligations or other instruments issued by Purchaser, Sutphen may take full possession of the apparatus and equipment or of the piece or pieces upon which default has been made, and any payments that have been made theretofore shall be applied as rent in full for the use of the apparatus and equipment up to the date of taking possession by Sutphen.
7. PURCHASER WARRANTIES: With the signing of this agreement, Purchaser warrants that it has the full power and legal authority to enter into this agreement and guarantees that funds for its purchase are available or in the process of collection.
8. ACCEPTANCE: This agreement shall not be binding until it is signed and approved by an officer of the Sutphen Corporation.
9. TAXES, ETC.: The purchase price provided for herein does not include any federal, state or local sales tax, duties, imposts, revenues, excise or other taxes which may hereafter be imposed by governmental authority or otherwise and which are made applicable to the apparatus or equipment covered by the agreement. In the event that any such taxes are subsequently imposed and become applicable, the purchase price herein shall be increased by the amount of such taxes and such sum shall be immediately paid by Purchaser to Sutphen. To the extent applicable, the prices and deliveries set forth herein are subject to the Defense Production Act.
10. INSURANCE: Sutphen shall provide insurance insuring the apparatus and equipment against loss by fire, theft or collision and insuring against property damage and personal injury through the three (3) day delivery period.
11. GENERAL: This agreement and the Sutphen proposal provided herein take precedence over all previous negotiations, oral or written, and no representations or warranties are applicable except as specifically contained in this agreement or in the Sutphen proposal attached hereto. No alteration, modification, amendment or change of this Agreement shall be binding unless executed in writing by the parties. No waiver of any of the provisions of this Agreement shall be deemed a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

This Agreement shall be governed and controlled as to interpretation, enforcement, validity, construction, effect and in all other respects by the laws, statutes and decisions of the State of Ohio. Exclusive jurisdiction and venue for any litigation at all related to this Agreement, directly or indirectly, based upon contract, tort, or other theory of law, shall lie in the Franklin County Court of Common Pleas, Columbus, Ohio, and the parties hereto consent and submit to the general jurisdiction of this court. All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by Sutphen, Purchaser, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed and attested by its duly authorized representatives, effective as of the date below when accepted at Sutphen Corporations offices.

SUTPHEN CORPORATION

By _____
Sales Representative

Accepted at office
SUTPHEN CORPORATION
6450 Eiterman Road
Dublin, Ohio 43016

By _____

Title _____

Date _____

PURCHASER

THE _____

By _____

Title _____

Date _____

By _____

Title _____

Date _____



LUCAS

Quote Number: 10737712
Version: 1
Prepared For: CITY OF NOVI
Attn:

Rep: Jamie Smith
Email: jamie.smith@stryker.com
Phone Number:
Mobile: (269) 303-1257
Service Rep: Jeff Drew
Email: jeff.drew@stryker.com

Quote Date: 07/14/2023
Expiration Date: 08/13/2023
Contract Start: 07/14/2023
Contract End: 09/30/2024

Equipment Products:

#	Product	Description	U/M	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	PCE	1	\$16,032.02	\$16,032.02
2.0	11576-000060	LUCAS Desk-Top Battery Charger	PCE	1	\$1,181.80	\$1,181.80
3.0	11576-000071	LUCAS External Power Supply	PCE	1	\$373.92	\$373.92
4.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	PCE	1	\$703.00	\$703.00
5.0	11576-000047	LUCAS Disposable Suction Cup (12 pack)	PK	1	\$430.00	\$430.00
6.0	11576-000050	LUCAS Patient Wrist Straps (1 Pair)	PCE	1	\$104.88	\$104.88
7.0	21576-000074	LUCAS Stabilization Strap	PCE	1	\$92.72	\$92.72
Equipment Total:						\$18,918.34

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$315.86
Grand Total:	\$19,234.20

Prices: In effect for 30 days
Terms: Net 30 Days



LUCAS

Quote Number:	10737712	Rep:	Jamie Smith
Version:	1	Email:	jamie.smith@stryker.com
Prepared For:	CITY OF NOVI	Phone Number:	
Attn:		Mobile:	(269) 303-1257
		Service Rep:	Jeff Drew
		Email:	jeff.drew@stryker.com
Quote Date:	07/14/2023		
Expiration Date:	08/13/2023		
Contract Start:	07/14/2023		
Contract End:	09/30/2024		

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker’s prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: Department of Public Works – Engineering Division

EXPENDITURE REQUIRED	\$ 1,263,907.25
AMOUNT BUDGETED	\$ 1,546,788.00
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	592-536.00-976.124

BACKGROUND INFORMATION:

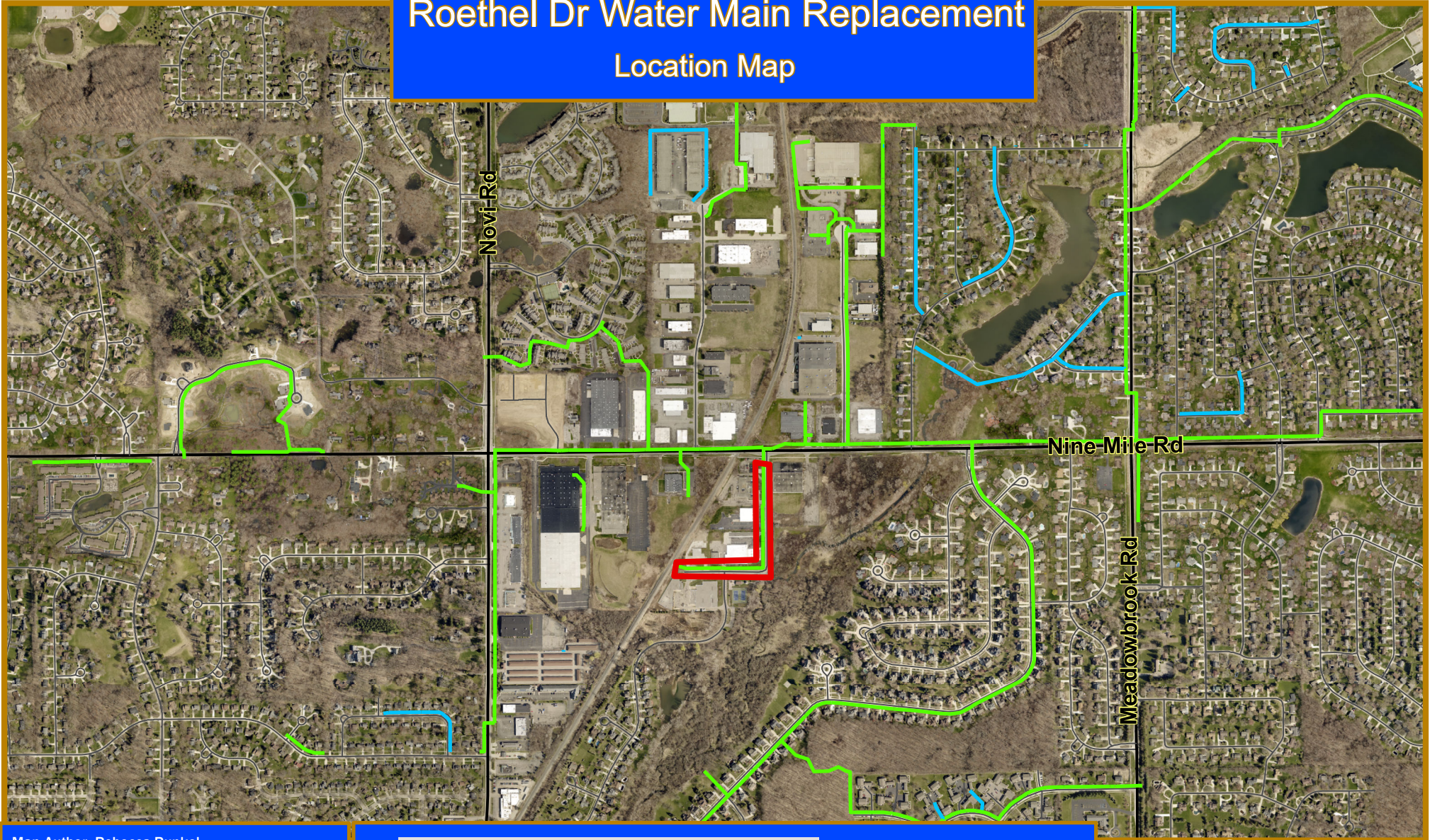
The City's 2017 Water Asset Management Plan and the 2021 Water System Master Plan recommended replacement of the approximately 30 miles of Asbestos-Cement (AC) water main that exists throughout the city, as well as replacement of specific locations with ductile iron pipe, such as Roethel Drive. The City's engineering consultant, Spalding DeDecker, completed design of the initial phase of the program in 2022, which is currently wrapping up construction, and they are now working on the design for the next three phases of water main replacement. Design of water main replacement along Roethel Drive is complete, and City staff recommends issuing a change order to the 2022 program's contractor, Pamar Enterprises to lock in unit prices and continue work on the next phase of the project.

The contract administration and geotechnical engineering services related to this project addition will be granted to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects. Construction would begin after Labor Day.

Spalding DeDecker		
Contract Administration	5% of the Change Order value (\$1,263,907.25 X 0.05)	\$ 63,195.36
Crew Days	\$800 daily inspection fee 74 days	\$ 59,200
G2 Consulting Group, Inc. (G2)		
Material testing services	1.9% of the Change Order value (\$1,263,907.25 X 0.019)	\$ 24,014.23

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

Roethel Dr Water Main Replacement Location Map



Map Author: Rebecca Runkel
Date: 7-18-23
Project: Roethel Dr WM Replacement
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.

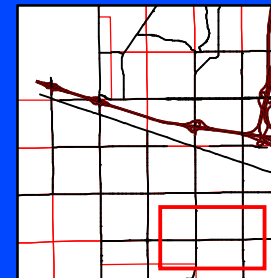
Legend

Water Main
Online

6"
12"



2023 Project Area



City of Novi

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

0 312.5 625 1,250 1,875
Feet
1 inch = 1,112 feet



NEW CONTRACT ITEMS

Item No.	Division	Item Description	Unit	Unit Price	Quantity	Contract Price	
						Add	Deduct
163	4	Mobilization, Max - Roethel	LS	\$63,000.00	1	\$63,000.00	
164	4	Pre-Construction Audio Visual - Roethel	LS	\$700.00	1	\$700.00	
165	4	Clearing - Roethel	LS	\$2,500.00	1	\$2,500.00	
166	4	Tree, Rem, 6 inch to 18 inch - Roethel	EA	\$500.00	2	\$1,000.00	
167	4	Sewer, Rem, Less than 24 inch - Roethel	FT	\$10.00	152	\$1,520.00	
168	4	Sewer, Rem, 24 inch to 48 inch	FT	\$19.00	24	\$456.00	
169	4	Exploratory Investigation, Vertical - Roethel	FT	\$35.00	100	\$3,500.00	
170	4	Curb and Gutter, Conc, Rem - Roethel	FT	\$12.00	303	\$3,636.00	
171	4	Driveway, Rem, Modified - Roethel	SYD	\$16.00	197	\$3,152.00	
172	4	Excabation, Earth - Roethel	CYD	\$55.00	145	\$7,975.00	
173	4	Subgrade Undercut (As-Needed) - Roethel	CYD	\$78.00	100	\$7,800.00	
174	4	Soil Erosion Control Measures - Roethel Dr	LS	\$9,900.00	1	\$9,900.00	
175	4	Aggregate Base, 8 inch, Limestone - Roethel	SYD	\$15.50	3104	\$48,112.00	
176	4	Sewer, CI E, 12 inch, Tr Det B - Roethel	FT	\$126.00	64	\$8,064.00	
177	4	Sewer, CI E, 18 inch, Tr Det B - Roethel	FT	\$165.00	64	\$10,560.00	
178	4	Sewer, CI E, 21 inch, Tr Det B - Roethel	FT	\$178.00	24	\$4,272.00	
179	4	Sewer, CI E, 24 inch, Tr Det B - Roethel	FT	\$198.00	24	\$4,752.00	
180	4	Dr Structure, Temp Lowering - Roethel	EA	\$395.00	4	\$1,580.00	
181	4	Str Rehab Type 2: Structure Cover Adjust - Rot	EA	\$1,450.00	4	\$5,800.00	
182	4	HMA Cold Milling - Roethel	SYD	\$4.00	4484	\$17,936.00	
183	4	HMA Surface, Rem, Modified - Roethel	SYD	\$5.50	2838	\$15,609.00	
184	4	HMA, Drive Approach - Roethel	TON	\$227.00	48	\$10,896.00	
185	4	HMA, 4EML - Roethel	TON	\$115.15	818	\$94,192.70	
186	4	HMA, 5EML - Roethel	TON	\$127.85	879	\$112,380.15	
187	4	Curb and Gutter, Conc, Modified - Roethel	FT	\$55.00	303	\$16,665.00	
188	4	Post, Mailbox - Roethel	EA	\$25.00	3	\$75.00	
190	4	Mailbox, Remove and Replace - Roethel	EA	\$200.00	5	\$1,000.00	
200	4	Temporary Traffic Control - Roethel	LS	\$12,500.00	1	\$12,500.00	
201	4	Tree Replacement - Roethel	EA	\$1,150.00	2	\$2,300.00	
202	4	Surface Restoration - Roethel	LS	\$45,000.00	1	\$45,000.00	
203	4	Hydrant, Rem - Roethel	EA	\$900.00	6	\$5,400.00	
204	4	Water Structure, Rem - Roethel	EA	\$900.00	3	\$2,700.00	
205	4	Water Structure, Abandon - Roethel	EA	\$450.00	4	\$1,800.00	
206	4	Water Main, Rem - Roethel	FT	\$65.00	403	\$26,195.00	
207	4	Water Main, Abandon - Roethel	FT	\$4.00	1631	\$6,524.00	
208	4	Water Main, 4 inch, Open Cut - Roethel	FT	\$188.00	45	\$8,460.00	
209	4	Water Main, 8 inch, Open Cut - Roethel	FT	\$199.25	144	\$28,692.00	
210	4	Water Main, 12 inch, Open Cut - Roethel	FT	\$259.90	1646	\$427,795.40	
211	4	Gate Valve and Well, 4 inch, Modified - Roethel	EA	\$7,800.00	1	\$7,800.00	
212	4	Gate Valve and Well, 8 inch, Modified - Roethel	EA	\$9,250.00	3	\$27,750.00	
213	4	Gate Valve and Well, 12 inch, Modified - Roethel	EA	\$10,265.00	5	\$51,325.00	
214	4	In Line Stop, 8 inch - Roethel	EA	\$500.00	2	\$1,000.00	
215	4	In Line Stop, 12 inch - Roethel	EA	\$650.00	2	\$1,300.00	
216	4	Hydrant Assembly - Roethel	EA	\$8,858.00	6	\$53,148.00	
217	4	Water Main, Conn New 4" to Existing 4" - Rothe	EA	\$6,578.00	1	\$6,578.00	
218	4	Water Main, Conn New 8" to Existing 8" - Rothe	EA	\$9,180.00	4	\$36,720.00	
219	4	Water Main, Conn New 12" to Existing 12" - Rot	EA	\$11,321.00	2	\$22,642.00	
220	4	Water Sampling Station - Roethel	EA	\$2,500.00	1	\$2,500.00	
221	4	Water Serv, 1 inch - Roethel	FT	\$55.00	195	\$10,725.00	
222	4	Water Serv, 1.5 inch - Roethel	FT	\$76.00	145	\$11,020.00	
223	4	Sanitary Sewer, PVC, 6 inch, Tr Det B2 - Roethel	FT	\$60.00	100	\$6,000.00	
224	4	Permit Allowance - Roethel	DLR	\$1.00	1000	\$1,000.00	
225	4	Crew Days - Division 4 Roethel	CD	\$800.00	74	\$59,200.00	
						</	

Increase/Decrease in Contract Price	\$1,323,107.25
Original Contract Amount	\$6,532,828.15
Sum of Previous Approved Change Orders	\$21,014.37
Revised Contract Amount	\$7,876,949.77

THE CHANGES ADDRESSED BY THIS CHANGE ORDER HEREBY ADJUSTS THE CONTRACT TIME BY:

Accepted By: _____
Pamar Enterprises, Inc.

Prepared By: _____
Spalding DeDecker & Associates

Reviewed By: _____
Aaron J. Staup, Construction Engineer

Approved By: _____
Tracey Marzoni, Purchasing Manager



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 866,078.70
AMOUNT BUDGETED	\$ 1,040,284.00
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	203-449.30-973.024

BACKGROUND INFORMATION:

Engineering consultant, AECOM, assisted City staff with developing a list of local asphalt road candidates for a Capital Preventative Maintenance (CPM) program. CPM consists of surface treatments to roads rated as fair condition (5 or 6 using the PASER rating system) and is a cost-effective way to treat roads with surface deterioration that are still structurally sound. The CPM program was identified in the Road Report and Transportation Asset Management Plan (TAMP) as a key component in extending the service life of asphalt roads. These treatments help to correct surface deficiencies, slows the rate of deterioration, and protects the underlying structure of the road.

A Fixed Price Variable Scope (FPVS) method of bidding was used to allow more flexibility in the scope of the project. Bidders were provided with a fixed cost of \$870,000 and a list of items based on priority road quantities. The winning bid proposed the maximum amount of work within the fixed cost.

AECOM assisted the Engineering Division with developing a bid manual for the project. The project was advertised for public bids on June 22, 2023. Two (2) bids were received and opened on July 12, 2023, following the solicitation period. Ajax Paving, the low

bidder, is recommended in the best interest of the City as it is responsive and complies with all requirements of the bidding instructions. The award recommendation letter including the bid tabulation is attached. A summary of the bids is as follows:

Contractor	Total Program Bid
Ajax Paving	\$ 866,078.70
Cadillac Asphalt, LLC	\$ 1,027,868.28

The contract administration and geotechnical engineering services related to this project will be awarded to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects. Construction is expected to begin following award.

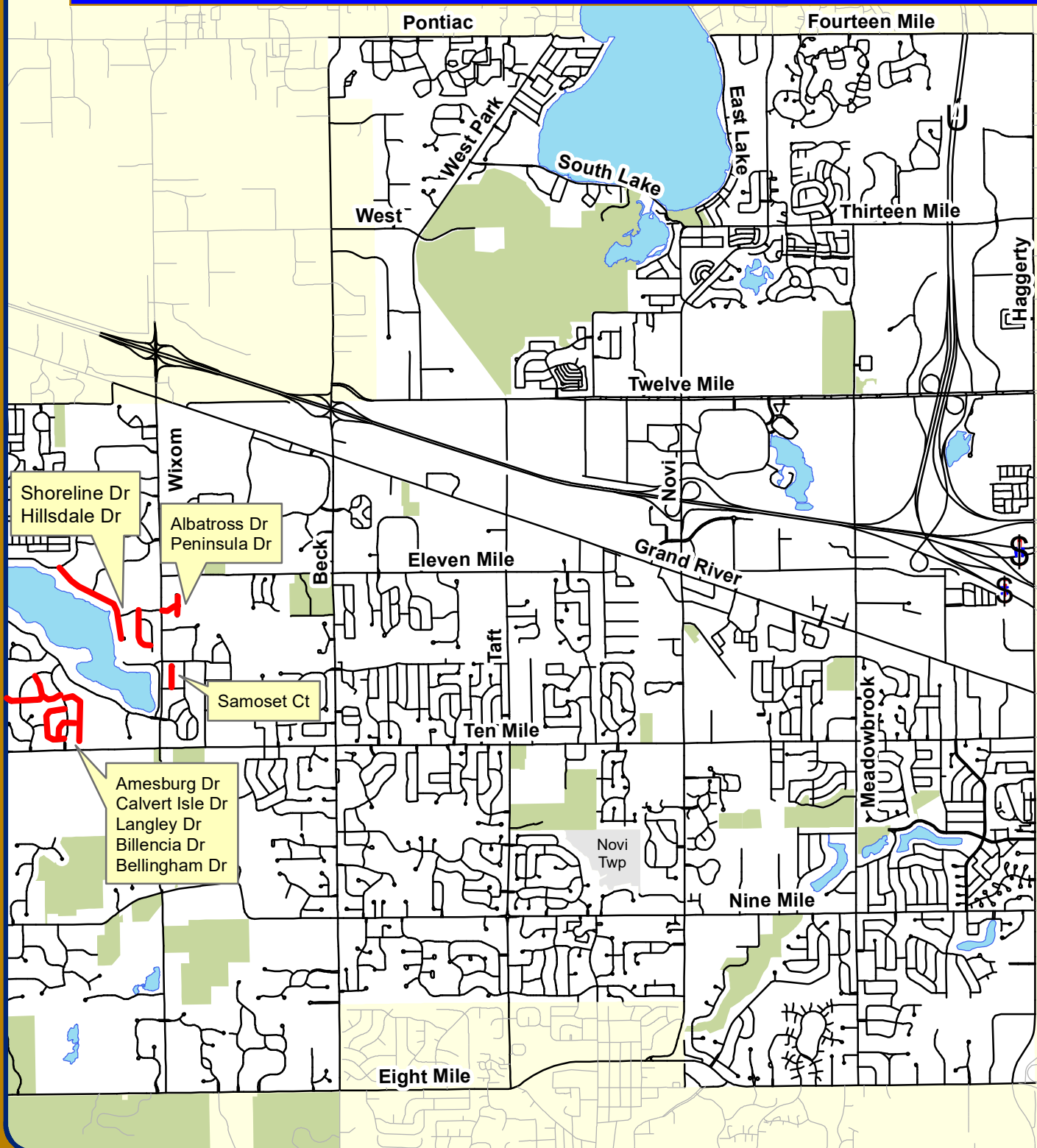
AECOM		
Contract Administration	3.5% of the construction award (\$866,078.70 X 0.035)	\$ 30,312.75
Crew Days	\$800 daily inspection fee x 40 days	\$ 32,000.00

G2 Consulting Group, Inc. (G2)		
Material testing services	2% of the construction award (\$866,078.70 X 0.02)	\$ 17,321.57

Construction is expected to start later this summer and to be completed by early fall.

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

2023 Capital Preventative Maintenance



Map Author: Runkel
Date: May 31, 2023
Project: 2023 CPM
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.

Project Performed By:

City of Novi



City of Novi

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

Feet
0 875 1,750 3,500 5,250

1 inch = 4,328 feet





July 12, 2023
Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
2023 Capital Preventative Maintenance Project
AECOM Project Number 60710791

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Two bids were received and opened on July 12, 2023. Competition appears to have been good as we were only anticipating two Contractors to bid on this project. A typographical error was noted in the second highest bidders. The error did not impact the order of the bidders.

The low bid is higher than the Engineer's Estimate for the Project, but it is within the City's allotted budget for this work and bid unit prices are within an expected range given the scale of the project.

Ajax Paving Industries, Inc., the low bidder for the project, is well versed in all manner of HMA work and is a high performing Contractor. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

With the Fixed Price-Variable Scope nature of the project, the plan was to increase the scope of the project, if possible, given Contractor's bids. Since the total bid amount is very close to the current allotted budget set forth by the City, we do not recommend expanding the scope at this point. We recommend award of contract for the contract work to Ajax Paving Industries, Inc. for \$866,078.70. The amount bid for Inspection (Crew Days) is not included in the award amount.

Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Kelsch".

Sean Kelsch, P.E.
Project Manager

cc: Mark Koskinen, AECOM

City of Novi
2023 Capital Preventative Maintenance
Rehabilitation
Tabulation of Bids
Bid Opening: 7/12/2023

Item No.	Item Description	Unit	Total Bid Quantity	Engineers Estimate		Ajax Paving		Cadillac Asphalt, LLC	
				Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	\$87,000.00	\$87,000.00	\$ 85,000.00	\$ 85,000.00	\$ 87,000.00	\$ 87,000.00
2	Pre-Construction Audio Visual	LSUM	1	\$ 4,000.00	\$4,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
3	Maintaining Traffic	LSUM	1	\$ 17,400.00	\$17,400.00	\$ 65,006.00	\$ 65,006.00	\$ 114,385.13	\$ 114,385.13
4	Ultra-Thin Overlay, Medium Volume, Warranty	Syd	39,453	\$ 8.00	\$315,624.00	\$ 7.90	\$ 311,678.70	\$ 9.03	\$ 356,260.59
5	Overband Crak Fill, Road	Road Mile	2.7	\$ 4,500.00	\$12,150.00	\$ 5,980.00	\$ 16,146.00	\$ 11,500.00	\$ 31,050.00
6	Cold Milling HMA Surface	Syd	19,674	\$ 4.00	\$78,696.00	\$ 4.10	\$ 80,663.40	\$ 3.54	\$ 69,645.96
7	HMA, Base Repair	Syd	1,668	\$ 75.00	\$125,100.00	\$ 89.00	\$ 148,452.00	\$ 99.70	\$ 166,299.60
8	Curb and Gutter, Rem	Ft	212	\$ 15.00	\$3,180.00	\$ 20.00	\$ 4,240.00	\$ 118.00	\$ 25,016.00
9	Curb and Gutter, Conc	Ft	212	\$ 40.00	\$8,480.00	\$ 120.00	\$ 25,440.00	\$ 60.00	\$ 12,720.00
10	Sidewalk, Rem	Syd	338	\$ 15.00	\$5,070.00	\$ 9.00	\$ 3,042.00	\$ 120.00	\$ 40,560.00
11	Curb Ramp, Conc, 6 inch	Sft	2,857	\$ 10.00	\$28,570.00	\$ 25.80	\$ 73,710.60	\$ 15.00	\$ 42,855.00
12	Aggregate Base, 4 inch	Syd	372	\$ 20.00	\$7,440.00	\$ 15.00	\$ 5,580.00	\$ 93.00	\$ 34,596.00
13	Detectable Warning Surface	Ft	196	\$ 60.00	\$11,760.00	\$ 80.00	\$ 15,680.00	\$ 90.00	\$ 17,640.00
14	Erosion Control, Inlet Protection, Fabric Drop	Ea	83	\$ 150.00	\$12,450.00	\$ 300.00	\$ 24,900.00	\$ 280.00	\$ 23,240.00
15	Pavt Mrkg, Waterborne, 24" White, Stop Bar	Ft	12	\$ 200.00	\$2,400.00	\$ 45.00	\$ 540.00	\$ 50.00	\$ 600.00
16	DPS / Dr Structure Adj, Case 1	Ea	-	\$ 50.00	\$0.00	\$ 4,000.00	\$ -	\$ -	\$ -
	Construction Subtotal				\$719,320.00		\$866,078.70		\$1,027,868.28
	Total Construction Cost				\$719,320.00		\$866,078.70		\$1,027,868.28
					Award Amount (Excludes Crew Days)		\$866,078.70		

indicates corrected entry

BID
For
2023 Capital Preventative Maintenance (CPM) Project

Bid of ATAX PAVING hereinafter called Bidder,
organized and existing under the laws of or a resident of the State of Michigan, doing business as
A CORPORATION *

*Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder or its representative has made personal investigation at the sites of the work and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

6/23/23

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all work specified. The total available construction budget for this project is \$870,000.00. Should the sum of bid prices of work to be performed total less than \$870,000.00, the City may alter the scope of work to include additional roadways.

The Bidder agrees to complete the following work for set construction budget:

Priority 1 Quantities					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization (10% Max.)	LSUM	1	\$85,000 -	\$85,000 -
2	Pre-Construction Audio Visual	LSUM	1	\$6,000 -	\$6,000 -
3	Maintaining Traffic	LSUM	1	\$65,006 -	\$65,006 -
4	Ultra-Thin Overlay, Medium Volume, Warranty	Syd	39,453	\$7.90	\$311,678.70



CITY OF NOVI

Priority 1 Quantities					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
5	Overband Crack Fill, Road	Road Mile	2.70	\$5,980 -	\$16,146 -
6	Cold Milling HMA Surface	Syd	19,674	\$4.10	\$80,663.40
7	HMA, Base Repair	Syd	1,668	\$89 -	\$148,452 -
8	Curb and Gutter, Rem	Ft	212	\$20 -	\$4,240 -
9	Curb and Gutter, Conc	Ft	212	\$120 -	\$25,440 -
10	Sidewalk, Rem	Syd	338	\$9 -	\$3,042 -
11	Curb Ramp, Conc, 6 inch	Sft	2,857	\$25.80	\$73,710.60
12	Aggregate Base, 4 inch	Syd	372	\$15 -	\$5,580 -
13	Detectable Warning Surface	Ft	196	\$80 -	\$15,680 -
14	Erosion Control, Inlet Protection, Fabric Drop	Ea	83	\$300 -	\$24,900 -
15	Pavt Mrkg, Waterborne, 24" White, Stop Bar	Ft	12	\$45 -	\$540 -
16	DPS / Dr Structure Adj, Case 1	Ea	0	\$4,000 -	\$ -
TOTAL PRIORITY 1 BID PRICE:				\$ 866,078.70	

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

Substantial Completion shall be by November 1, 2023.

Final Completion shall be by November 15, 2023.

Substantial completion shall include all work, excepting final surface restoration.

The undersigned attaches hereto its Bid security, as required by the Advertisement for Bids and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of any of the completion times listed above, the OWNER will suffer a damage of One Thousand Dollars (\$1,000.00) per calendar day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.



CITY OF NOVI

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 07/12/2023
Date*

1957 Crooks Road, Suite A
Street*

Troy, MI 48084
City, State, ZIP*

248 244-3300
Telephone Number*

248-244-0800
Facsimile Number*

BY: Ajax Paving Industries, Inc.
Name of Bidder*


Signature

Benjamin J. Kohler, Project Estimator
Name and Title of Signatory*

*Typed or printed in ink.



CITY OF NOVI



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: Community Relations

EXPENDITURE REQUIRED	\$ 544,511.00 Creative Dimensions <u>\$ 164,353.20 Keycode Media</u> \$ 708,864.20
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUIRED	\$ 710,000
LINE ITEM NUMBER	463-725.10-976.193

BACKGROUND INFORMATION:

Last year, the City of Novi contracted with Creative Dimensions, a single-source design to construction firm, to begin the process of creating a larger broadcast studio at the Civic Center to broaden production capabilities. Our Studio No.VI team worked with Creative Dimensions to best determine the size, location, and scope of a new studio to meet Novi's needs now and well into the future. Discussions focused around two phases:

PHASE 1:

- Studio Set and Storage Space – Physical space, set design, lighting, and storage of remote equipment
- Master Control and Network Connectivity
- Tools and Other Video Equipment
- Editing Suites and Storage Space (reconfigure the current studio on the 2nd Floor) – Two windowless editing bays and three workspaces

PHASE 2:

- Council Chambers – Current room needs updating with possible video wall, refreshed dais, lighting, and speaker reconfiguration.

When the small, current Studio No.VI was first created in 2016, video production had just relocated from SWOCC Studios in-house and we positioned ourselves to create for five to seven years and see where the need for video would take us. Fast forward to 2023 (and looking beyond for the next 10 or so years), our Emmy-award winning team is in constant demand for their services to help tell the Novi story. With the continued demand for video on the internet, television, and social media, a larger studio will provide the opportunity to create more programming in an efficient manner.

The contract awards include all new physical elements to construct the new studio on the first floor. The project will be funded through the PEG Capital Fund. Currently, the fund balance is approximately \$1.6 million.

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

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for the Cable Studio No. IV contract awards to
Creative Dimensions and Keycode Media is authorized:

	INCREASE (DECREASE)
PEG Cable Fund	
APPROPRIATIONS	
Capital Outlay	710,000
TOTAL APPROPRIATIONS	<u>\$ 710,000</u>
Net Increase (Decrease) to Fund Balance	<u><u>\$ (710,000)</u></u>

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
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk

June 1, 2023

Sheryl Walsh
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: City of Novi – Studio Proposal

Dear Sheryl,

We are pleased to provide you with this breakdown for the broadcast studio at the City of Novi building. The below pricing is based on James Yates Design V2 dated 3/11/2023.

Project Breakdown

<u>Item:</u>	<u>Proposed Cost:</u>
Main Studio Set – Walls, Desk, Riser, and Furniture	\$193,725.00
Studio Grade Flooring	\$46,385.00
Green Screen Area	\$30,545.00
Studio Lighting (Lighting fixtures, labor, and grid)	\$211,188.00
Mobilization & Installation (Site Survey, Freight, Installation)	\$62,668.00

<u>Proposed Total:</u>	<u>Summary:</u>
Proposal Total (Does not include sales tax):	\$544,511.00
Keycode Media – Studio AV – Monitors, Cable, Connectors (City of Novi to directly purchase through Keycode):	\$27,005.00
Keycode Media Tech Quote (City of Novi to directly purchase through Keycode):	\$136,148.20

- All labor is non-union during standard hours Monday – Friday 8AM – 4:30PM.
- Exact dates to be determined, project lead time may increase due to rapidly changing market conditions.
- A timeline for this project to be produced for the client upon approval of the budget. This will include considerations the lighting, flooring, AV, and set.
- A complete site survey of the room will need to be performed once the room is ready. This would mean any ceiling work would be done and the room would be clear of anything currently being stored there.

City of Novi
Studio
Page 2 of 2

We thank you for the opportunity to provide this proposal. We look forward to working together. Please contact me with any questions or concerns you may have.

Sincerely,

Jeff Lavery

Jeff Lavery
Director, Experiential Branding
Creative Dimensions, Inc.

Payment Terms: 66% Deposit, Balance Net 30.

- This agreement shall be governed by and constructed in accordance with the laws of the State of Connecticut.
- State Sales Taxes will be separately stated and billed on the final invoice for the project.
- Certificate of insurance will be furnished upon request.
- Due to rapidly changing economic conditions, this quote is valid for 30 days.
- Payment terms: 66% Deposit / Net 30
- Due to the Covid Pandemic, global shortages of a wide range of building materials exist. The estimated lead time for this project is currently **18-20 weeks**, based upon receipt of your deposit payment no later than 6/30/23. An updated new lead time will be calculated on the date we receive the initial deposit payment.
- If the availability of any originally planned material will prevent the project from being completed by the due date, Creative Dimensions may modify and substitute the materials used in manufactured items in order to deliver the finished product in a timely manner provided the modification or substitution is consistent with the concept of the original design. The client will be notified of any such changes in writing and provided with a choice of materials, if available. Alternatively, the client may choose to delay the due date so that the originally chosen materials can be used.
- If a project is canceled by the customer, Creative Dimensions will bill for work performed to date.
- Above pricing assumes one mobilization for installation of all items quoted. Additional mobilizations will require a change order.
- Pricing is based on installation during normal business hours.
- Pricing is based on a non-labor union installation unless otherwise specified above.

DATE: _____

ACCEPTED: _____
Company Name

BY: _____



**Creative
Dimensions**

Key Code Media, Inc. - Michigan

26075 Woodward Avenue
Suite 100
Huntington Woods, MI 48070
866-KEY-CODE
www.keycodemedia.com



City of Novi - Creative Dimensions Partner Project

Quote # 222814 Version 2

Prepared for:
City of Novi

Prepared by:
Lisa Jackson

Equipment

No.	Part #	Manufacturer	Description	Qty	Price	Ext. Price
1			New Section Switcher			
2	Newtek TC1		TriCaster TC1 2RU	1	\$14,395.00	\$14,395.00
3	TC1SP	NEWTEK	TC1 Small Panel Control Surface (14-Button Control Panel) TC1 Small Panel Control Surface (14-Button Control Panel)	1	\$6,565.00	\$6,565.00
4	TIC-000000008		S/N NA2011632019430 - Trade-in Credit for TriCaster 460	1	(\$2,500.00)	(\$2,500.00)
5	TIC-000000030		S/N N1AN11294076109- Trade-in Credit for 460CS	1	(\$1,000.00)	(\$1,000.00)
6			Cameras Cameras			
7	ILME-FR7K		Sony FR7 Cinema Line PTZ Camera Kit with 28-135mm Zoom Lens	3	\$11,500.00	\$34,500.00
8	RMIP500/1	Sony Corporation	Sony Pro Device Remote Control - For Camera	1	\$2,500.00	\$2,500.00
9	ILMEFX6V	Sony Corporation	Sony Pro Cinema Line ILME-FX6 Professional Digital Camcorder - 3.5" LCD Touchscreen - Exmor R CMOS - High Dynamic Range (HDR) - 4K - 16:9 - 10.2 Megapixel Video - XAVC-I, H.264/MPEG-4 AVC, XAVC-I DCI4K, VBR, XAVC-I QFHD, XAVC-I HD, XAVC Long, XAVC-L QFHD,	2	\$5,900.00	\$11,800.00
10	SEL20TC	Sony Corporation	Sony - Teleconverter Lens for Sony E - Designed for Lens - 2x Magnification - Optical IS - 1.7" Length - 2.5" Diameter	1	\$520.00	\$520.00
11	SELP28135G	Sony Corporation	Sony - 28 mm to 135 mm - f/4 - Zoom Lens for Sony E - 95 mm Attachment - 0.15x Magnification - 4.8x Optical Zoom - Optical IS - 4" Diameter	2	\$2,400.00	\$4,800.00
12	SEL70200GM2	Sony	FE 70-200MM F.28 GM OSS II Full-Frame constant Aperture Telephoto Zoom G Master Lens	1	\$2,700.00	\$2,700.00
13	LX10-STUDIO	LIBEC	H65B (LX10) Head / Dual PH-8B Pan handles / RT50B Tripod / DL-3RB Dolly Supports 35 lbs.	3	\$1,290.00	\$3,870.00
14			New Section Teleprompters			

Equipment

No.	Part #	Manufacturer	Description	Qty	Price	Ext. Price
15	CSPROD	CUESCRIPT	CueiT Production Prompting Software Package Suitable for all productions not connecting to an NRCS. Features Ethernet and USB interfaces, and both analogue and HD-SDI outputs as standard. Includes: CueB with Production license, power supply, USB and CueiT Production Prompting Software Package Suitable for all productions not connecting to an NRCS. Features Ethernet and USB interfaces, and both analogue and HD-SDI outputs as standard. Includes: CueB with Production license, power supply, USB and CueiT Production Prompting Software Package Suitable for all productions not connecting to an NRCS. Features Ethernet and USB interfaces, and both analogue and HD-SDI outputs as standard. Includes: CueB with Production license, power supply, USB and Ether	1	\$7,200.00	\$7,200.00
16	EMCP17FR7		17" EMC On-Camera Prompter System , for FR7 PTZ Camera	2	\$5,100.00	\$10,200.00
17	CSRAS		Roll Around Stand Only	2	\$625.00	\$1,250.00
18			Studio Monitoring			
19	QN43LS03BAFXZA	Samsung	Samsung The Frame QN43LS03BAF 42.5" Smart LED-LCD TV - 4K UHD TV - Charcoal Black, Black - Q HDR, HLG, HDR10+ - Quantum Dot LED Backlight - Bixby, Alexa, Google Assistant Supported - YouTube, Amazon Prime, Netflix, NOW TV, Disney+, Apple TV, DAZN, CNN - 38	1	\$890.00	\$890.00
20	MBTVSBKBV2	DISPLAYS2GO	Displays2Go - TV Stand with Wheels, Fits Monitors 37" to 65", Height Adjustable Black Displays2Go - TV Stand with Wheels, Fits Monitors 37" to 65", Height Adjustable Black	1	\$405.00	\$405.00
21			COMM			
22	OMS ADVANCED 5F	RTS	Main station Advanced 4ch A5F headset. 40 OMNEO devices, ROAMEO support, 4 ports of analog 2-Wire, 2 program inputs, 1 stage announce, 4 GPI/ 4 Relays, 16 conferences, 4 ports of analog 4-wire AIO ports, 8 tielines, 8 keypad capacity, Fiber support, 4	1	\$6,995.00	\$6,995.00
23	PH-88R5	RTS	RTS PH-88, Single-Sided Lightweight Headset, 6' (18M) Cord, A5M Connector	4	\$185.00	\$740.00
24	AP-1800	RTS	Telex RTS Intercom AP-1800 F.01U.306.045 - Access Point 1.92-1.93 Ghz Telex RTS Intercom AP-1800 F.01U.306.045 - Access Point 1.92-1.93 Ghz Telex RTS Intercom AP-1800 F.01U.306.045 - Access Point 1.92-1.93 Ghz Telex RTS Intercom AP-1800 F.01U.306.045 - Access Point 1.92-1.93 Ghz	1	\$2,417.00	\$2,417.00

Equipment

No.	Part #	Manufacturer	Description	Qty	Price	Ext. Price
25	TR-1800	RTS	ROAMEO WIRELESS INTERCOM BELTPACK 1.92 - 1.93 GHz ROAMEO WIRELESS INTERCOM BELTPACK 1.92 - 1.93 GHz ROAMEO WIRELESS INTERCOM BELTPACK 1.92 - 1.93 GHz ROAMEO WIRELESS INTERCOM BELTPACK 1.92 - 1.93 GHz	3	\$1,944.00	\$5,832.00
26	CHG-240, NA	RTS	Bosch Cradle - Docking - Battery Charger - 4 Slot - Charging Capability	1	\$750.00	\$750.00
27	BP-240	RTS	Telex Battery - For Transmitter, Intercom - Battery Rechargeable	3	\$75.00	\$225.00
28			CABLE			
29	Belden 2412-1000		Category 6+ Enhanced Cable, 4 Pair, U/UTP, CMR - 1000 ft	1	\$219.00	\$219.00
30	100026LTC		50 Pack. Platinum Tools -EZ-RJ12/11 Connectors P/N multiple	2	\$17.00	\$34.00
31	202016J	Platinum Tools, Inc	Platinum Tools EZ-RJ45 CAT6 Combo. Includes 50 Conn. & 50 Strain Reliefs. Jar - RJ-45 Network Male - Clear, Transparent - TAA Compliant 50 pieces EZ-RJ45 Cat6+ Connectors 50 pieces EZ-RJ45 Strain Reliefs Work with Solid or Stranded Wire	2	\$53.00	\$106.00
32	BL-1505--F		75 Ohm SDI Coax, RG-59, 22 AWG Str BC, Double 95% TC Braid, PVC Jkt, CM, Flexible	1	\$850.00	\$850.00
33	MBCP-C4F	CANARE	Canare MBCP-C4F Slim 75 Ohm BNC Connector - V-4CFB Belden 1505A & L-4CFB Cable	80	\$4.99	\$399.20
34			Infrastructure			
35	Custom Bulk Heads			2	\$100.00	\$200.00
36	HI5-12G-R0	AJA	AJA Hi5-12G 12G-SDI to HDMI 2.0 Mini-Converter AJA Hi5-12G 12G-SDI to HDMI 2.0 Mini-Converter	4	\$875.00	\$3,500.00
37	KCM-INT-MAT			1	\$400.00	\$400.00
38			Integration			
39	TSPRO-15	Key Code Media Professional Services	Project Engineer, Per Day Engineering Technician. System commissioning services. Includes installation, standard configuration, and testing.	10	\$1,320.00	\$13,200.00
40	Special Shipping Monitors			1	\$2,186.00	\$2,186.00

Subtotal: **\$136,148.20**

Video Wall

No.	Part #	Description	Qty	Price	Ext. Price
41		New Section SLM43, USM-EPL MOUNT			
42	998-2762	SLM43 - 43" diagonal, UHD, D-LED backlight, 500 nit brightness, 16x7 reliability, Android operating system, plastic bezel, speakers. landscape only.	1	\$750.00	\$750.00
43	997-6338	USM-EPL Ultra slim flat wall mount 0.4 in. depth, lateral shift, cable kickstand for easy access. Supports displays weighting 125 lbs with VESA hold pattern up to 800mm x 500mm. Landscape only.	1	\$125.00	\$125.00
44		New Section URX100, Profile Mount			
Note - specing a 100" display instead of 98" as it is going EOL. Can still get 98" but depends on clients timeline for purchase.					
45	998-2167	URX100, 100in diagonal, UHD, D-LED backlight, 700 nit brightness, HDR, 24x7 reliability, multi-source viewing, speakers, OPS slot, landscape and portrait.	1	\$16,495.00	\$16,495.00
46	955-0877	Planar Profile mounting system for URX75, URX85, URX100 Landscape models and URX85, URX100 Portrait models	1	\$650.00	\$650.00
47		New Section URP75, FWMG-MXL MOUNT			
48	998-2653	URP75 75in diagonal, UHD, D-LED backlight, 500 nit brightness, 24x7 reliability, malt-source viewing, speakers, landscape and portrait.	1	\$6,200.00	\$6,200.00
49	955-0217	M, FWMG-MXL Fixed Wall mount for ultra large displays, 1in. depth, post-installation leveling, universal hardware kit and lock security barrel. Supports displays weighing up to 300 lbs with VESA hole pattern up to 1110mm x 705mm. Landscape only.	1	\$145.00	\$145.00
50		New Section INSTALLATION			
51	KCMPS-206	An engineer with advanced system knowledge	16	\$165.00	\$2,640.00

Subtotal: \$27,005.00

City of Novi - Creative Dimensions Partner Project

Prepared by:



Key Code Media, Inc. - Michigan

Lisa Jackson
(248)703-9870
ljackson@keycodemedia.com

Bill To:

City of Novi

Joshua Buscher
jbuscher@cityofnovi.org

Ship To:

City of Novi

45175 W, 10 Mile
Novi, MI 48375
Joshua Buscher
jbuscher@cityofnovi.org

Quote Information:

Quote #: 222814

Version: 2
Delivery Date: 05/31/2023
Expiration Date: 06/30/2023
Terms:

Quote Summary

Description	Amount
Equipment	\$136,148.20
Video Wall	\$27,005.00
Subtotal:	\$163,153.20
Shipping:	\$1,200.00
Total:	\$164,353.20

This Sales Quote ("SO") incorporates the Terms and Conditions found at <http://www.keycodemedia.com/terms/salesorder> ("T&C") and constitutes an offer or counter-offer, as applicable, by Key Code Media, Inc. or Burst Communications ("Seller"). This SO, including the T&C incorporated therein, shall become binding on the buyer listed herein ("Buyer") on the earliest of Buyer's: (i) acknowledgement hereof; or (ii) receipt of any goods and/or services ordered hereunder. No Buyer acknowledgement form, purchase order, or other document shall modify the SO or the T&C.

Key Code Media, Inc. - Michigan

City of Novi

Signature:



Name: Lisa Jackson

Title: Regional Account Manager

Date: 05/31/2023

Signature:

Name: Joshua Buscher

Date:













AFTER THE GAVEL

Approval to award a unit price contract for as-needed concrete pavement repairs.

MATTERS FOR COUNCIL ACTION

Approval to award engineering design services for phase 2 of the water main replacement program along with ductile iron water main replacement.

AFTER THE GAVEL AFTER THE GAVEL AFTER THE GAVEL



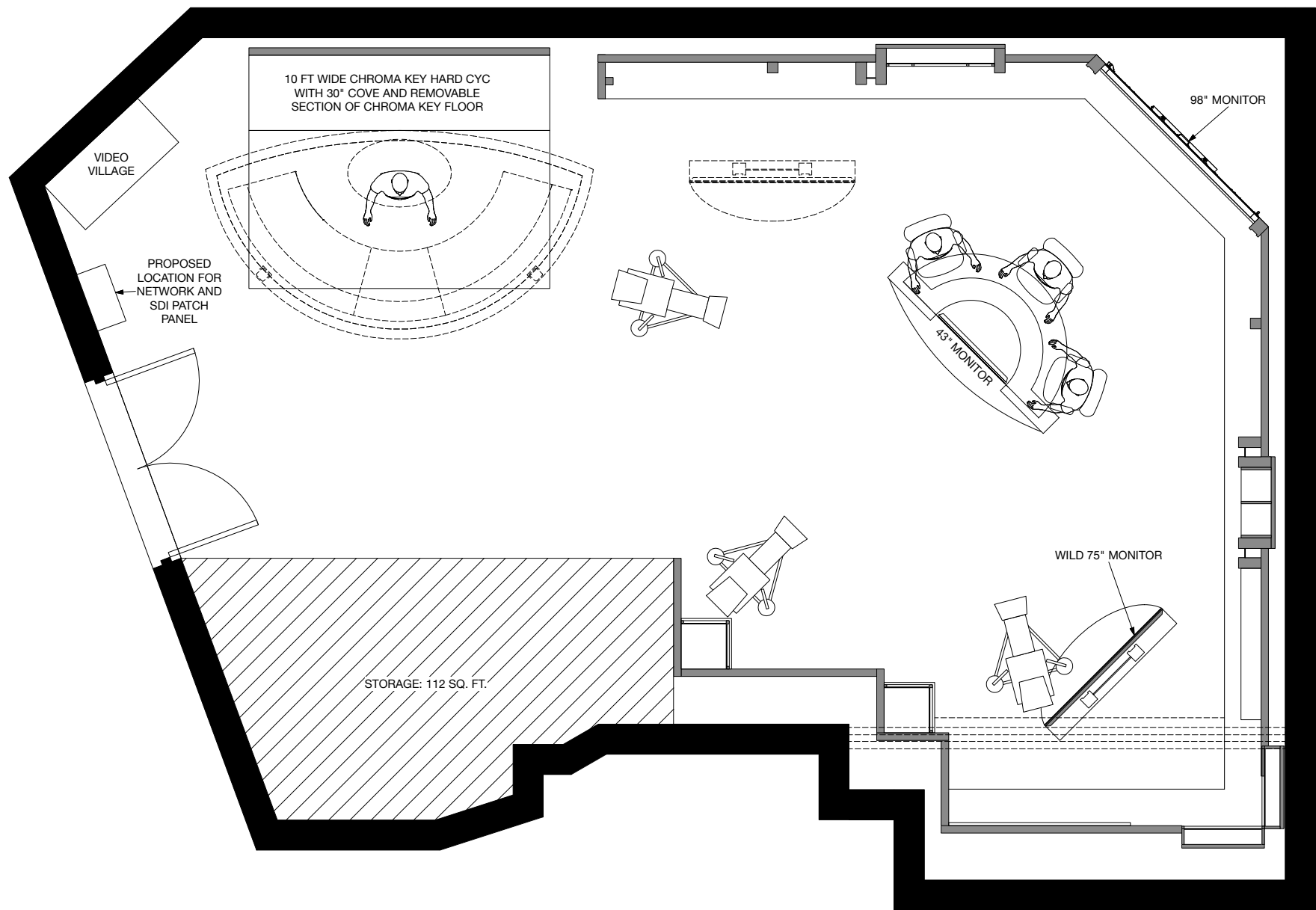












NOTE:
CEILING BEAMS @ 12'-0" AFF
HVAC @ 9'-11" AFF
HVAC DIFFUSERS @ 9'-3" AFF

James Yates
Production Design
325 West 38th Street
Suite 1403
New York, NY 10018
347.385.4629
www.yatesdesigntv.com

THIS DRAWING REPRESENTS VISUAL CONCEPTS AND CONSTRUCTION SUGGESTIONS ONLY AS THEY VISUALLY AFFECT THE SCENERY. THE DESIGNER IS UNQUALIFIED TO DETERMINE THE STRUCTURAL APPROPRIATENESS OF THE DESIGN AND WILL NOT ASSUME RESPONSIBILITY FOR IMPROPER ENGINEERING, CONSTRUCTION OR USE OF THE SCENERY. THE SHOP IS TO PROVIDE DETAILED CONSTRUCTION DRAWINGS OUTLINING MATERIALS AND TECHNIQUES IF THEY WILL RESULT IN ANY DEVIATION FROM THE LOOK EXPRESSED OR WILL RESULT IN THE DIMENSIONAL CHANGE OF ANY DESIGN DETAIL. ALL MATERIALS ARE COPYRIGHTED BY THE DESIGNER AND REMAIN SOLELY THE PROPERTY OF JAMES YATES. NO REUSE, RECONSTRUCTION OR MODIFICATION OR ENHANCEMENT IN WHOLE OR PART IS PERMITTED WITHOUT WRITTEN PERMISSION FROM JAMES YATES.

PROJECT



REVISIONS/REISSUES

DATE	DESCRIPTION

SURVEY ALL MEASUREMENTS ON SITE BEFORE CONSTRUCTION

DRAWING NAME

CITY OF NOVI
MAIN STUDIO
GROUND PLAN

SCALE:	PROJ. MGR.:
1/2"=1'-0"	JMY
ORIGIN DATE:	DRAWN BY:
1/19/23	JMY
PROJ. NO.:	CHECK BY:
FILE:	

PLATE #

1

OF

FOR ESTIMATE ONLY



MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER
FROM: SHERYL WALSH, DIRECTOR OF COMMUNICATIONS
SUBJECT: STUDIO NO.VI UPDATE/POTENTIAL EXPANSION
DATE: JULY 5, 2023

Last year, the City of Novi contracted with Creative Dimensions to begin the process of designing a larger broadcast studio at the Civic Center to broaden production capabilities. Attached are renderings and the specifications, including cost, for the construction and equipment of an enhanced Studio No.VI in the former storage space (affectionately known as the dungeon) just off the staff/Council entrance, across from the Council Chambers. The space previously housed election materials and Community Relations items, but has since been cleared and provides the optimal height and floor area to host a state-of-the-art studio. Background and details follow.

Background

In Spring 2016, following the dissolution of the Southwestern Oakland Cable Commission (SWOCC) and all Franchise Fees (General Fund) and PEG (designated for cable operations) funding reverting back to each respective municipality, the City of Novi created Studio No.Vi. A small studio and editing bay were constructed utilizing the existing PEG funds. All video operations were supported with PEG revenue until 2019 when the Federal Communications Commission (FCC) issued an order restricting PEG funds use for capital video service items. With salaries and operational costs now a part of the General Fund, PEG revenue has continued to grow (see below) with a current balance of more than \$1.6 million.

FUND	GL NUMBER	DESCRIPTION	2015-16 ACTIVITY	2016-17 ACTIVITY	2017-18 ACTIVITY	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23	
										AMENDED BUDGET	ACTIVITY THRU 06/06/23
GENERAL FUND	101-000.00-604.000	Cable Franchise Fees	951,481	934,665	915,141	905,859	894,798	837,178	804,800	850,000	578,609
PEG CABLE SPECIAL REVENUE FUND	233-000.00-604.100	Cable PEG Fees	382,655	369,702	373,692	362,344	-	-	-	-	-
PEG CABLE CAPITAL FUND	463-000.00-604.100	Cable PEG Fees	-	-	-	-	302,931	393,919	318,061	335,500	231,443

Early 2022 video discussions included limits placed on production due to the current studio size and configuration and the significant role its content was playing in our communications on multiple platforms – website, social media, eNewsletters and more. We also talked about the opportunity an easily accessible studio might provide to ‘package’ our productions and offer services to other municipalities who might not have the ability to create content in exchange for revenue. It was decided that we best engage a creative team to look at the Civic Center space and explore the possibility for a larger studio.

Proposed Design

Our Studio No.VI team worked with Creative Dimensions (a single source design to construction firm) to best determine the size, location and scope of a new studio to meet Novi’s needs now and well into the future. Discussions focused around five categories:

- Studio Set and Storage Space – Physical space, set design, lighting, storage of remote equipment
- Editing Suites and Office Space (Plan will be to reconfigure the current studio upstairs) – Two windowless editing bays, three work spaces
- Master Control and Network Connectivity

- Tools and Other Video Equipment
- Council Chambers (would be a Phase 2, following completion of new studio) – Current room is in need of updating with possible video wall, refreshed dais, lighting and speaker reconfiguration.

The attached show in detail the state of the art, proposed new studio and set design. The just more than \$700,000 includes all new physical elements to construct the new studio. Minor work to raise existing duct work and utilities in the space would increase the cost slightly and we are working with Integrated Solutions to determine those costs, as well as splitting the existing studio in the Manager's Office into two editing bays. All work would be funded through the PEG capital restricted funds.

With your approval, I look forward to bringing this to City Council for consideration later this month and continuing to build upon the amazing accomplishments of Studio No.VI.



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services
Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 17,780.53 (Option 1) OR \$ 35,931.33 (Option 2)
AMOUNT BUDGETED	\$ 0.00
APPROPRIATION REQUIRED	\$ 25,000.00 (Option 1) OR \$ 50,000.00 (Option 2)
LINE ITEM NUMBER	208-752.00-977.112

BACKGROUND INFORMATION:

Wildlife Woods Park, located at Wixom Road and Stonebrook Dr, has had significant improvements made to it over the last five years. Improvements include construction of an access drive off Wixom Road via Stonebrook Drive, the addition of a parking lot, four (4) pickleball courts, adult exercise stations, a gravel pathway to the ball field, and a pathway connection to the ITC Trail. Pulte Homes of Michigan, LLC, constructed the driveway and parking improvements in Wildlife Woods Park as part of the Villas at Stonebrook residential development.

The park sees frequent usage of its facilities, with only twelve striped parking spaces available in the existing lot (one space is ADA accessible). At the June 26, 2023, City Council meeting, Council directed staff to bring forward cost estimates to expand the parking lot at Wildlife Woods Park to accommodate the additional usage from the new amenities. Expansion of the parking lot and addition of four pickleball courts

is currently in the FY 2026-27 CIP budget for \$600,200. PRCS submitted a state grant for the project in 2022 but it was not selected for funding. Staff obtained estimates from City engineering consultant, Spalding DeDecker, for two options:

Option 1 - Expand the parking lot (approximately 40 spaces) and add stairs from the parking lot to the pavilion. The addition of stairs would replace an eroded dirt path and offer visitors an alternate path to the pavilion. The ADA accessible ramp to the pavilion would remain intact.

Estimated design fee - \$17,780.53 (10% of the estimated construction cost \$177,805.33)

Estimated total project cost - \$274,505.64 (includes all anticipated costs plus contingency)

Option 2 - Expand the parking lot (approximately 40 spaces), add stairs from the parking lot to the pavilion, and add four (4) additional pickleball courts adjacent to the existing courts. PRCS continues to receive communications from residents requesting more courts to be added at Wildlife Woods Park and in the city. It is common on most days from 9 am to 12 pm for all four courts to be full and have people waiting to play. Additional courts would assist with meeting demand and lead to additional programming for youth and adults. An additional four courts at Wildlife Woods would also help facilitate the development and scheduling of tournaments.

Estimated design fee - \$35,931.33 (9.25% of the estimated construction cost of \$388,446.83)

Estimated total project cost - \$574,895.97 (includes all anticipated costs plus contingency)

Staff recommends City Council consider Option 2 to address the immediate need for additional parking and continued demand for more pickleball courts in the city. Overall costs would likely be reduced by bidding with the Meadowbrook Commons Pickleball project (currently in design). Combining both projects will provide economy of scale, minimize mobilization, and increase the number of bids on a larger scope, versus two smaller efforts.

Engineering design services is to be funded out of the Parks Fund fund balance. A transfer in from General Fund into the Parks Fund is recommended to cover any remaining project costs including construction expenditures, etc.

Design of the project would begin following City Council's approval.

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

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for Design Engineering Services for Wildlife Woods
Addition (Option 1) is authorized:

		INCREASE (DECREASE)
PARKS, RECREATION, & CULTURAL SERVICES FUND		
APPROPRIATIONS		
752	Capital Outlay	25,000
TOTAL APPROPRIATIONS		\$ 25,000
Net Increase (Decrease) to Fund Balance		\$ (25,000)

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
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for Design Engineering Services for Wildlife Woods
Addition (Option 2) is authorized:

	INCREASE (DECREASE)
PARKS, RECREATION, & CULTURAL SERVICES FUND	
APPROPRIATIONS	
752 Capital Outlay	50,000
TOTAL APPROPRIATIONS	\$ 50,000
Net Increase (Decrease) to Fund Balance	\$ (50,000)

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
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk

July 17, 2023

Rebecca Runkle, PE
Engineering
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

**Re: Wildlife Woods Addition
Proposal for Design Engineering Services
Job No. PR23-411**

Dear Rebecca Runkle:

Spalding DeDecker (SD) is pleased to provide the following proposal for engineering design services to expand the parking lot, install stairs, and construct additional pickleball courts at Wildlife Woods Park.

Project Understanding

The park use at Wildlife Woods has increased greatly since the installation of the pickleball courts and outdoor exercise equipment. Parking and court use has been in increased demand. The City desires to expand the parking area, install stairs to provide another pedestrian route to the pavilion and pickleball court areas, and construct additional pickleball courts.

For budget considerations, SDA offers two options of proposed improvements:

- Option 1: Expansion of Parking Lot and Construction of Stairs
 - This will include the parking expansion with sidewalk adjacent to the parking lot leading to the sidewalk connector stairs.
- Option 2: Expansion of Parking Lot, Construction of Stairs, and Additional Pickleball Courts.
 - This will include the same as Option 1, with the addition of Pickleball Courts and additional sidewalk north of the courts.

Proposed Scope of Services

Our scope of services will include the following:

- Meet with City staff to finalize detailed scope of the project.
- Prepare a topographic survey of the area.
- Prepare preliminary plans for review.

- Prepare engineering drawings and specifications for permitting, bidding and construction. The plan sets will include at a minimum:
 - Cover Sheet
 - Notes and Details
 - Topographic Survey/Demo Plan
 - Site Plan
 - Site Grading Plan/Stormwater Control
 - City Standard Details, as needed
- Assist with the bidding process
 - Publish bid documents to electronic plan rooms
 - Prepare bid tabulation
 - Make Recommendation for Award

Proposed Fees

Based on our pre-qualification status with the City, engineering design fees are typically based on a pre-determined percentage of the pre-design construction cost estimate. Preliminary cost estimates for the project options have been generated with estimated costs of Option 1 \$177,805.33 and Option 2 \$388,446.83. Based on these estimated costs, the fees for this project are:

- Option 1 (Expansion of Parking Lot, and Construction of Stairs) Design Phase Services
(10.00% of estimated cost)

\$17,781.00
- Option 2 (Expansion of Parking Lot, Construction of Stairs, and Additional Pickleball Courts)
Design Phase Services
(9.25% of estimated cost)

\$35,932.00

The above fees do not include construction engineering or inspection. These fees will be determined upon recommendation for award.

Project Schedule

The following summarizes the anticipated schedule for the project:

<u>Milestone</u>	<u>Completed By</u>
Council Award	7/31/2023
Topographic Survey	8/29/2023
30% Plans	9/15/2023
90% Plans and Specifications	10/13/2023
100% Bid Package and Advertising	1/10/2024
Bid Opening	1/31/2024
Construction Contract Award by Council	2/12/2024
Construction Start, estimated	4/29/2024
Construction Complete, estimated	6/7/2024

Thank you for the opportunity to provide this proposal for Engineering Services. Please do not hesitate to contact me if you have any questions or comments regarding this submittal.

SPALDING DEDECKER ASSOCIATES, INC.



Taylor E Reynolds, PE
Project Manager

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Wildlife Woods Expansion - Pickleball Courts, Stairs, Parking Lot
CLIENT NAME: City of Novi
PREPARED BY: AC/TER

PROJECT NO: NV21003
DATE: 07/17/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Sidewalk Stairs Connector					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 2,100.00	\$ 2,100.00
2	Pre-Construction Audio-Visual	1	LS	\$ 1,050.00	\$ 1,050.00
3	Soil Erosion Control Measures	1	LS	\$ 1,050.00	\$ 1,050.00
4	Sidewalk, Conc, 4 inch	175	Sft	\$ 7.60	\$ 1,330.00
5	Concrete Stairs	1	EA	\$ 12,600.00	\$ 12,600.00
6	Restoration	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal Sidewalk Stairs Connector:					\$ 21,230.00
Parking Lot Expansion					
7	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 15,600.00	\$ 15,600.00
8	Pre-Construction Audio-Visual	1	LS	\$ 3,150.00	\$ 3,150.00
9	Soil Erosion Control Measures	1	LS	\$ 3,150.00	\$ 3,150.00
10	Sidewalk, Rem	33	Syd	\$ 3.70	\$ 123.33
11	Subbase, CIP	22	Cyd	\$ 11.00	\$ 242.00
12	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
13	Underdrain, 6-inch w/Geowrap	500	LF	\$ 29.00	\$ 14,500.00
14	Agg Base, 4-inch, Limestone	1,787	SY	\$ 15.00	\$ 26,800.00
15	HMA	395	TON	\$ 200.00	\$ 79,000.00
16	Pavement Marking	1	LS	\$ 6,300.00	\$ 6,300.00
17	Restoration	1	LS	\$ 6,300.00	\$ 6,300.00
Subtotal Parking Lot Expansion:					\$ 156,575.33
Estimated Construction Cost Subtotal					\$ 177,805.33
ENGINEERING FEES (10%):					\$ 17,781.00
ROW ACQUISITION (\$2700/PERMANENT EASEMENT):					\$ -
GEOTECHNICAL (2.5%):					\$ 4,446.00
DESIGN CONTINGENCY (20%):					\$ 4,446.00
CONSTRUCTION ADMINISTRATION (8%):					\$ 14,225.00
Crew Days: 25 DAYS @ \$ 800.00					\$ 20,000.00
CONSTRUCTION MATERIAL TESTING (2.5%):					\$ 4,446.00
CONSTRUCTION CONTINGENCY (15%):					\$ 32,472.00
OPINION OF PROBABLE CONSTRUCTION COST					Total Estimated Construction Cost: \$ 275,621.33

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Wildlife Woods Expansion - Pickleball Courts, Stairs, Parking Lot
CLIENT NAME: City of Novi
PREPARED BY: AC/TER

PROJECT NO: NV21003
DATE: 07/17/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Pickleball Court Expansion					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 20,800.00	\$ 20,800.00
2	Pre-Construction Audio-Visual	1	LS	\$ 1,600.00	\$ 1,600.00
3	Soil Erosion Control Measures	1	LS	\$ 3,700.00	\$ 3,700.00
4	Tree Protection	50	LF	\$ 4.75	\$ 237.50
5	Excavation, Earth	300	CY	\$ 34.00	\$ 10,200.00
6	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
7	Underdrain, 3-inch w/Geowrap	417	LF	\$ 27.00	\$ 11,259.00
8	Underdrain, 6-inch w/Geowrap	115	LF	\$ 29.00	\$ 3,335.00
9	Agg Base, 4-inch, Limestone	916	SY	\$ 15.00	\$ 13,740.00
10	Agg Base, 8-inch, Limestone	380	SY	\$ 19.00	\$ 7,220.00
11	Reinforced Court Pavement	7,200	SF	\$ 13.00	\$ 93,600.00
12	Acrylic Resurfacer, As Needed	50	GAL	\$ 68.00	\$ 3,400.00
13	Liquid Acrylic Surface	7,200	SF	\$ 1.90	\$ 13,680.00
14	Court Line Paint	800	LF	\$ 3.10	\$ 2,480.00
15	Pickleball Net, Complete	4	EA	\$ 3,750.00	\$ 15,000.00
16	8-Foot Chain Link Fence	300	LF	\$ 11.00	\$ 3,300.00
17	Chain Link Gates	4	EA	\$ 370.00	\$ 1,480.00
18	Restoration	1	LS	\$ 4,200.00	\$ 4,200.00
Subtotal Pickleball Court Expansion:					\$ 210,641.50
Sidewalk Stairs Connector					
19	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 2,100.00	\$ 2,100.00
20	Pre-Construction Audio-Visual	1	LS	\$ 1,050.00	\$ 1,050.00
21	Soil Erosion Control Measures	1	LS	\$ 1,050.00	\$ 1,050.00
22	Sidewalk, Conc, 4 inch	175	Sft	\$ 7.60	\$ 1,330.00
23	Concrete Stairs	1	EA	\$ 12,600.00	\$ 12,600.00
24	Restoration	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal Sidewalk Stairs Connector:					\$ 21,230.00
Parking Lot Expansion					
25	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 15,600.00	\$ 15,600.00
26	Pre-Construction Audio-Visual	1	LS	\$ 3,150.00	\$ 3,150.00
27	Soil Erosion Control Measures	1	LS	\$ 3,150.00	\$ 3,150.00
28	Sidewalk, Rem	33	Syd	\$ 3.70	\$ 123.33
29	Subbase, CIP	22	Cyd	\$ 11.00	\$ 242.00
30	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
31	Underdrain, 6-inch w/Geowrap	500	LF	\$ 29.00	\$ 14,500.00
32	Agg Base, 4-inch, Limestone	1,787	SY	\$ 15.00	\$ 26,800.00
33	HMA	395	TON	\$ 200.00	\$ 79,000.00
34	Pavement Marking	1	LS	\$ 6,300.00	\$ 6,300.00
35	Restoration	1	LS	\$ 6,300.00	\$ 6,300.00
Subtotal Parking Lot Expansion:					\$ 156,575.33
Estimated Construction Cost Subtotal					\$ 388,446.83

ENGINEERING FEES (9.25%):	\$	35,932.00
ROW ACQUISITION (\$2700/PERMANENT EASEMENT):	\$	-
GEOTECHNICAL (2.5%):	\$	9,712.00
DESIGN CONTINGENCY (20%):	\$	9,129.00
CONSTRUCTION ADMINISTRATION (7.5%):	\$	29,134.00
Crew Days: 40 DAYS @ \$ 800.00	\$	32,000.00
CONSTRUCTION MATERIAL TESTING (2.5%):	\$	9,712.00
CONSTRUCTION CONTINGENCY (15%):	\$	68,894.00

OPINION OF PROBABLE CONSTRUCTION COST	Total Estimated Construction Cost:	\$ 582,959.83
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In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

"OUT-THE-DOOR" PUBLIC PROJECT BUDGETING

7/16/2023

PROJECT NAME: Wildlife Woods Park Expansion Project #

OPTION 1 - Parking lot, stairs and 4 additional pickleball courts

<u>DESIGN</u>		<u>Estimated Cost</u>	<u>Notes</u>	<u>DESIGN</u>
Design Engineering		\$35,931.33	Estimated	
ROW Acquisition		\$0.00	Estimated	
Geotechnical	1%	\$4,855.59	Estimated	
Other		\$0.00	Estimated	
Contingency	20%	\$8,157.38	Estimated	
Sub-Total		\$48,944.30		

<u>CONSTRUCTION</u>				<u>CONSTRUCTION</u>
Construction Contractor		\$388,446.83	Estimated	
Construction Engineering		\$29,133.51	Estimated	
Crew Days	40	\$32,000.00	Estimated	
Material Testing	2%	\$7,768.94	Estimated	
Other		\$0.00	Estimated	
Contingency	15%	\$68,602.39	Estimated	
Sub-Total		\$525,951.67		

Grand Total **\$574,895.97**

\$388,446.83 Preliminary Estimate from Consultant to Justify Design Services Percentage

9.25% Design Services Percentage from Engineering Fee Curve

7.50% CE Services Percentage from Engineering Fee Curve

\$0.00 MDOT Share amount @ Percentage

Revised Grand Total (If an MDOT Administered Contract/Project)

Current CIP Budget GL#:

-\$574,895.97 OVER BUDGET

Date	Notes
4/1/2019	Write notes here

Purchase Order #	Amount	Description	Vendor
95675	\$ 9,800.00	Design Services	AECOM

Wildlife Woods

Stairs for sidewalk
connector Additional Parking

Legend



Wildlife Woods Park

PROPOSED
PARKING
EXPANSION
46 SPACES

PROPOSED
STAIRS

EXIST WALK
EXIST ACTIVITY
PAD

EXISTING PATH TO ITC TRAIL





CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Approval of Proposed Water & Sewer Rate Resolutions for 2023-2024

SUBMITTING DEPARTMENT: Finance/Water and Sewer

BACKGROUND INFORMATION:

The Finance Department and Department of Public Services annually review and propose water and sewer rates for City Council consideration. The City of Novi purchases treated water and sewer services from other governmental entities. The attached rate schedules incorporate the charges from the Great Lakes Water Authority ("GLWA") for water services and the combined pass-through partial increase from the Oakland County Water Resource Commission (OCWRC) for sewer services.

GLWA charges both a fixed rate (60% of cost) and a variable rate (40% of cost) to its customers. The fixed fee increased 5.9.% from the prior year, while the variable fee increased 2.0%. GLWA estimates a combined fixed and variable fee increase of 5.9%, or \$580,230. As the table shows below, this is the largest increase from GLWA in the past five years.

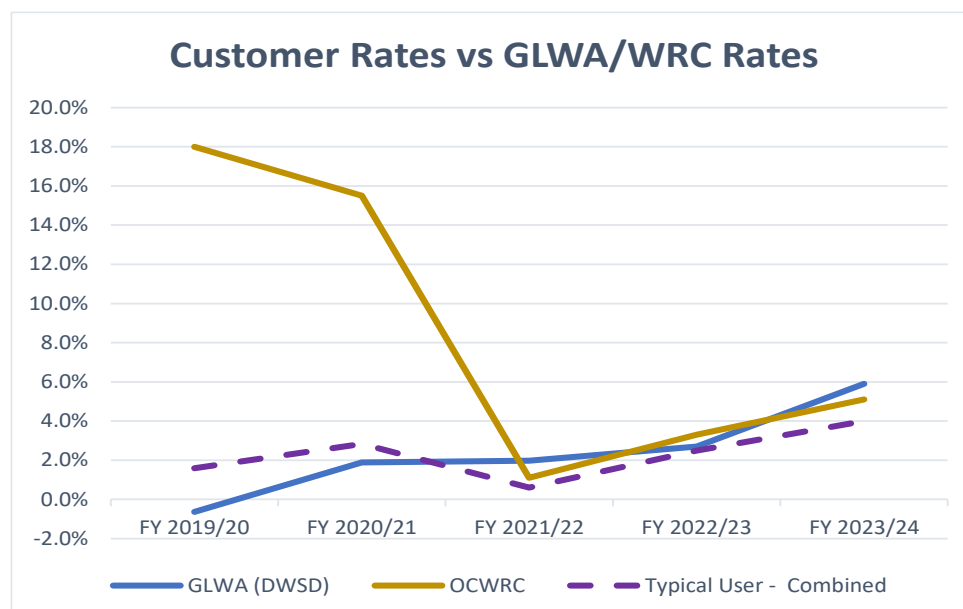
Fiscal Year	Fixed Costs	Contract Volume Costs (Variable)	Total GLWA Costs (Revenue Requirement)	Percent Change from Previous yr.
2019-2020	\$5,521,200	\$12.12	\$9,201,000	-.6%
2020-2021	\$5,625,600	\$12.69	\$9,375,495	1.9%
2021-2022	\$5,736,000	\$13.08	\$9,560,592	2.0%
2022-2023	\$5,890,800	\$13.42	\$9,817,492	2.7%
2023-2024	\$6,238,700	\$13.69	\$10,397,722	5.9%

The Oakland County Water Resource Commission (OCWRC) has also moved from a former variable rate charged to users to a fixed rate. The Huron Rouge Sewage Disposal System ("HRSDS") (the largest of two systems within the City) has a 5.2% rate increase from the prior year. The rate for the second system, the Novi-Walled Lake Sewer System and Commerce arm, is estimated to increase 4.8% from the prior year. The total increase of the City's sewer systems is a combined 5.1% or \$626,360.

Additional costs to be covered by the water and sewer user fees include annual operating costs such as salary and fringes, maintenance and cleaning costs, current equipment costs, and vendor contracts for water installation fees which are expected to increase by the rate of inflation.

The City sets water and sewer rates using a multi-year budget and capital plan, which allows the current year cost increase of 5.9% for water, 5.1% for sewer and numerous capital needs to be spread out over several years. In the current year, the City's increase in rates is primarily just passing along the rate increases from GLWA and OCWRC with only a small amount for capital needs for the existing system. Prior years' efficiencies in operations have also allowed the City to have minimal increases in rates over the past several fiscal years. The proposed combined water and sewer rate increase to the average customer for the 2023-24 fiscal year will be approximately 4.0%, or \$39 annually for residential 5/8" meter size and approximately 4.3% or \$73 for a large user with a 1" meter. The net increase in the overall rate includes no change to the water fixed fee, a 6.0% increase in the water variable rate, no change to the fixed sewer rate, and a 6.25% increase in the variable sewer rate.

The chart below details the rate increases from GLWA and OCWRC compared to the rate increases to the variable water and sewer rates passed onto the City's users. As the graph shows, the City's typical user's combined water and sewer bill for the past five years has been below the increases from the City's third-party water and sewer providers. This is especially true in fiscal years 2020 and 2021 when WRC's increases were 18% and 15%, respectively, yet the typical user only saw a 1.5% and 2.8% increase in fiscal years 2020 and 2021.



In the current year, the city's typical user will still see an increase to their water and sewer bill of 4% compared to the system's vendor increases of 5.9% (water) and 5.1% (sewer), as stated previously.

To put it in perspective, the variable rate in 2013 for water was \$3.86 per 1,000 gallons. Due to various rate reductions since 2013, the \$3.73 per 1,000 gallons proposed water rates are still below the rate from 2013. In addition, the \$4.72 per 1,000 gallons proposed sewer rate is just 47 cents higher than the City's \$4.25 per 1,000 gallons rate back in 2013.

The proposed rates are expected to generate a \$1.475 million net operating cash inflow (gain) in fiscal year 2024 which will be used to offset a small amount of the budgeted \$24 million in capital costs. The City's current capital reserves (fund balance) will be used to help offset the balance of the 2024 budgeted capital costs of \$24 million (\$22.525 million from fund balance). In addition, the City anticipates approximately \$14 million in capital improvements previously authorized and appropriated in fiscal year 2022/2023 to be completed during fiscal 2024. Overall, the cash reserve balance will be significantly reduced in fiscal year 2023/2024 primarily due to an \$18 million County mandated sewer interceptor project that had been in the works for many years and is finally moving forward. The City does not expect large increases from OCWRC or GLWA in the short-term, but if that happens, the City will continue to work to minimize future rate increases to City customers.

The City of Novi Water & Sewer Fund, the Oakland County Water Resource Commission (OCWRC), and the Great Lakes Water Authority (GLWA) are all not-for-profit entities and therefore rates are intended and required to cover operating, maintenance, capital replacement and rehabilitation, and debt service costs.

RECOMMENDED ACTION: Approval of Proposed Water & Sewer Rate Resolutions for 2023-2024

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

WATER RATES RESOLUTION

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 July 31, 2023, at 7 o'clock 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 of Novi through the Code of Ordinance, Section 34 has empowered itself to acquire, Construct, and operate a water supply system; and

WHEREAS; By Section 34-19 the City of Novi may establish rates to operate said system; and

WHEREAS; Certain rates must reflect the costs of usage and consumption; and

WHEREAS; Certain rates must cover the costs related to administration, construction, maintenance and replacements to the system; and,

WHEREAS; The cost to finance said system demonstrates a need to increase the water rates.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the following rates shall be implemented as the rates of the Water Supply System pursuant to Section 34-19 for all bills rendered after August 1, 2023.

WATER RATES	
Minimum (Fixed) Rate Schedule:	
<u>Meter Size</u>	<u>Minimum Rate per Quarter</u>
5/8"	\$ 56.00
1"	80.00
1.5"	174.00
2"	232.00
3"	665.00
4"	850.00
6"	1,778.00
8"	2,114.00
10"	2,425.00
<u>Consumption Rate:</u> \$3.73 per Thousand Gallons	

NOW, THEREFORE BE IT RESOLVED that the rates related to water fees will be established as follows:

EQUIPMENT FEES

<u>Service Size</u>	<u>Meter Size</u>	<u>Public Street</u>	<u>Private Street</u>
		<u>Copper</u>	<u>Copper</u>
1"	5/8"	\$2,883	\$2,043
1"	1"	\$3,041	\$2,198
1.5"	1"	\$3,601	\$2,596
1.5"	1.5"	\$3,871	\$2,864
2"	1.5"	\$4,807	\$3,103
2"	2"	\$4,997	\$3,293

Service on Public Roads over 60 feet, there will be an additional fee per Right of Way foot of:

<u>SERVICE SIZE</u>	<u>FEE/PER RIGHT OF WAY FOOT</u>
	<u>COPPER</u>
1"	\$25.27
1.5"	\$29.26
2"	\$31.92

An additional \$ 1,500 fee will be assessed for taps into a concrete water main. A separate additional fee will be assessed if a directional bore is needed (please contact the Water & Sewer Department).

METERING EQUIPMENT FEES

<u>SIZE</u>	<u>METER</u>	<u>METER HORN</u>	<u>FLANGES</u>	<u>STRAINER</u>	<u>RADIO REMOTE</u>
5/8"	\$ 117	\$ 67	N/A	N/A	\$ 104
1"	\$ 220	\$ 121	N/A	N/A	\$ 104
1.5"	\$ 449	N/A	\$ 157	N/A	\$ 104
2"	\$ 597	N/A	\$ 205	N/A	\$ 104
3" (Compound)	\$ 2,524	N/A	\$ 587	\$ 815	\$ 104
4" (Compound)	\$ 3,436	N/A	\$ 814	\$ 1,084	\$ 104
6" (Compound)	\$ 5,191	N/A	\$ 1,307	\$ 2,112	\$ 104

8" and larger Compound and Turbine meters and equipment will be actual costs plus 15% City of Novi Administrative Fee

MISCELLANEOUS CHARGES

Miscellaneous Inspection Fee	\$ 90
Turn-off or Turn-on Service (regular hours)	\$ 90
Turn-off or Turn-on Service (Saturdays or Evenings)	\$ 175
Turn-off or Turn-on Service (Sundays or Holidays)	\$ 250
Water Meter Test	\$ 85
Unmetered Water – Single Family Residential Construction	\$ 105
Unmetered Water – Non-Single Family Residential Construction	\$ 365
Permits to Use Fire Hydrant Fees:	
Backflow Preventer & Meter Deposit: 1" meter	\$ 500
Backflow Preventer & Meter Deposit: 2" meter	\$ 1900
Backflow Preventer & Meter Deposit: 3" meter	\$ 1900
Hydrant Deposit	\$ 200
Permit Fee	\$ 60
Inspection Fee	\$ 60
Rental Fee	\$3.00/per day, \$20/per month

WATER TAP FEES

For the privilege of tapping into the Water Supply System, there shall be a charge of One Thousand Eight Hundred Fifty Dollars (\$1,850.00), multiplied by the unit factor set forth in the Unit Factor Chart as adopted by the City Council. With the exception of those users served directly by the water main constructed and financed by Special Assessment District Number 126 who will be charged Five Hundred Dollars (\$ 500.00) multiplied by the factor set forth in the Unit Factor Chart.

SPECIAL RATES

For miscellaneous services for which, in the judgment of the City Council a special rate should be established, such rates shall be established and charged in accordance with the schedule of rates adopted by resolution of the City Council.

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 31st day of July, 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

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

HURON-ROUGE SEWER RATES RESOLUTION

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 July 31, 2023, at 7 o'clock 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 of Novi through the Code of Ordinance, Section 34-145 has established that the rates are to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county, to provide for the annual payments required to be made to the county in connection with the Huron-Rouge System, to provide for the payment and interest as required by the contract with the county, and to provide for the payment of such other expenditures and funds for the system as this division may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.

WHEREAS; Oakland County has notified the City of Novi that their charge to us for sewage disposal has remained constant for 2023-2024,

WHEREAS; the cost to finance said system demonstrates that the sewer rates will be increasing,

NOW THEREFORE, IT IS THEREFORE RESOLVED that the following rates shall be implemented as the rates of the sewer system pursuant to Section 34-145 for all bills rendered after August 1, 2023.

<u>Base Sewer Rates</u>			
<u>Minimum (Fixed) Rate Schedule</u>			
<u>Meter Size</u>		<u>Minimum Rate Per Quarter</u>	
5/8"		\$30.00	
1"		50.00	
1.5"		85.00	
2"		105.00	
3"		320.00	
4"		410.00	
6"		850.00	
8" or larger		995.00	

\$4.72 per thousand gallons for metered consumption, and
\$120.36 per quarter/per tap unit for un-metered consumption

INSPECTION FEE

Sewer Inspection Fee.....\$90.00

HIGH STRENGTH POLLUTANTS (HSP) AND FOR INDUSTRIAL WASTE CONTROL (IWC)

WHEREAS; the pass-through surcharges from the Great Lakes Water Authority for High Strength Pollutants (HSP) and for Industrial Waste Control (IWC) which are regulated by the Clean Water Act and may change every year.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Novi will collect the HSP and IWC surcharges as determined by the Great Lakes Water Authority.

SEWER TAP FEES

For the privilege of tapping into the Sanitary Sewer System, there shall be a charge of Two Thousand Seven Hundred Twenty Dollars (\$2,720.00), multiplied by the unit factor set forth in the Unit Factor Chart as adopted by the City Council.

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 31st day of July, 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

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

NOVI-WALLED LAKE SEWER SYSTEM RESOLUTION

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 July 31, 2023, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS; the Oakland County Drain Commission (OCDC) operates the Novi-Walled Lake Treatment Plant for the Cities of Novi and Walled Lake; and

WHEREAS; certain rates must reflect the costs of providing services;

USAGE FEE

NOW THEREFORE, IT IS THEREFORE RESOLVED that the new rate to the user of this system is established at \$109.69 per unit per quarter for all bills rendered after August 1, 2023.

SEWER INSPECTION FEE

WHEREAS; OCDC operates and maintains the Novi-Walled Lake Treatment Plant, and all sewer infrastructures for effluent to the plant;

NOW THEREFORE, IT IS THEREFORE RESOLVED That the City of Novi will collect the pass-through OCDC sewer inspection fee as determined by the OCDC.

INDUSTRIAL PRETREATMENT PROGRAM (IPP)

WHEREAS; the pass-through IPP surcharges from OCDC are regulated by the Clean Water Act and change every year;

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Novi will collect the IPP surcharge as determined by the OCDC.

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 31st day of July, 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

Example of Water and Sewer charges using Huron Rouge Metered Rate

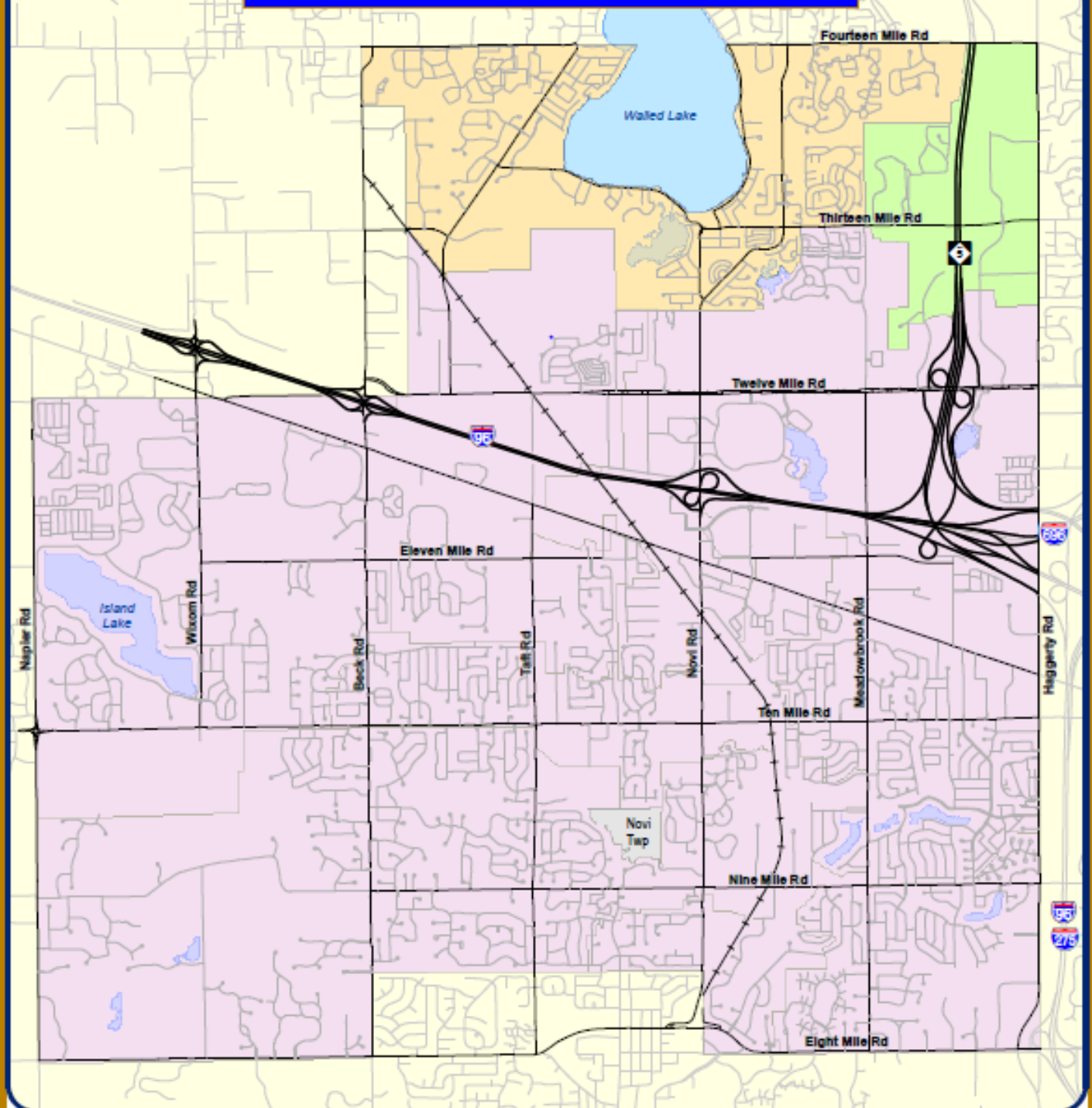
	<u>2022-2023</u>	<u>2023-2024</u>	<u>Increase</u>
Quarterly:			
Water			
Fixed rate	\$ 56.00	\$ 56.00	
20,000 gallons	\$ 70.40	\$ 74.62	
Sewer			
Fixed rate	\$ 30.00	\$ 30.00	
20,000 gallons	\$ 88.80	\$ 94.35	
Quarterly	<u>\$ 245.20</u>	<u>\$ 254.97</u>	\$ 9.77
Annually	\$ 980.80	\$ 1,019.90	\$ 39.10
Estimated increase			4.0%

Note:

Example of Water and Sewer Charges using Huron Rouge Metered Rate
Department and Oakland County Water Resource Commission.

Sanitary Service Districts

City of Novi, Michigan



Map Author: Karl Blough
 Date: July 18, 2019
 Project: Sanitary Service Districts
 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 source available to the people of the City of Novi. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Sanitary Service District

- Commerce Township
- Huron-Rouge
- Walled Lake



City of Novi

Engineering Division
 Department of Public Works
 26900 Lee BeGale Drive
 Novi, MI 48375
cityofnovi.org

Scale
 0 875 1,750 3,500 5,250
 Feet
 1 inch = 4,954 feet





CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

The City currently has five new Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

Hotaru has been owned and operated by owner Byeongiu Kang for the past 3 years. By improving the menu, interior, and service, the restaurant has seen a steady increase in business and regular customers. Hotaru intends to fulfill its customer's request of serving Asian alcoholic beverages such as sake and a selection of beer, which will make this location stand out from others with their unique beverage options.

The Police Department has no objection to the request. Approvals from the Fire Department and Community Development are conditional, pending compliance with City regulations.

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

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:

Byeongju Kang

1(b). Name, address and phone number of business:

BKYK INC (DBA NAME: HOTARU)
39723 Grand River Ave
Novi, MI 48375
248-442-7788

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

Japanese Restaurant

3. Street address and legal description of the property where liquor license is to be located:

39723 Grand River Ave
Parcel number : 50-99-00-017-060

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?

N/A

2. What is the applicant's general business management experience?

The applicant managed a kitchen for 4 years prior to purchasing this establishment. He has owned, managed, cooked and operated HOTARU for 3 years

3. What is the applicant's general business reputation?

By improving the menu, interior, and service for the past 3 years, our restaurant has consistently received good reviews on Google, Yelp and Instagram comments. In addition, with friendly service and menu development, regular customers have steadily increased.

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?

Annual gross incomes have steadily increased over the past 3 years. Last year, our gross income was about \$590,000. This year, we expect 90,000 - 100,000 more than last year.

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?

N/A

6. Does the applicant use alcoholic beverages to excess?

NO

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

Based on Novi's large asian population, We would like to contribute to the local economy by providing a variety of alcohol beverages that go well with authentic Japanese food. In addition, as a long term business plan, we plan to open additional unique authentic Asian restaurants in Novi that cannot be found in other cities.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

The availability of alcohol can contribute to socializing and relaxation for some individuals, and can also have a positive effect on local businesses and communities. However, we know excessive consumption of alcohol can lead a variety of negative consequences. If we have strict policies and place, we can reduce or help to avoid these consequences.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

Not at this time.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

We often get requests for asian type alcohol from our customers and feel there is a demand to serve with our food options.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

We will offer a unique variety of Japanese authentic alcohol.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

Yes. We confirmed with both the building department and our landlord in regards to adding liquor license and they both approved.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

We don't expect adding a liquor license to have any added traffic to the area.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

Directly adjacent in our same shopping center is a Korean restaurant with a class C license. Additionally, there are multiple other similar use cases within a 5-mile radius along

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

We are located in the middle of a 30,000 sq ft retail shopping center adjacent to similar commercial development; including retail, office, dealerships, storage, etc...

Haggerty, 10 mile and Grand River.
16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

Being a restaurant, we don't think it will effect the areas in question as we are going to be offering alcohol along with meals.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

Although we are a new business to Novi, we specifically targeted Novi as a community we want to be part of for the future. There is a variety of customers of all races that we serve and we feel that Novi offers a diverse community that

18. What utilities are available to serve the facility?

we would like to grow with.

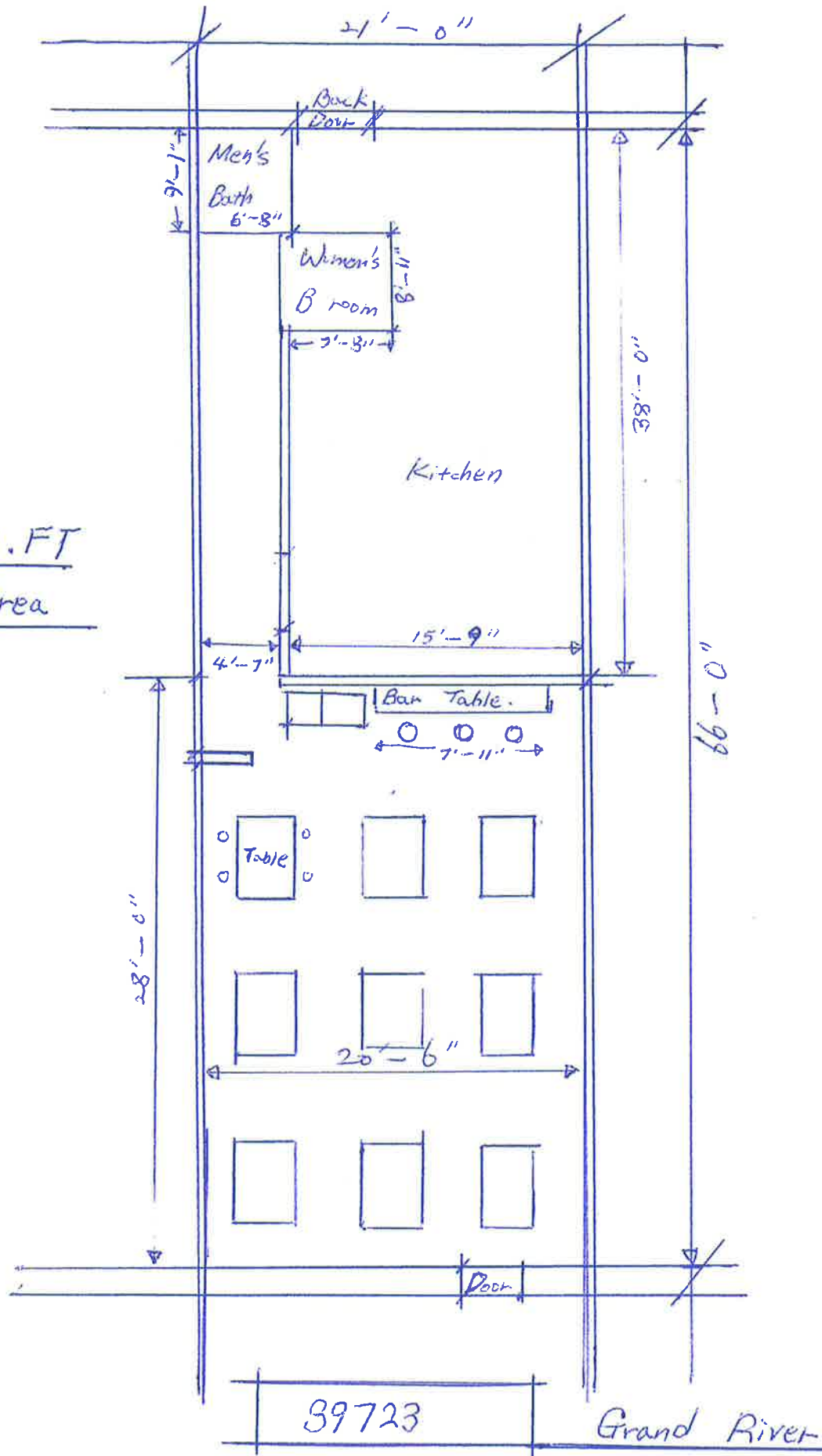
Gas, Water, Internet, Electricity.

19. What other factors should the Novi City Council consider?

The city of Novi Council has done a great job creating an outstanding safe environment for not only residents but businesses as well. It is a community I am proud to be a part of and would like to grow and improve the community in providing a quality food and service.

Pheasant Run Plaza

1365' SQ. FT
Leasehold Area



Dear City of Novi,

I am writing to request an exemption from the requirement of a liquor license for our business, specifically regarding the Site Plan and Building Façade Plan.

Our business is a small restaurant that aims to provide a unique and enjoyable dining experience for our customers. We take pride in offering a variety of delicious dishes that are complemented by a selection of high-quality alcoholic beverages. However, we have recently encountered an obstacle in obtaining a liquor license due to the requirement of providing a Site Plan and Building Façade Plan.

While we understand the importance of complying with local regulations, we would like to request an exemption from this requirement for the following reasons:

Firstly, our business is located in a small building that has limited outdoor space, making it challenging to provide a detailed Site Plan that meets all the necessary requirements. Additionally, the Building Façade Plan is equally challenging due to the unique architectural design of our building, which does not conform to the traditional guidelines.

Secondly, we believe that the Site Plan and Building Façade Plan requirements were intended for larger businesses with more extensive outdoor spaces, and we do not believe that they are necessary or applicable to our small establishment.

Therefore, we kindly request that an exemption be granted for our business regarding the Site Plan and Building Façade Plan requirements for obtaining a liquor license. We are committed to operating our business in compliance with all other relevant regulations, and we hope that this exemption will enable us to continue providing our customers with an exceptional dining experience.

Thank you for considering our request.

Sincerely,

Byeongju Kang

Drink Menu
Concept.

HOTARU



[DRINK MENU]



Bottle Beer

Asahi	S- \$7	L- \$12
Sapporo	S- \$7	L- \$12
Kirin	S- \$7	L- \$12



Cold Sake

S- \$7 L- \$12



Hot Sake

S- \$7 L- \$12



Special Sake- MP

Five different traditional bottles or cups of sake

*It changes every two months.

HOTARU

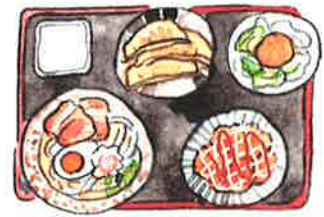


LUNCH(11:00-2:30)

Appetizers

• Takoyaki	7	• Agedashi Tofu	6	• Shrimp Tempura	7
• Shrimp Shumai	6	• Gyoza	6	• Chicken Karaage	7
• Pork Katsu	6	• Chicken Katsu	6	• Squid Karaage	7
• Vegetable Spring Roll	6	• Vegetable Croquettes	6		

Lunch special

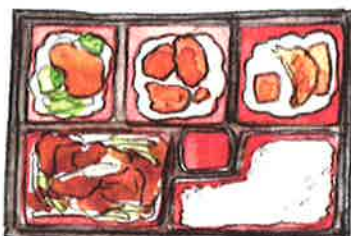


1. Demi-glaze Katsu	Choice of pork or chicken katsu with house special sweet demi-glaze sauce served with cabbage salad, sweet corn, rice and miso soup.	13
2. Curry Rice + Mini Udon	Japanese style beef curry over rice served with house salad.	12
3. Ramen Combo	Choice of mini Tonkotsu, Shoyu, or Miso ramen with 3 pieces of Gyoza, mini Fried rice, and house salad.	14
4. Udon Combo	Mini Udon with 3 pieces of Gyoza, mini Fried rice, and house salad.	13
5. Chicken Mayo Ramen Combo	Choice of mini Tonkotsu, Shoyu, or Miso ramen with 3 pieces of Gyoza, mini chicken mayo don, and house salad.	16
6. Tuna Mayo Ramen Combo	Choice of mini Tonkotsu, Shoyu, or Miso ramen with 3 pieces of Gyoza, mini tuna mayo don, and house salad.	16

Bento box

served with miso soup

House salad, White Rice, Gyoza, Shrimp shumai, Vegetable spring roll, Chicken Karaage



• Bulgogi Bento	Thin sliced beef marinated in Korean BBQ sauce	13
• Spicy Pork Bento	Thin sliced pork marinated in house spicy sauce	13
• Spicy Chicken Bento	Pan fried chicken with house spicy sauce (*May substitute tofu for chicken)	13
• Chicken Teriyaki Bento	Pan fried chicken with teriyaki sauce (*May substitute tofu for chicken)	13
• Pork Katsu Bento	Deep fried breaded pork	13
• Chicken Katsu Bento	Deep fried breaded chicken	13

HOTARU



Ramen / Udon

served with house salad



• Tonkotsu Ramen	13
Pork broth with Chashu pork, vegetables, fish cake, and egg	
• Shoyu Ramen	13
Soy sauce-based chicken broth with Chashu pork, vegetables, fish cake, and egg	
• Miso Ramen	12
Miso based chicken broth with vegetables, fish cake, and egg	
• Chick-Chick Ramen	14
Chicken broth, vegetables, fish cake, and egg with chicken katsu	
• Ton-Ton Ramen	14
Pork broth with vegetables, fish cake, and egg with pork katsu	
• Nagasaki Ramen	14
Chicken broth with seafood and vegetable with Ramen noodle (*May substitute udon noodles for ramen noodles)	
• Champon Ramen	14
Spicy chicken broth with seafood and vegetables with Ramen noodle (*May substitute udon noodles for ramen noodles)	
• Tempura Udon	11
House Dashi-shoyu udon noodle soup with 2 pieces of shrimp tempura	
• Simple Udon	9
House Dashi-shoyu udon noodle soup	

Curry Bowl

served with miso soup

• Pork Katsu Curry	13
Deep fried breaded pork with beef curry over rice	
• Chicken Katsu Curry	13
Deep fried breaded chicken with beef curry over rice	
• Curry Rice	10
Japanese style beef curry over rice	

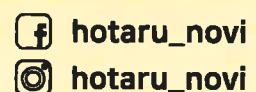
Sides

• Mini Udon	5	• Miso Soup	2
• Mini Fried Rice	5	• White Rice	2
• House Salad	2	• House Chili Oil	1

Beverages

• Green Tea	4	• Milk Tea	4
• Oolong Tea	4	• Japanese Soda	4
• Calpico Bottle	5		

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Appetizers

• Takoyaki	7	• Agedashi Tofu	6	• Shrimp Tempura	7
• Shrimp Shumai	6	• Gyoza	6	• Chicken Karaage	7
• Pork Katsu	6	• Chicken Katsu	6	• Squid Karaage	7
• Vegetable Spring Roll	6	• Vegetable Croquettes	6		

Ramen / Udon

served with house salad



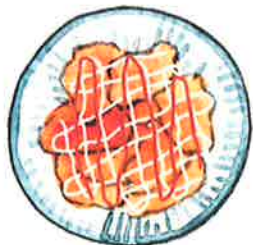
• Tonkotsu Ramen	15
Pork broth with Chashu pork, vegetables, fish cake, and egg	
• Shoyu Ramen	15
Soy sauce-based chicken broth with Chashu pork, vegetables, fish cake, and egg	
• Miso Ramen	14
Miso based chicken broth with vegetables, fish cake, and egg	
• Chick-Chick Ramen	16
Chicken broth, vegetables, fish cake, and egg with chicken katsu	
• Ton-Ton Ramen	16
Pork broth with vegetables, fish cake, and egg with pork katsu	
• Nagasaki Ramen	16
Chicken broth with seafood and vegetable with Ramen noodle (*May substitute udon noodles for ramen noodles)	
• Champon Ramen	16
Spicy chicken broth with seafood and vegetables with Ramen noodle (*May substitute udon noodles for ramen noodles)	
• Asari Ramen	18
Light soy bonito broth with clams and green onions	
• Tempura Udon	12
House Dashi-shoyu udon noodle soup with 2 pieces of shrimp tempura	
• Simple Udon	10
House Dashi-shoyu udon noodle soup	





Kitchen Entrée

served with miso soup



- ★ Demi-glace Katsu
20

Choice of pork or chicken katsu with house special sweet demi-glace sauce served with cabbage salad, sweet corn, and rice.
- ★ Chicken Teriyaki Don
15

Pan fried chicken with teriyaki sauce over rice
(*May substitute tofu for chicken)
- ★ Spicy Chicken Don
15

Pan fried chicken with house spicy sauce over rice
(*May substitute tofu for chicken)
- ★ Bulgogi Don
15

Thin sliced beef marinated in Korean BBQ sauce over rice
- ★ Spicy Pork Don
15

Thin sliced pork marinated in house spicy sauce over rice
- ★ Chicken Mayo Don
15

Chicken karaage with mayo over rice
(*May add sweet and hot sauce for \$1)
- ★ Shrimp Tempura
17

8 pieces of deep-fried shrimp with rice
- ★ Pork Katsu Curry
15

Deep fried breaded pork with beef curry over rice
- ★ Chicken Katsu Curry
15

Deep fried breaded chicken with beef curry over rice
- ★ Curry Rice
12

Japanese style beef curry over rice

Sides

- ★ House Salad
2
- ★ Miso Soup
2
- ★ White Rice
2
- ★ House Chili Oil
1

Beverages

- ★ Green Tea
4
- ★ Oolong Tea
4
- ★ Calpico Bottle
5
- ★ Milk Tea
4
- ★ Japanese Soda
4

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 hotaru_novi
 hotaru_novi



cityofnovi.org

Receipt: 12475

05/15/23

Page

The sum of: \$1,000.00

BYEONGIU KANG

LIQUOR

1,000.00

Total

1,000.00

TENDERED:

CHECKS

616

1,000.00

Signed: _____



cityofnovi.org

Receipt: 12474

05/15/23

Page

The sum of: \$210.00

BYEONGIU KANG

LIQUOR

210.00

Total

210.00

TENDERED:

CREDIT CARD

ee6346ba-7525-49dc-81f0-965

210.00

Credit Card Fee

ee6346ba-7525-49dc-81f0-965

6.30

Signed: _____

MEMORANDUM



TO: MELISSA MORRIS, DEPUTY CITY CLERK
FROM: ERICK W. ZINSER 
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: ERIC LINDBLADE, DETECTIVE 
SUBJECT: CLASS C QUOTA LCC APPLICATION,
BKYK INC. (DBA: HOTARU)
DATE: JUNE 01, 2023

Liquor License Request:

BKYK Inc. is requesting a Class C Quota License for their Japanese restaurant operating as Hotaru located at 39723 Grand River Ave., Novi, Michigan.

Applicant/Background Information:

Byeongju Kang, owner of Hotaru, is requesting a Class C Quota License from the City of Novi. This location has been used as a restaurant for over three years and now would like to apply for a liquor license to serve alcohol to their customers. The Michigan Liquor Control Commission (MLCC) has allocated additional Class C Quota Licenses to the City of Novi due to the population increase in the city. Hotaru has not yet filed their application with the MLCC, as this is a quota application. If the Novi City Council approves this quota license for Hotaru, they will apply to the MLCC.

Criminal History/Police Contacts:

ICHAT and CLEMIS returned with no records for Byeongju Kang or Hotaru.

Delinquent Tax Search

There are no delinquent taxes for this address.

Michigan Liquor Control Commission (MLCC):

There are no active violations.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



MEMORANDUM

TO: MELISSA MORRIS, DEPUTY CITY CLERK

FROM: CHARLES BOULARD, DIRECTOR OF COMMUNITY DEVELOPMENT *CMJ*

SUBJECT: HOTARU – LIQUOR LICENSE

DATE: JUNE 26, 2023

The property located at **39723 GRAND RIVER AVE** with the business name of **Hotaru** has received Special Land Use permit **PSLU23-0002** for the purpose of:

- ☐ Auctions
- ☒ **Liquor License: Hotaru**
- ☐ Arcade License
- ☐ Massage License
- ☐ Outdoor Gathering
- ☐ Outdoor Seating
- ☐ Other:

From building safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.

PSLU23-0002 – 39723 Grand River – Parcel Number 50-22-24-476-025

A public hearing was held on June 21, 2023, at 9:30 AM in the Novi Civic Center for consideration of the Special Land Use (SLU) request for approval for service of alcoholic beverages at the existing restaurant Hotaru, in accordance with section 4.89 of the Novi Zoning Ordinance. The Planning staff had previously reviewed the required application and Site Plan and found the documents to be complete. Jan Zozios, Deputy Assessor, Charles Boulard, Community Development Director and Ben Croy, City Engineer (designee of Jeff Herczerg, Director of Public Works), considered the request in accordance with the standards for review specified in Section 4.89 of the Zoning Ordinance and determined to forward a recommendation to City Council for approval of the Special Land Use.



MINUTES
SPECIAL LAND USE HEARING
CITY OF NOVI
June 21, 2023, 9:30 AM
Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Ben Croy, City Engineer, Jan Ziozios, Deputy Assessor; Nina Schaffrath, Recording Secretary; Byeongou Kong, Owner of Hotaru; Michael Makki, Plaza Owner

Applicant: Hotaru

Hearing called to order at 09:30 A.M.

Correspondence Received: None

Public Participation:
None

1. PSLU23-0002 – 39723 Grand River PARCEL NUMBER 50-22-24-476-025

The applicant **Hotaru** is requesting Special Land Use approval for **39723 Grand River** parcel number **50-22-24-476-025**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

Hotaru is asking for a Special Land Use approval for the service of alcoholic beverages. The owner of Hotaru, Byeongou Kong, states that they serve authentic Japanese food and that during lunch time hours they have a line out the door and would like to try and bring in as big of a crowd during dinner hours. Mr. Kong states that the hours of his restaurant are from 11:30 A.M. – 2:30 P.M. and then from 5 P.M. – 9 P.M. for dinner hours. Michael Makki, the owner of the plaza where Hotaru is located says that everyone who visits loves Hotaru, and they have had nothing but a positive experience with Mr. Kong since the opening of the restaurant. Ben Croy asks, what kind of alcohol they plan on serving. Mr. Kong states that they plan on serving Japanese beer and Sake. Jan Ziozios asks how many tables are located in the restaurant. Mr. Kong states there is currently 9 tables and if business during dinner picks up, they would consider adding more but as of right now they do not plan to increase the number of tables. Charles Boulard asks if their staff is going to properly trained to handle alcoholic beverages? Mr. Kong confirms that all staff will be properly trained and be certified to serve alcoholic drinks. Mr. Makki added that Hotaru has been great to have in his plaza and Mr. Kong is great to work with and his restaurant has brought a lot of business to the plaza during the day, and he thinks adding the liquor license will really help boost dinner sales and hopefully keep customers coming throughout the day. Mrs. Ziozios has no objection and made a motion to approve the Special Land Use for a liquor license for Kura Sushi in accordance with sections 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Mr. Boulard seconds the motion. The motion passed 3-0.

IN CASE NO. PS LU23-0002, Motion to recommend approval.

- 1. The proposed establishment will promote the City's economic development goals and objectives and will be consistent with the City's master plan and zoning ordinance.**
- 2. Given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will**

provide a service, product, or function that is not presently available within the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.

3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - c. Excessive number of persons gathering outside the establishment.
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 9:41 AM.



May 19, 2023

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

Interim City Manager

Victor Cardenas

City Clerk

Cortney Hanson

TO: Cortney Hanson, City Clerk

FROM: Fire Marshal – Kevin Pierce

SUBJECT: -Liquor Business License –
Hotaru
39723 Grand River Ave., Novi MI 48375

The request for a liquor license has a "CONDITIONAL APPROVAL", that Hotaru shall have approval on all plans that need to be turned into the City of Novi. Also, Hotaru shall pass all inspections that are required for the renovations being done to the building to accommodate the new business. Liquor License for 2023 is recommended **Approval with Conditions.**

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

AGREEMENT REGARDING LIQUOR LICENSE

This Agreement made as of the date of the last signature on _____,
by and between THE CITY OF NOVI, a municipal corporation, with offices located at
45175 W. Ten Mile Road, Novi, Michigan 48375, hereinafter known as "THE CITY", and
_____, owners of _____, whose address is _____, Novi,
Michigan _____, hereinafter known as "APPLICANT."

RECITALS:

A. The City Council of THE CITY, approved a Resolution to recommend to the
Michigan Liquor Control Commission, approval of the issuance of THE CITY'S Class C
Liquor License (hereinafter "License") from THE CITY'S quota for the APPLICANT, to be
located at _____, Novi, Michigan _____ (hereinafter
"PREMISES").

B. To assure that APPLICANT'S representations that were made to and relied
upon by the City Council of THE CITY in approving the Resolution were honored and
enforceable by THE CITY, its City Council separately directed that the signing and
delivery of the Resolution be deferred until the City Attorney had approved one or
more agreements guaranteeing the License would stay in THE CITY, with this Agreement
and the PREMISES.

IT IS THEREFORE AGREED:

1. In the event APPLICANT should cease operating its restaurant and/or
cease to use the License at the PREMISES for any reason whatsoever for a period in
excess of ninety (90) consecutive days without the written consent of THE CITY, then
APPLICANT shall immediately proceed to place the License in escrow as provided in
subsection (a), or return and request termination of the License under subsection (b) if it

has not been removed from escrow as provided in subsection (a) within five (5) years of being placed in escrow. In recognition that notwithstanding the requirements of this Agreement, the Michigan Liquor Control Commission could approve a transfer of the License to a location outside of THE CITY as currently provided in MCL 436.1521(1), as amended, if the License is required to be placed in escrow by this Agreement or the Michigan Liquor Control Act, APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, the City Council may object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

- a. APPLICANT shall place the License into escrow with the Michigan Liquor Control Commission and maintain same in good standing with the Michigan Liquor Control Commission, conditioned on and with APPLICANT agreeing to take whatever steps are necessary to cause the License to remain in THE CITY, by APPLICANT using the License itself at another location within THE CITY, selling or transferring the License to the OWNER or a successor tenant for use at the PREMISES as provided in the attached Lease or selling or transferring the License to another entity for use at another location in THE CITY.
- b. APPLICANT shall return the License to the Michigan Liquor Control Commission and request that its rights to the License be terminated and that the License not be placed or continued in escrow but instead be returned to THE CITY to be added to its available quota Class C Licenses.

2. The parties also agree that in the event of a fire loss or some other type of event causing physical damage to the APPLICANT'S restaurant at the PREMISES and which results in a temporary closing of the APPLICANT'S business exceeding the ninety (90) consecutive days stated herein while the premises are being repaired or renovated, then same shall not be considered a violation of any of the conditions of this Agreement.

3. APPLICANT agrees that the City Council shall not approve the transfer of the License within three (3) years of the date of the original issuance of the License. The City Council may, but is not required to, excuse the above limitation for any of the following reasons:

- (1) If the License holder is a natural person, he or she dies or becomes incapacitated.
- (2) If the License holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the License.
- (3) If the License holder is a limited liability company, the company dissolves for reasons other than to transfer the License.
- (4) The License holder and the proposed License transferee establish that the transfer of the class License shall not result in profiteering.
- (5) The application of this limitation will subject the APPLICANT to financial hardship due to no fault of the APPLICANT, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the APPLICANT'S control.

Unless excused by the City Council as provided above, in the event a License is proposed for transfer within three (3) years from the date of issuance, the APPLICANT agrees that the Michigan Liquor Control Commission shall terminate the License and the City Council may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License into escrow; provided, however, prior to the approval of such issuance to a new Applicant, the person or entity who placed the License into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Michigan Liquor Control Commission or in the circuit court if necessary) prior to issuance of the License to a new Applicant.

4. APPLICANT agrees that the recommendation of approval agreed upon by the City Council is not a property right and was approved upon the express and continuing condition that the requirements and conditions set forth in this Agreement shall be maintained and not violated by APPLICANT.

5. APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, a finding by the City Council that a violation of a requirement or condition set forth in this Agreement has occurred, shall be grounds for the City Council to request revocation and/or object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

6. APPLICANT acknowledges that the agreements contained herein are unique and in the event it violates one or more of those agreements, THE CITY would not be adequately compensated by damages or resorting to the remedies described in Paragraph 5, and therefore agrees that the terms and conditions of this Agreement

shall be specifically enforceable by THE CITY by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if THE CITY prevails in such an action, it shall be entitled to an award and judgment that APPLICANT pay THE CITY'S costs and attorney fees incurred.

Witnesses:

APPLICANT:

By:
Its:

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Witnesses:

THE CITY:

By: Robert J. Gatt, Mayor

By: Cortney Hanson, Clerk

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

The Zoning Ordinance helps guide and regulate development projects throughout the City. As new state laws are passed and as the use(s) of land continues to shift, certain requirements in the zoning ordinance may no longer be relevant or appropriate. This proposed zoning ordinance amendment is intended to fix inconsistencies, clarify ordinance language, remove the EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. Listed below are the sections and changes related to such sections:

EXPO Zoning District

- Section 3.1.14 EXPO Exposition District
- Section 3.6.2.E Notes to District Standards
- Section 3.24 EXPO District Required Conditions
- Section 4.12.1.C.ii Group Day Care Homes, Day Care Centers, and Adult Day Care Centers
- Section 4.31 Veterinary Hospitals or Clinics
- Section 4.44 Industrial Office Sales, Service, and Industrial Office Related Uses
- Section 4.45 Select I-1 and EXPO District Uses
- Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities
- Section 4.76 Retail Sale of Products or Services Occurring as part of a Scheduled Exposition Function
- Section 4.77 I-1 Uses in the EXPO District
- Section 5.4.3 Off-Street Loading and Unloading

- Section 5.5.3.A.ii Landscape Standards
- Section 5.5.3.B.ii.f Landscape Standards
- Section 5.5.3.C.iii Landscape Standards
- Section 5.14.10.A.ii Performance Standards

Microbreweries and Brewpubs

- Section 2.2 Definitions
- Section 4.35 Microbreweries and Brewpubs
- Section 5.2.12.C Off-Street Parking Spaces, Business and Commercial
- Section 5.4.2 Off-Street Loading and Unloading

Exterior Lighting

- Section 5.7 Exterior Lighting
- Section 6.1 Site Plan Review (All Districts)

Other Changes

- How to Use This Ordinance, Part 4, Use Matrix
- Section 2.2 Definitions
- Section 3.1.18 I-1 Light Industrial District
- Section 4.12 Group Day Care Homes, Day Care Centers, and Adult Day Care Centers
- Section 4.18 Bed and Breakfast Operations
- Section 4.19 Accessory Uses
- Section 4.25 Mixed-Use Developments
- Section 4.27 Retail Business or Service Establishments
- Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down
- Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities
- Section 4.50 Automobile Service Establishment
- Section 5.16 Bicycle Parking Facility Requirements

The following highlights some of the more substantial changes to the ordinance:

- The removal of the EXPO zoning district, which no longer applies to any property in the City, is no longer needed and will help clarify the current requirements for the EXO Overlay District. The EXPO zoning district was initially created for the former site of the EXPO center at the southwest corner of Novi Road and I-96, and the property was entirely rezoned as a part of a PRO Agreement.
- The modifications of the standards for microbreweries and brewpubs are intended to reduce barriers and some additional requirements for these uses. Staff notes that microbreweries and brewpubs are similar to the sit-down restaurant uses and could be regulated in a similar manner.

- The exterior lighting standards are proposed to be updated to include modern-day lighting measurements and to allow for administrative review of photometric plans that propose improvements to existing exterior lighting at sites throughout the City.
- A provision for carports is included to allow for administrative review and create a distinction between carports and fuel-filling station canopies.
- The Use Matrix found at the beginning of the ordinance contains a number of inconsistencies that are now being addressed to better reflect current ordinance standards.

All other changes proposed are for consistency or for compliance with changes in state law or regulations.

The Planning Commission held a public hearing on July 12th and forwarded a favorable recommendation to the City Council.

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

DRAFT ORDINANCE LANGUAGE

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.301

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: HOW TO USE THIS ORDINANCE, PART 4, USE MATRIX; ARTICLE 2, DEFINITIONS, SECTION 2.2, DEFINITIONS; ARTICLE 3, ZONING DISTRICTS, IN THE FOLLOWING SECTIONS: SECTION 3.1 DISTRICTS ESTABLISHED, SECTION 3.1.18 LIGHT INDUSTRIAL DISTRICT, SECTION 3.6 NOTES TO DISTRICT STANDARDS, AND SECTION 3.27 TC AND TC-1 DISTRICT REQUIRED CONDITIONS; ARTICLE 4, USE STANDARDS, IN THE FOLLOWING SECTIONS: SECTION 4.12 GROUP DAY CARE HOMES, DAY CARE CENTERS, AND ADULT DAY CARE CENTERS, SECTION 4.18 BED AND BREAKFAST OPERATIONS, SECTION 4.19 ACCESSORY USES, SECTION 4.25 MIXED-USE DEVELOPMENTS, SECTION 4.27 RETAIL BUSINESS OR SERVICE ESTABLISHMENTS, SECTION 4.31 VETERINARY HOSPITALS OR CLINICS, SECTION 4.35 MICROBREWERIES AND BREWPUBS, SECTION 4.40 RESTAURANTS IN THE CHARACTER OF A FAST FOOD CARRYOUT, DRIVE-IN, FAST FOOD DRIVE-THROUGH, OR FAST-FOOD SIT DOWN, SECTION 4.44 INDUSTRIAL OFFICE SALES, SERVICE, AND INDUSTRIAL OFFICE RELATED USES, SECTION 4.45 SELECT I-1 AND EXPO DISTRICT USES, SECTION 4.47 MOTION PICTURE, TELEVISION, RADIO, AND PHOTOGRAPHIC PRODUCTION FACILITIES, SECTION 4.50 AUTOMOBILE SERVICE ESTABLISHMENT, SECTION 4.76 RETAIL SALE OF PRODUCTS OR SERVICES OCCURRING AS PART OF A SCHEDULED EXPOSITION FUNCTION, AND SECTION 4.77 I-1 USES IN THE EXPO DISTRICT; ARTICLE 5, SITE STANDARDS, IN THE FOLLOWING SECTIONS: SECTION 5.2 OFF-STREET PARKING REQUIREMENTS, SECTION 5.4 OFF-STREET LOADING AND UNLOADING, SECTION 5.5 LANDSCAPE STANDARDS; ARTICLE 5, SITE STANDARDS, SECTION 5.7 EXTERIOR LIGHTING, SECTION 5.14 PERFORMANCE STANDARDS, AND SECTION 5.16 BICYCLE PARKING FACILITY REQUIREMENTS; ARTICLE 6, DEVELOPMENT PROCEDURES, SECTION 6.1 SITE PLAN REVIEW (ALL DISTRICTS); IN ORDER TO FIX INCONSISTENCIES, CLARIFY ORDINANCE LANGUAGE, REMOVE THE EXPO ZONING DISTRICT AND ASSOCIATED SECTIONS, MODIFY REQUIREMENTS FOR MICROBREWERIES AND BREWPUBS, UPDATE PHOTOMETRIC REQUIREMENTS TO MORE CLOSELY ALIGN WITH SURROUNDING COMMUNITIES, AND OTHER ITEMS AS DEEMED NECESSARY.

THE CITY OF NOVI ORDAINS:

Part I. That the How to Use This Ordinance section, part 4, Use Matrix, of the City of Novi Zoning Ordinance is hereby amended to account for the changes shown in Attachment A: Revised Use Matrix

Part II. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended for the following entries only:

~~Canopy~~ **Deciduous Canopy Tree:** A woody plant with an erect perennial trunk which at maturity is over thirty (30) feet in height and a minimum width of twenty (20) feet and which has a definite crown of foliage that falls off the tree each winter. See Suggested Plant Materials List.

Family Day Care Home: A private single family home in which ~~one (1) to six (6) minor children~~ fewer than 7 minor children are received for care and supervision for compensation for the time period set forth in this ordinance, unattended by a parent or legal guardian, except children related to an adult member of the family household by blood, marriage or adoption. This includes

a home in which care is given to an unrelated minor child for more than ~~four (4)~~ 4 weeks during a calendar year. A family child care home does not include an individual providing babysitting services for another individual. Overnight care shall not be provided. See standards in Section 4.12.1.

Group Day Care Home: A private single family home in which more than six (6) but not more than twelve (12) minor children are received for care and supervision for the time period set forth in this ordinance, unattended by a parent or legal guardian, except children related to an adult member of the family household by blood, marriage or adoption. This includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year. Overnight care shall not be provided. See standards in Section 4.12.1.

~~Sub-Canopy~~Deciduous Sub-Canopy Tree: A woody plant with a perennial trunk which at maturity is fifteen (15) feet to twenty nine (29) feet in height and a minimum of eight (8) feet in width and which has a crown of foliage which falls off each winter. See Suggested Plant Materials List.

Nacelle [REMOVED FROM LIST]

Net-Metering [REMOVED FROM LIST]

Responsible or Responsibility for a Violation [INCLUDE IN LIST AND LINK TO DEFINITION]

Part III. That Article 3, Zoning Districts, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Article 3.0 Zoning Districts

- 3.1 Districts Established
- 3.2 District Boundaries
- 3.3 District Boundaries Interpreted
- 3.4 Zoning of Annexed Areas
- 3.5 Zoning of Vacated Areas
- 3.6 Note to Schedule of Regulations
- 3.7 RA, R-1, R-2, R-3, and R-4 Required Conditions
- 3.8 RM-1 and RM-2 Required Conditions
- 3.9 MH District Required Conditions
- 3.10 B-1, B-2, and B-3 Business Districts Required Conditions
- 3.11 GE District Required Conditions
- 3.12 Special Development Option (SDO) for the GE District
- 3.13 FS District Required Conditions
- 3.14 I-1 District Required Conditions
- 3.15 I-2 District Required Conditions
- 3.16 NCC District Required Conditions
- 3.17 OS-1 District Required Conditions
- 3.18 OSC District Required Conditions
- 3.19 OST District Required Conditions
- 3.20 OST District Required Conditions
- 3.21 PSLR Required Conditions
- 3.22 P-1 District Required Conditions
- 3.23 Conference District Required Conditions
- ~~3.24 EXPO District Required Conditions~~ [Reserved]
- 3.25 EXO Overlay District Required Conditions

- 3.26 RC District Required Conditions
- 3.27 TC and TC-1 District Required Conditions
- 3.28 One-Family Clustering Option
- 3.29 RUD Residential Unit Development
- 3.30 Open Space Preservation Option
- 3.32 Planned Development Option
- 3.32 General Exceptions

Part IV. That Article 3, Zoning Districts, Section 3.1 Districts Established, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 3.1 Districts Established

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

1. RA Residential Acreage
2. R-1 One-Family Residential District
3. R-2 One-Family Residential District
4. R-3 One-Family Residential District
5. R-4 One-Family Residential District
6. RT Two-Family Residential District
7. RM-1 Low-Density, Low-Rise Multiple-Family District
8. RM-2 High-Density, Mid-Rise Multiple-Family District
9. MH Mobile Home District
10. B-1 Local Business District
11. B-2 Community Business District
12. B-3 General Business District
13. C Conference District
14. ~~EXPO~~ ~~EXPO District~~ [Reserved]
15. EXO Exposition Overlay District
16. GE Gateway East District
17. FS Freeway Service District
18. I-1 Light Industrial District
19. I-2 General Industrial District
20. NCC Non-Center Commercial District
21. OS-1 Office Service District
22. OSC Office Service Commercial District
23. OST Office Service Technology District
24. RC Regional Center District
25. TC Town Center District
26. TC-1 Town Center-1 District
27. PSLR Planned Suburban Low-Rise Overlay District
28. P-1 Vehicular Parking District
29. PSV Pavilion Shore Village District

Section 3.1.18 I-1 Light Industrial District

B. Principal Permitted Uses

i. – v. [unchanged]

The following uses are ~~subject to Section 4.45~~ principal permitted uses, except when such uses abut a residentially zoned district they shall be treated as special land uses and shall provide a noise impact statement:

vi. – xxi. [unchanged]

Part V. That Article 3, Zoning Districts, Section 3.6 Notes to District Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. [unchanged]

2. [unchanged]

A. – D. [unchanged]

E. Off-street parking shall be permitted in the front yard of the OS-1, OST, ~~EXPO~~, EXO, B1, B-2, B-3, NCC, RC, TC and FS districts, except that said parking shall observe the minimum off-street parking setback requirements in the Development Standards of Section 3.1 and Section 5.5.3 of this ordinance and, with respect to the TC district, Section 3.27.1.D.

No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building facade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 districts unless:

F. – Q. [unchanged]

Part VI. That Article 3, Zoning Districts, Section 3.27 TC and TC-1 District Required Conditions, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. The following standards shall apply to all uses permitted in the TC and TC-1 districts:

A-H.: [unchanged]

I. Sidewalks. Sidewalks are required at all developments which abut any street or an internal service road. All sidewalks shall comply with the City of Novi Design and Construction Standards (Chapter 11 of the Novi Code of Ordinances) and all other applicable ordinances and statutes. Sidewalks within the TC-1 district adjacent to non-residential collector and local streets shall be twelve and one-half (12.5) feet in width. Direct pedestrian access shall be provided between all buildings and uses within a development and between a development and adjacent areas. Such access may be provided by the utilization of interior walkways in conjunction with exterior sidewalks ~~and shall be no less than five (5) feet in width.~~

J-N. [unchanged]

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

4.1 – 4.44 [unchanged]

4.45 ~~Select I-1 and Expo District Uses~~ [Reserved]

4.46 – 4.76 [unchanged]

4.77 ~~I-1 Uses in the EXPO District~~ [Reserved]

4.78 – 4.91 [unchanged]

Part VIII. That Article 4, Use Standards, Section 4.12 Group Day Care Homes, Day Care Centers, and Adult Day Care Centers, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. [unchanged]

A. – B. [unchanged]

C. [unchanged]

i. [unchanged]

ii. The parcel must abut land zoned only NCC, ~~EXPO~~, OS-1, OSC, TC, TC-1, RC, FS, I-1, P-1, C, and OST.

2. Day care centers and adult day care centers are a permitted use in the B-2, B-3, OST, TC, TC-1 districts and EXO Overlay district and a special land use in the OS-1, OSC, and PSLR districts, all subject to the following:

A. In the B-2, B-3, OST, OS-1, OSC, TC, TC-1, PSLR districts and EXO Overlay district:

i. Outdoor recreation areas shall be provided, consisting of at least one-hundred fifty (150) square feet for each person cared for in the recreation area during peak hours, with a minimum total area of three-thousand five-hundred (3,500) square feet, unless modified by the Planning Commission based on justification provided by the applicant. All such outdoor recreation area may extend into an exterior side yard up to twenty-five (25) percent of the distance between the building façade and the property line.

ii. – v. [unchanged]

B. In the B-2, B-3, OST, OS-1, OSC, TC, TC-1 districts and EXO Overlay district:

i. [unchanged]

ii. ~~Vehicle access to the site shall not be directly to or from a major arterial or arterial.~~

~~iii.~~ ii. [unchanged]

Part IX. That Article 4, Use Standards, Section 4.18 Bed and Breakfast Operations, of the City of Novi Zoning Ordinance is hereby amended in the following section:

5. Signs identifying the bed and breakfast operation shall comply with the requirements of Chapter 28 of the Code of Ordinances, ~~except that in a residential district identification signs shall be no larger than two (2) square feet.~~

Part X. That Article 4, Use Standards, Section 4.19 Accessory Uses, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. Accessory Buildings

A.-H. [Unchanged]

I. A detached accessory building in the R-1 through R-4, RT, RM-1, MH, OS-1, B-1, P-1, and NCC districts shall not exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be built to a height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) additional foot for each foot the building exceeds fourteen (14) feet in height.

J.-L. [Unchanged]

2. Accessory Structures

A. – B. [unchanged]

C. Canopies and Carports

i. [unchanged]

ii. [unchanged]

iii. Carports may be permitted under the following conditions:

a. If they are designed subject to any conditions listed in Section 5.15.12.

b. One carport may be permitted on any lot, regardless of size. Two or more carports may be permitted on any lot greater than 2 acres in size, provided they comply with accessory building setback and height requirements.

c. Carports qualify for administrative approval.

D. – E. [unchanged]

F. Refuse Bin (Dumpster, Trash Receptacle) with appropriate screening enclosure, as provided in Section 21-145 of the City Code, which shall conform to the following standards except as otherwise provided in the TC and TC-1 (Town Center) districts and the GE (Gateway East) district, and except where more specific standards are provided elsewhere in this ordinance:

i. Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard or interior side yard if it does not abut a residentially zoned district.

ii. – vii. [Unchanged]

G. – I. [Unchanged]

Part XI. That Article 4, Use Standards, Section 4.25 Mixed-Use Developments, of the City of Novi Zoning Ordinance is hereby amended in the following section:

To qualify for a mixed-use development, a project must meet the following requirements:

1. Each use shall comprise of at least ten (10) percent in the GE~~-district~~, TC, and TC-1 districts of either:

Part XII. That Article 4, Use Standards, Section 4.27 Retail Business or Service Establishments, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. In the B-2, B-3, TC, and TC-1 districts, all retail business or service establishments are permitted as follows:

Part XIII. That Article 4, Use Standards, Section 4.31 Veterinary Hospitals or Clinics, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, TC, and TC-1 districts. They are also a special land use in the I-1 ~~and EXPO~~-districts when ~~the I-1 and EXPO districts are~~ abutting residential districts. In the I-1 and ~~EXPO-I-2~~ districts, when not abutting a residential district, ~~and in the I-2 district~~ they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, TC, TC-1, I-1, and I-2 ~~and EXPO~~-districts:

Part XIV. That Article 4, Use Standards, Section 4.35 Microbreweries and Brewpubs, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Microbreweries and brewpubs are permitted uses in the B-3 district and special land uses in the RC, TC, and TC-1 districts subject to the following conditions:

1. Microbreweries and brewpubs

A. In the B-3, RC, TC, and TC-1 districts:

i. [unchanged]

~~ii. There shall be included a taproom/restaurant which shall provide full meal service for consumption by patrons while seated on the premises. (See also definition of Restaurant (sit down)). Taprooms serving less than twenty patrons and accessory to a larger retail use shall not be required to provide meal service.~~

~~iii.~~ ii. [unchanged]

~~iv.~~ iii. [unchanged]

~~B. In the RC district, no microbrewery or brewpub shall be located closer than one thousand (1,000) feet from any freestanding restaurant.~~

2. Microbreweries:

- A. Brewery production shall not exceed twenty-thousand (20,000) barrels per year.
- B. Steam condensation units shall be required on all venting.
- C. No more than sixty-five (65) percent of total gross floor space of the establishment shall be used for the microbrewery function such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling/storage, serving tanks and boiler/water treatment areas.
- ~~D. Owing to unique features and operational requirements of a microbrewery, off-street loading/unloading facilities shall be designed to accommodate at least two (2) tractor trailers at one time in addition to compliance with the standards at Section 5.4.2.~~
- ~~E. No microbrewery shall be located closer than two thousand five hundred (2,500) feet of another microbrewery.~~

3. Brewpubs

- A. Brewery production shall not exceed two-thousand (2,000) barrels per year.
- B. No more than fifty (50) percent of total gross floor space of the establishment shall be used for the brewery function such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling/ storage, serving tanks and boiler/water treatment areas.

Part XV. That Article 4, Use Standards, Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down

1.-3. [unchanged]

~~4. Sit-down restaurants that are not in the character of fast food are permitted in the B-2, B-3, TC, and TC-1 districts, subject to the conditions listed in Section 4.27.~~

Part XVI. That Article 4, Use Standards, Section 4.44 Industrial Office Sales, Service, and Industrial Office Related Uses, of the City of Novi Zoning Ordinance is hereby amended in the following section:

In the I-1 ~~and~~, I-2 ~~and EXPO~~ districts, industrial office sales, service and industrial office related uses are permitted when located within an existing office building portion of an industrial use.

Part XVII. That Article 4, Use Standards, Section 4.45 Select I-1 and EXPO District Uses, of the City of Novi Zoning Ordinance is hereby removed from the Zoning Ordinance and replaced in Section 3.1.18.B of the Zoning Ordinance:

~~Section 4.45 Select I-1 and EXPO District Uses~~

~~These uses shall be permitted as principal uses permitted. However, when such uses abut a residential district, they shall be treated as special land uses subject to approval by the Planning Commission in accordance with the additional requirements of Section 6.1.2.C for special land uses, and subject to the public hearing requirements set forth and regulated in Section 6.2 of this Ordinance and shall provide a noise impact statement.~~

Part XVIII. That Article 4, Use Standards, Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities, of the City of Novi Zoning Ordinance is hereby amended in the following section:

2. Motion picture, television, radio and photographic production facilities are permitted as a special land use in the I-1 ~~and EXPO~~ districts and as a permitted use in the I-2 district when conducted outside of existing buildings, ~~including backlot~~. In all districts they are subject to the following:

Part XIX. That Article 4, Use Standards, Section 4.50 Automobile Service Establishment, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. For any such use on a lot adjacent to a major thoroughfare, the following ~~special~~ requirements shall apply:

Part XX. That Article 4, Use Standards, Section 4.76 Retail Sale of Products or Services Occurring as part of a Scheduled Exposition Function, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

~~1. In the EXPO district, retail sale of products or services occurring as part of a scheduled exposition function are a permitted use, provided, a scheduled exposition function that involves the sale of products shall not be repeated more often than six (6) times within a calendar year.~~

~~2-1.~~ In the EXO ~~overlay~~ district, retail sale of products or services are permitted as a special land use when occurring as part of a scheduled exposition function occurring in an exposition facility.

Part XXI. That Article 4, Use Standards, Section 4.77 I-1 Uses in the EXPO District, of the City of Novi Zoning Ordinance is hereby removed from the Zoning Ordinance and is reserved for future use:

~~Section 4.77 I-1 Uses in the EXPO District~~

~~The listed uses in Section 3.1.14.B.xvi through xxvii are permitted uses in the EXPO district subject to the following:~~

- ~~1. All usage as an exposition facility ceases in the district;~~
- ~~2. Subject to the conditions required in Section 3.14.1 through Section 3.14.5.~~

PART XXII. That Article 5, Site Standards, Section 5.2 Off-Street Parking Requirements, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 5.2.12 Off-Street Parking Spaces

C. Business and Commercial

Use		Minimum Number of Parking Spaces per Unit of Measure
Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments		
a.	Sit-down; <u>Microbreweries;</u> <u>brewpubs</u>	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater
b.	Fast Food	One (1) for every two (2) employees, plus (1) for every two (2) customers allowed under maximum capacity (including waiting areas) plus compliance with the requirements for stacking spaces outlined in Section 5.3.11
<u>Microbreweries; brewpubs</u>		<u>One (1) for each seventy (70) square feet of gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) customers allowed under maximum capacity (including waiting areas) in the taproom/restaurant, whichever is greater, plus one (1) for each one and one-half (1½) employees in largest working shift in the taproom/restaurant and in the microbrewery or brewpub. Above requirements apply for either a freestanding facility or for a facility attached to other retail uses in a planned commercial center</u>

PART XXIII. That Article 5, Site Standards, Section 5.4 Off-Street Loading and Unloading, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

2. Within the B, GE, FS, RC, NCC, TC and TC-1 districts, loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building; except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district. Location of such facilities in a permitted side yard shall be subject to review and approval by the City. The City in making its review shall find that any such use shall:
 - A. Not have a disruptive effect on the safe and efficient flow of pedestrian and vehicular traffic within the site.
 - B. Be aesthetically and effectively screened from view from adjoining properties and from a street, in a manner acceptable to the applicable review body of the City.

The City, to aid in its review, may require submittal of building elevations and cross-section plans showing grade elevations with respect to the location of loading, unloading and trash receptacles, the corresponding elevations of adjoining property and streets and the means by which these facilities will be effectively screened from view.

Off street loading/unloading space for microbreweries shall require two (2) ten (10) by fifty (50) foot truck spaces, unless the above standards require additional loading/unloading space.

3. Within any I district, ~~EXPO district~~, or EXO Overlay district, all loading and unloading operations shall be conducted in the rear yard, except in those instances where:

A. [unchanged]

- B. An interior side yard is located adjacent to I district, ~~EXPO district~~, or EXO Overlay district property, loading and unloading may be conducted in that interior side yard when located near the rear of the building. When loading and unloading is to be conducted within an interior side yard, the City may require aesthetic screening of the facility in accordance with the guidelines set forth in Section 5.5.

PART XXIV. That Article 5, Site Standards, Section 5.5 Landscape Standards, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

2. [unchanged]

3. [unchanged]

A. [unchanged]

~~i.iv.~~ [unchanged]

~~ii.v.~~ Residential Adjacent to Non-Residential Berm Requirement Chart

Use	Zoning	Berm Height
EXPO, EXO district	EXPO district	8 ft. to 10 ft. high

B. [unchanged]

i. [unchanged]

ii. [unchanged]

a. – e. [unchanged]

f. Right-of-Way Landscape Screening Requirements

			Requirements						
Use	Zoning	Berm Located	Greenbelt width (feet)	Min. berm crest width (feet)	Min. Berm Height (feet)	3 Foot Wall /Fence	Deciduous canopy or large evergreen trees: 1 per X linear feet frontage	Deciduous sub-canopy trees: 1 per X linear feet frontage	In area between sidewalk and curb, plant 1 Deciduous canopy tree

									per X linear feet fronta ge
Misc. Large Use	P-1 Expo EXO RC FS	Adjacent to parking	20	2	3	(5) (6)	35	20	45
		Not adjacent parking	25	3	3	(5) (6)	45	30	45

~~C.B.~~ [unchanged]

i. – ii. [unchanged]

iii. Interior Parking Area Landscape Islands and Canopy Tree Chart

	A	B	C	D	E
*Category 1 = OS-1, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO , FS, TC, TC-1, RC Districts and Special Land Uses *Category 2 = I-1, I-2					

PART XXV. That Article 5, Site Standards, Section 5.7 Exterior Lighting, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

2. Approved Lighting Plan. Whenever the installation or modification of outdoor lighting is a required condition under this Section, or is part of a development plan ~~the~~ that requires site plan approval, the approving body shall review and approve all proposed lighting as part of its site plan approval process. In such cases the site plan qualifies for administrative approval as outlined in Section 6.1.C, it shall still meet the requirements set forth in this Section. These standards shall also apply to site plan approval or modification of existing lighting.

A. [unchanged]

i. [unchanged]

ii. Specifications for all proposed and existing lighting fixtures including photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, ~~including spillover illumination from neighboring properties.~~ (This information may be deferred to the final site plan if the site is not adjacent to a residential district.)

iii. [unchanged]

B. [unchanged]

3. Required Conditions. The following conditions shall apply to site plan approval or modification of existing lighting:

A. – E. [unchanged]

F. ~~The use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.~~Color Spectrum Management

i. All permanent lighting installations in nonresidential and multi-family zoning districts shall have a minimum Color Rendering Index (CRI) of 70.

ii. All permanent lighting installation in nonresidential and multi-family zoning districts shall have a Correlated Color Temperature (CCT) of no greater than 3000 Kelvin (K).

G. [unchanged]

H. Indoor Lighting shall not be the source of exterior glare or spillover as defined in this section.

~~H~~I. [unchanged]

~~I~~J. [unchanged]

~~J~~K. [unchanged]

~~K~~L. The following illumination levels shall act as minimum standards for all exterior lighting. Maximum lighting will be governed by the four to one (4:1) ratio of average to minimum illumination of the surface being lit. Where a site abuts a nonresidential district, maximum illumination at the property line shall not exceed one (1) footcandle. The city approving body may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

~~L~~M. [unchanged]

~~M~~N. [unchanged]

~~N~~O. All residential developments receiving site plan approval after the adoption of this ordinance shall meet the following conditions:

i. ~~P~~Provide lighting at each entrance intersecting with a major thoroughfare sufficient to illuminate the entrance of the development. A major thoroughfare shall be defined as a major arterial, arterial or minor arterial road as designated in the City of Novi Master Plan's Thoroughfare Classification Map. Minimum illumination shall be 0.2 footcandles. Fixtures shall not exceed twenty five (25) feet in height. Lighting shall be subject to the requirements review considerations of ~~this~~ Section 5.6.2.B of the Zoning Ordinance. If the proposed lighting is within the right-of-way, installation, maintenance and operating costs and responsibilities shall be in accordance with the amended Street Light Policy adopted by the City Council on September 24, 2012.

- ii. Non-commercial areas in mixed-use developments and residential developments may deviate from the minimum illumination levels and uniformity requirement in Section 5.7.3.L so long as site lighting requirements for off-street parking lots, property lines, and security lighting is provided.

PART XXVI. That Article 5, Site Standards, Section 5.14 Performance Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

10. [unchanged]

A. [unchanged]

i. [unchanged]

ii. Weighted Sounds Level Limit Decibels

Receiving Zoning Districts							
R-1, R-2, R-3, R-4, RT, RA, RM-1, RM-2, MH			NCC, B-1, B-2, B-3, EXPO , EXO, OS-1, OSC, TC, TC-1, RC, FS, C, I-1, I-2, P-1, PSLR				
Night <u>Night-Time</u>	Day	Time	Hours	Night <u>Night-Time</u>	Day	Time	Hours
Hours Decibels	Decibels			Hours Decibels	Decibels		
55	60			70	75		

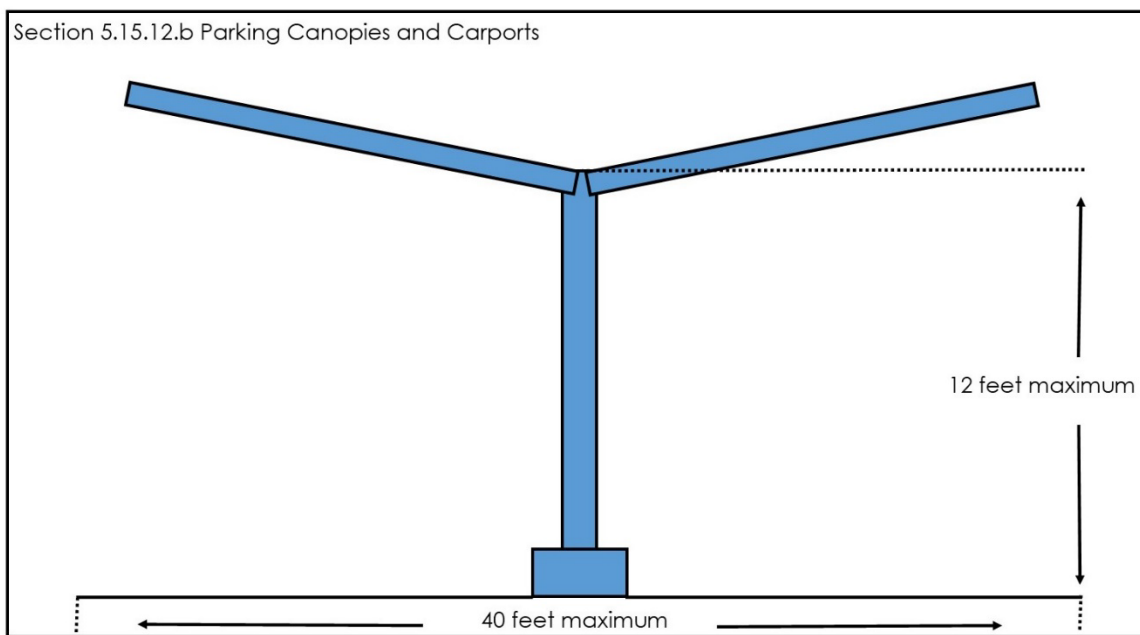
PART XXVII. That Article 5, Site Standards, Section 5.15 Exterior Building Wall Façade Materials, of the City of Novi Zoning Ordinance is hereby amended to include the following section in the following section:

Section 5.15.12 Canopies.

12.a. Fuel Filling Station ~~Canopies~~ Canopies shall be considered as separate facades and shall be subject to all requirements of this Ordinance. For the purposes of this Section, canopies shall be defined as roof structures which are not enclosed. On projects with canopies and buildings, The materials and colors used on Fuel Filling Station canopies shall be consistent with match those used on the primary building. Not less than thirty percent (30%) of the façade of a canopy shall be of a material identical to a material used on the building. Columns, fascias and sloped roof areas shall be included when calculating the area and percentage of materials of a canopy façade. Canopy soffit areas are not subject to this Ordinance. All columns shall be enclosed in brick and/or stone to match the primary building. The use of corporate logos or corporate lighting on the canopy is not permitted. For projects with both canopies and buildings Fuel Filling Station canopies located within five-hundred (500) feet of a R, RA, RM-1 and RM-2 district shall have additional features and ornamentation consistent with residential architecture such as brick coursing details, sloping roofs, molded cornices and 3-dimensional delineation of the canopy fascia. the architectural style and extent and type of architectural ornamentation of the proposed buildings and canopies shall be consistent with the architectural style and extent and type of architectural ornamentation found in said districts. For the purpose of this Section the proposed architectural style shall be considered to be consistent if roof types and slopes, window treatments and decorative features are equal in both type and extent of these items on buildings in said district. Fuel Filling Station Canopies shall comply with Section 5.15.2 with respect

to colors but shall not otherwise be required to meet the Schedule Regulating Façade Materials of this Ordinance.

12.b Parking Lot Canopies (Carports) – Parking Lot Canopies and Carports are defined as open sided structures not greater than 12' in height and not greater than approximately 40' in width that shelter not more than 2 adjoining rows of parking spaces. Larger canopies shall comply with Section 5.15.12.a, above. Such structures shall be constructed of powder coated steel or aluminum and shall meet all Building Code requirements for snow, wind and seismic loads. Fabric roofs, wood construction and temporary structures are not permitted. Solar photo voltaic (PV) canopies and integration with EV charging stations is strongly encouraged. The supporting columns shall be permanently attached to concrete foundations (direct attachment to the pavement is not permitted). All exposed surfaces shall be a neutral color (black, gray, taupe, brown, tan, white) that harmonize with the primary building. Parking Lot Canopies and Carports shall not otherwise be required to meet the Schedule Regulating Façade Materials of this Ordinance.



PART XXVII. That Article 5, Site Standards, Section 5.16 Bicycle Parking Facility Requirements, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. – 4. [unchanged]

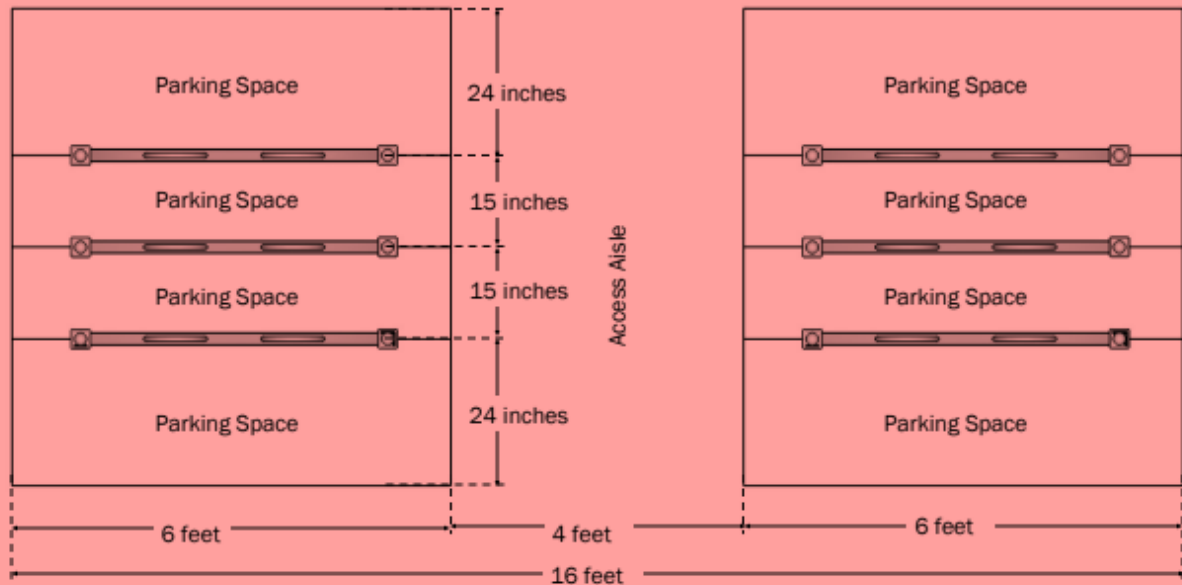
5. Bicycle parking facility layout, location and design standards. Bicycle parking area(s) shall be laid out, constructed and maintained in accordance with the following standards and regulations:

A. Plans for the layout of bicycle parking facilities shall be in accord with the following minimum requirements:

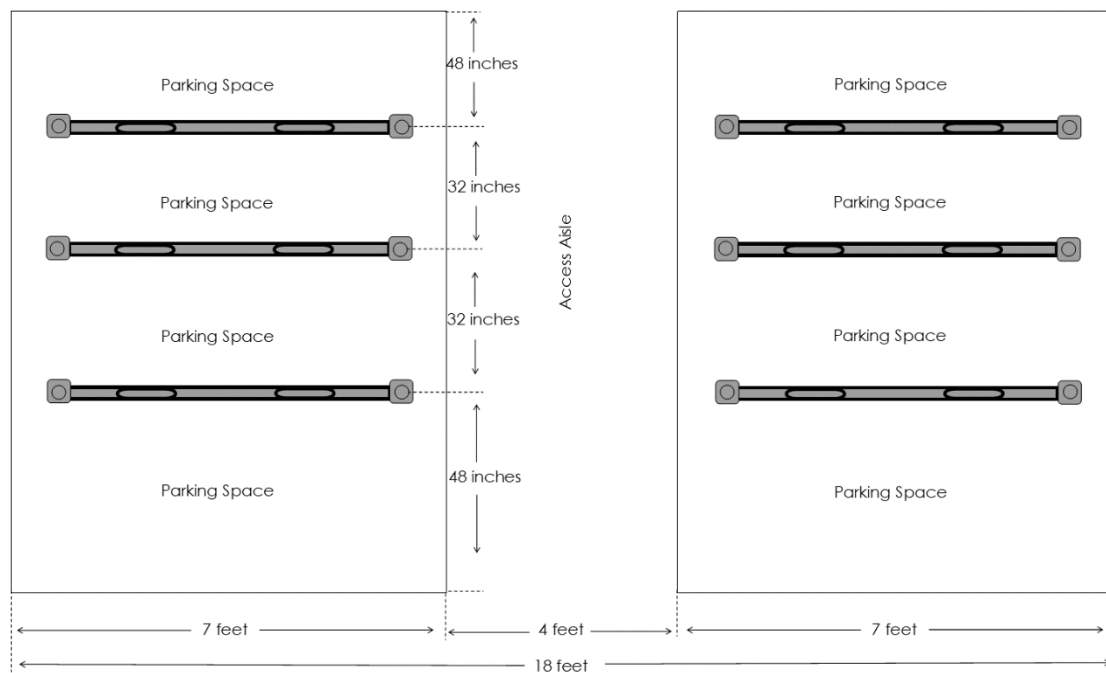
5.16.5.A Bicycle Parking Facility Layout					
Bicycle Parking	Maneuvering Lane Width	Parking Space Depth	Parking Space Width	Total Width Of One Tier Of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane
0 (parallel) to 90	Four (4) feet	Two (2) feet single Two and one half (2 ½) feet double 32 inches	Six (6) feet <u>Seven (7) feet</u>	Ten (10) feet <u>Eleven (11) feet</u>	Sixteen (16) feet <u>Eighteen (18) feet</u>

6. Bicycle Parking Lot Layout Illustration (to be updated as shown below)

5.16.6 Bicycle Parking Lot Layout



5.16.6 Bicycle Parking Lot Layout



PART XXVIII. That Article 6, Development Procedures, Section 6.1 Site Plan Review (All Districts), of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

A. [unchanged]

B. Unless administrative review is permitted pursuant to subparts C or D, below, or subsection 6.1.4, all site plans shall be reviewed for approval by the Planning Commission, or where required within this Ordinance, by the City Council after receipt of a recommendation by the Planning Commission. Site plan approval is required prior to conducting any of the following activities:

i. Building of any structure(s) or additions, ~~including carports~~, other than single family homes to be used as a residence;

ii.-ix. [unchanged]

C. A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances:

i. [unchanged]

ii. When the plan only proposes modifications to a previously approved off-street parking lot layout, provided the proposed modifications do not reduce the number of approved parking spaces to less than the minimum number of spaces required by the Ordinance, [including carports and EV parking, so long as other requirements are met.](#)

iii. [unchanged]

iv. [unchanged]

v. [unchanged]

vi. [unchanged]

vii. [unchanged]

viii. [unchanged]

ix. [When the site is already the subject of an approved photometric plan, and the revised plan only proposes improvements to existing light fixtures, poles, and illumination.](#)

x. [unchanged]

xi. [unchanged]

xii. [unchanged]

PART XXIX.

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 XXX.

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 XXXI.

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 XXXII.

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 _____, 2023.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

How to Use This Ordinance

4. USE MATRIX

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Accessory buildings	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P	P/S	P	P	P	S		
Accessory uses	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P	P/S	P	P	P	S		
Adult day care	S	S	S	S	S	S	S	S	S		P	P		P		P				S	S	S	P		P	P	S		
Amusement and entertainment uses																			P			S							
Auto engine and body repair shops																			P										
Auto wash												P																	
Automobile service establishment																		S	P										
Automobile service establishment, minor																	P												
Bed and breakfasts	S	S	S	S	S																								
Blast furnace, steel furnace, blooming or rolling mill																			P										
Brewpubs												P												S	P	P			
Bus passenger station												P					P							P					
Business establishments which perform services on the premises										P	P	P			S								S		P	P			
Business in the character of a drive-in or open front store												S																	
Car salesroom, showroom, or office; new and used												P																	
Cemeteries	S	S	S	S	S	S	S	S	S											S									
Child care centers							S																						
Colleges, universities and other such institutions of higher learning	S	S	S	S	S						P	P		P	P								P		P	P	S		
Concrete operations, ready-mix or transit mix																			P										
Conference centers													S	S															
Convalescent homes, assisted living facilities, and hospice care facilities							S	S																			S		
Cultural facilities and non-profit community buildings																											S		
Dairies	S																												
Data processing and computer centers															P			P	P				P						
Day care centers	S	S	S	S	S	S	S	S	S	P	P	P		P	P					S	S	S	P		P	P	S		
Design of pilot or experimental products														P	P			P	P				P						
Dry cleaning establishments, or pick-up stations, dealing directly with the consumer										P	P	P			S								S		P	P			
Dry cleaning plants or laundries, central																		S	P										
Dwellings, low-rise multiple family																											S		
Dwellings, multiple-family							P	P												S					P	P	S		
Dwellings, one family	P																								P	P			

Continued on next page



DRAFT 7/5/2023

Amended through 6/4/2018

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Dwellings, two-family (site built)						P	P	P	P											S					P	P		
Dwellings, one-family detached	P	P	P	P	P	P	P	P	P											S					P	P		
Elderly housing, shared						P	P	P	P											S								
Elderly living facilities, independent and congregate							P	P												S							S	
Electric transformer stations and substations										S	S	S			P			P	P		S		P					
Exposition facilities															P													
Facilities for human care														P	P						P	P	P	P				
Family day care homes	P	P	P	P	P	P	P	P	P											S								
Farms	P	P	P	P	P	P	P		P											S								
Financial institutions														S	P	P		S	P	P	P		P		P	P		
Financial institutions, drive-in facilities as an accessory use only														P							P	P	P	P				
Fueling stations											S	S					P											
Funeral homes	S	S	S	S	S					S						P					S							
Gas regulator stations																							P					
Gas regulator stations with service yards, but without storage yards;										S	S	S									S							
Gas regulator stations without service yards or storage yards										S	S	S			P			P	P									
Golf Courses	S	S	S	S	S																							
Greenhouses	P	P	P	P	P	P	P	P	P									P	P	S								
Group day care homes, day care centers, and adult day care	S	S	S	S	S	S	S	S	S																		S	
Health and fitness clubs, public or private												P						P	P		P	P		P				
Home occupations	P	P	P	P	P	P	P	P	P											S								
Hotels											P	P	S	P	P		P					P	P	P	P	P		
Incineration of garbage or refuse																			P									
Industrial office sales, service and industrial office related uses															P			P	P									
Inpatient bed facility portion of general hospitals																						P		P		P		
Instructional centers										P	P	P								P					P	P		
Junkyards																			P									
Keeping and raising of livestock .	S																											
Keeping of horses and ponies	P	P	P	P	P	P	P	P	P											S								
Laboratories														P		P							P				S	
Laboratories; experimental, film or testing															P			P	P									
Limited nonresidential use of historic buildings	S																											
Live/work units																										S		

Continued on next page



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Manufactured housing units									P																				
Manufacturing															P			P	P				P						
Metal plating, buffing, polishing and molded rubber products																		S	P										
Microbreweries												P												S	P	P			
Mills, lumber and planing																			P										
Mini-lubes/ oil changes												S																	
Mobile home condominium projects									P																				
Mobile Manufactured home park facilities buildings, including office building, utility building, and community building									P																				
Mobile Manufactured home sales									P																				
Mobile Manufactured homes									P																				
Mortuary establishments	S	S	S	S	S	S	S	S	S	S	S										S								
Motels											P	P	S	P	P		P	S	P				P						
Motion picture, television, radio and photographic production facilities														P	P			P	P				P						
Motor freight terminals and trucking facilities																			P										
Municipal uses																		S	P						P	P			
Museums														S	S					S					P	P			
Nursery, plant material												S																	
Office								S					S			P									P	P			
Office, showroom, or workshop requiring a retail adjunct											P	P													P	P			
Offices, professional and medical											P	P	S		P	P		P	P	P	P	P		P	P	P	S		
Offices; medical, including laboratories and clinics														P	P	P		P	P		P	P	P	P	P	P	S		
Onsite support retail services														S															
Open air business																								S	S	S			
Outdoor sales of produce and seasonal plants											S	S	S											S	S	S			
Outdoor space for parking of licensed rental motor vehicles																		S	P										
Outdoor theaters, plazas, parks, public gathering places, and like public facilities																									P	P			
Outside exhibits, fairs, entertainment and festivals														S															
Parking for sale of new, unlicensed motor vehicles and licensed rental and loaner motor vehicles																													S
Parking garages																	P												
Parking lots, off-street										P	P	P		P	P						P	P	P	P	P	P			P

Continued on next page



DRAFT 7/5/2023

Amended through 6/4/2018

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Personal service establishments										P	P	P		S	S/A						P	P	S	P	P	P		
Pet boarding facilities																		P	P									
Places of worship	S	S	S	S	S										S					S	P	P		P	P	P	S	
Plants, heating, and electric power generating																			P									
Post office																P												
Post office and similar governmental office buildings, serving persons living in the adjacent residential area										P						P									P	P		
Private clubs, fraternal organizations and lodge halls											P									S					P	P		
Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs	S	S	S	S	S	S	S	S	S																			
Private pools	S	S	S	S	S	S	S	S	S																			
Production, refining or storage of Petroleum or other inflammable liquids,																			P									
Professional office buildings, offices and office sales and service activities											P	P	S	P	P	P		P	P	P	P	P	P	P	P	P	S	
Professional services										P	P	P			S									S	P	P		
Public utility buildings										S				P	P	P		P	P	S	S	P	P					
Publicly owned and operated parks, parkways and outdoor recreational facilities.	P	P	P	P	P	P	P	P	P			P		P	P	P		P	P	P	P	P	P	P			S	
Publicly owned buildings										S				P							S		P		P	P		
Pumping stations, water and sewage										S																		
Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks.	S	S	S	S	S																							
Railroad transfer, classification and storage yards																		S	P									
Raising of nursery plant materials	S																											
Recreation facilities; indoor, commercial	P													S				P	P				P		P	P		
Recreation facilities; indoor, public or private	S	S	S	S	S							S		S				P	P		S	S	P					
Recreation facilities; outdoor, private	S	S	S	S	S							S		S				P	P		S	S	P					
Recreational facilities															A													
Research and development														P	P			P	P									
Restaurant drive-in, fast food drive-through												S		S	S								S	S	S	S		
Restaurant; fast food carryout or fast food sit-down										S	P	S						S	P				S	S	P	P	S	
Restaurants, sit-down										S	P	P	S	P/S	S/A	P		S	P	P		S	P/S	S	P	P		
Retail business										P	P	P		S	S/A	P	P			P		S	S	S	P	P		
Retail business service uses										P	P	P			S/A	P				P	P	P	S	S	P	P		

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Continued on next page

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Amended
through
6/4/2018



City of Novi Zoning Ordinance

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Retail commercial services								S														S							
Retail sale of products or services														S	A			S/A	P/A	P			A	S/A	P	P			
Sale of new and used heavy trucks and heavy off-road construction equipment , commercial																			P										
Sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles; outdoor space for exclusive of												S																	
Sales, service, storage and distribution; industrial tool and equipment																		S	P										
Schools, business, private operated for profit,											P	P													P	P			
Schools; public, parochial and other private elementary	P	S	S	S	S																								
Schools; public, parochial and other private elementary, intermediate or secondary	S	S	S	S	S																						S		
Schools, trade or industrial															P			P/S	P										
Self-storage facilities																		S	P										
Shopping centers, community																													
Shopping centers, regional and community																							P						
Smelting of copper, iron or zinc ore																			P										
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies																		S	P										
Storage yards, outdoor																			P										
Tattoo parlors												P																	
Technical training														P	P			P	P					P					
Telephone exchange buildings										S				P	P			P	P		S	P	P	P					
Theaters											P	P		S	S/A										P	P			
Tool, die, gauge and machine shops																		S	P										
Transient residential uses											P	S			P		P					P		P	P	P			
Union halls																		S	P										
Utility and public service buildings and uses (without storage yards)	S	S	S	S	S					S					P			P	P	S	S	P	P	P					
Veterinary hospitals or clinics											S	S			P			P	P	S					S	S			
Warehousing															P	A		P	P				A						
Wholesale establishment															P			P	P										



**PLANNING COMMISSION
ACTION SUMMARY
JULY 12, 2023**



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 12, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Ben Peacock, Planner; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the July 12, 2023 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP20-12 BECK NORTH UNIT 59

Approval of the request of Dembs Development, Inc. for the second one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

In the matter of JSP20-12 Beck North Unit 59, motion to approve a second one-year extension of the Preliminary Site Plan approval. Motion carried 6-0.

PUBLIC HEARINGS

1. JSP22-53 PRIMROSE DAYCARE & SWIM SCHOOL

Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road on the west side of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Special Land Use Permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level**

- of service. *(A Traffic Impact Study was submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares).*
- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *(There are no additional impacts on capabilities of public services).*
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. *(The impacts to regulated woodlands and wetlands have been minimized to the extent possible).*
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *(The proposed uses fit the character of the area and are compatible with the nearby commercial and office buildings).*
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. *(The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments).*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation).*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day.
- b. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant.
- c. Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion.
- d. Landscape waiver for the planting of street trees due to utility conflicts.
- e. Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland.
- f. Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent.
- g. Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive, and the applicant has included landscaping along most of the building frontage facing Ten Mile Road.
- h. Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both

buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhances the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.

- i. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. JZ23-16 GABRIEL REZONING WITH MAP AMENDMENT 18.742

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole barn onsite to be remodeled and expanded.

In the matter of JZ23-16 Gabriel Rezoning, with Zoning Map Amendment 18.742, motion to postpone consideration to a later date in order for the applicant to have more time to explore alternative options available to them. *Motion carried 6-0.*

3. TEXT AMENDMENT 18.301

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

In the matter of Text Amendment 18.301, motion to recommend approval to the City Council. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Northville Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission. *Motion carried 6-0.*

2. ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Lynch as Planning Commission Secretary for 2023-2024. *Motion carried 6-0.*

3. APPROVAL OF THE JUNE 21, 2023 PLANNING COMMISSION MINUTES

Motion to approve the June 21, 2023 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the July 12, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:43 PM.

*Actual language of the motion sheet subject to review.

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 10, 2023 AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

Mayor Gatt added to Mayor and Council Issues "Garage Sales".

Mayor Pro Tem Staudt added to Mayor and Council Issues "Landscaping and Fiber Conduit in Meadowbrook Glens".

CM 23-07-085 Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Agenda as amended.

Roll call vote on CM 23-07-085	Yeas: Staudt, Casey, Crawford, Fischer, Smith, Thomas, Gatt
	Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT:

City Manager Cardenas thanked everyone for coming out that evening for the reception, it was very nice to see everyone and let them know by residents coming out to celebrate this new chapter. He looked forward to these next multi decades to be here in the City. He appreciated everyone's support.

Mr. Cardenas said the Great Lakes Water Authority (GLWA) has been working on many different projects to create a redundant loop. He mentioned we have seen the closure of Meadowbrook Road just north of 12 Mile Road and we have some construction on 13 Mile Road as they are laying in a new 36 inch pipe that is going to help redundancy in our water network. He stated we were assured last year that it would be done in May. He said we are hearing specifically that Meadowbrook and 12 Mile is going to go on until next May. They have run into some engineering issues. He said as you go north, they are making that pipe make the turn on to 13 Mile Road, he noted currently it is two-way traffic. He said we have been told, starting next Monday, they are going to make that one way going east. He commented that the Great Lakes Water Authority has been in contact with us, and we have shared our discouragement and our dismay about these

new changes and the time this is taking. He said they were sending out a communication piece explaining it to the residents of that area and hopefully even the residents that go to the Walled Lake Schools in that area as well to explain what is happening. He stated there will be a meeting with Brightmoor Church, Fox Run, Walled Lake Schools and Crosspointe Meadows. He said they have all felt the pain of these closures. He said it is not the most ideal situation in the world and we must share that with them. He said they have been meeting weekly with Sheryl Walsh-Molloy, Jeff Herczeg, Jordan McBee, and with our team meet with on the site individuals weekly to talk about what is going on. He said unfortunately, the goal lines continue to move backwards, and they apologize profusely. He said he would be happy to answer any questions and if there is more information get it back to you if you need it.

Mayor Gatt thanked Mr. Cardenas for the report. He said he was going to let the whole Council weigh in, but he was going to go first and just say that it is unacceptable. He said it is unacceptable that Meadowbrook Road has been closed for a year, and now they want to close it for another year. He said that impacts all our residents, but especially the thousand plus people who live at Fox Run and their workers who need to get their emergency services who need to get there. He said we have a brand-new school that just opened on 13 Mile Road, and this is impacting them. He understood the importance of the Great Lakes Water Authority doing this. He understood it is a major utility and water we have been having some bad experiences in the last couple of years with some water main breaks out of Novi that apparently this is going to fix. He said the citizens in Novi should not have to look at another year of being subjected to not going up and down a road they are paying taxes for. He believed that the Great Lakes Water Authority should be told and maybe our attorneys can get involved. He did not know if we have a legal standing, but he would like to at least attempt. He said they are not loaning their greatest effort to this project. He said they should be working 24/7, they should be doubling their workforce. He said there is no way that he could imagine a job like that taking over two years to put the citizens of this city in jeopardy. He said it is jeopardy, that people in Fox Run deserve better, the people at the school deserve better, the people down 13 Mile Road deserve better. He said he knew there are hundreds, if not thousands of people that use Meadowbrook Road from the south to get up to 12 Mile Road to get up on the freeways. He said it did not make sense to him that it would take this long. He asked Mr. Cardenas to get with City Attorney Schultz and his firm. He said if there is a firm that specializes in this sort of thing, perhaps we want to put them on board, but he said we shouldn't just take it from them saying well, we are sorry. He said sorry does not cut it at this point, not after a whole year.

Member Thomas expressed the same disappointment, especially living in the area. She said north of 11 Mile Road is closed, there is only one place to get out and that is Grand River, and it is filled with all the traffic from 10 Mile Road, can we finish a section before we rip up another road. She said it was frustrating. She said in her area, there are not as many people, but you cannot get to Tollgate Farms, and that is a gem of the community that we are not able to utilize for such a long time. That is incredibly frustrating. She wondered if they could finish a section before they move on so that everything is not closed at the same time.

Member Smith agreed with the previous speakers. He said he works off Meadowbrook Road between 12 Mile Road and 13 Mile Road, so he has not been impacted as badly as the people between 11 Mile Road and 12 Mile Road. He said it is challenging for our people to get into work sometimes, especially this last week. He thought that anything we could do to get Great Lakes Water Authority (GLWA) get that watermain finished would be great.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

David Landry said he was representing the Joanne Ward Trust and he wanted to speak briefly on Item No. 2 on the Agenda, which is the proposed Zoning Map Amendment for City West. He stated the Ward Family Trust owns the property on the southeast corner of Grand River Avenue and Beck Road. Mr. Landry said the actual corner of the intersection is zoned B-3. He said his client owns three acres currently zoned B-3. He explained that south on Beck Road there are seven acres that are zoned R-A, we have no objection to the inclusion of the R-A portion. He said on the corner of Beck and Grand River on the southwest corner is Ascension Providence Hospital zoned OSC, and on the northwest corner is Home Depot Plaza zoned B-2 and on the northeast corner is a bank, zoned OSC, all commercial, it would, in his mind only be consistent to include the southeast corner and leave it as B-3. He said the intent section of the proposed City West ordinance states that the intent is to create a corridor of buildings massed along Grand River Avenue. He commented that there is nothing mass on the north side of Grand River Avenue, because there isn't, in his mind be consistent to mass buildings, it would be inconsistent, and it would just be lopsided. He said they supported City West for the seven acres to the south, but as far as the actual southeast corner, it has been zoned B-3 forever. He stated they were there to simply as the City Council for consistency purposes, it is a commercial corner, and they would ask them to leave it.

Joe Bertera, 130 Rexton, Lake Wall Subdivision, Novi. He said he has been here multiple times talking about the Lakefront Protection Ordinance. He missed the last meeting, so today he wanted to talk about the Lakefront Protection Ordinance from the City Council Minutes from 1986 which he presented on the overhead screen for the audience. He read certain sections because he was not sure what the city attorney is really telling you and what he is not telling you. He said you could see here in Ordinance No. 86-18.20 which is how this was referred to back in 1986. He read verbatim from the previous city attorney from David Freed in 1986. He said this is where several lake area residents in the audience were concerned regarding their own access to Walled Lake. He stated that the person who owned his house previously submitted a letter which he showed at a previous Council meeting, talking about his 1919 Subdivision which he also mentioned which is Lake Wall Subdivision and using our lake access lot access was given to them as part of their deed which he already brought up in other meetings, he had concerns about this Lakefront Protection Ordinance. He said Mr. Freed stated, "That this ordinance does not have any application to existing subdivisions or multiple dwellings." He said he quoted the ordinance where it indicated no parcel of land shall in the future. He noted

he could not read the rest of that because somehow the document had been lost or destroyed by the city. He commented the city attorney in 1986 said this does not apply to existing subdivisions, which is what he has been telling you for the last eight meetings that he has attended. He said the second part says Mayor Karevich stated, "that the word hereafter or something else would have to be put in the safe future development into the Lakefront Protection Ordinance which we know it is about future development", but now you are trying to say that it applies to our 104-year-old subdivision. He reiterated that we could see that the city attorney in 1986 said this does not apply to existing subdivisions. He said the mayor said we need different wording inserted into the ordinance stating, you know, into the future, which is exactly what he has been saying all along. He said if you fast forward to 2007, our current City Attorney, Tom Schultz, Mr. Bertera wondered what he said about this ordinance. He said the current attorney said in 2007, "to our knowledge, the City has not applied this provision to Lot 12 or similar properties around the lake whose use in development predated it." Mr. Bertera said now you have two city attorneys that said the same thing that he has been saying for eight City Council meetings.

Khurram Abbas congratulated Victor on his appointment. He said he lived in Asbury Park subdivision and was on the Asbury Park Homeowner Association. He mentioned they had many Asbury Park residents that attended the Planning Commission meeting and voiced their concerns associated with the City West zoning proposal, particularly regarding the proximity of the south part of City West. He stated the concerns range from environmental impacts to noise related concerns. He said many other residents of Novi showed up or wrote about valid concerns about the proposal in general, mostly stemming from the massive amount of development that the project incurs. He hoped to see the City Council go over the audience comments in meetings, meeting Minutes from the Planning meeting in May. He stated during the Planning Commission meeting, it did not appear to him that the Planning Commission members were well informed of what the project entails. He said they were asking a lot of vague questions during the discussions. He said some of them were somewhat receptive about the overwhelming concern from nearby residents and one more time to review the details, but still unanimously voted to recommend this proposal for approval with the City Council. He stated some of them made comments to justify the recommendation by telling them that we had to cut trees in our subdivision as report, which by the way is not true. He stated that they claim that the rezoning would be better for them without being informed on what the existing setbacks and height limits apply to the existing I-1 Light Industrial zoning that is in place right now north of their subdivision. He spoke for all the residents of Asbury Park when he said their homeowners are extremely disappointed by the Planning Commission's lack of consideration. He said they were hoping to have the Planning Commission at least advise some modifications to the proposal for the city where southside by ensuring that the setbacks and height requirements for the existing won't be retained which would be 200 feet setback and two to three story maximum for the residential units. He hoped the City Council, unlike the Planning Commission, would do the right thing and take the residents' concerns into account. He said there seems to be a growing disconnect amongst Novi residents with all the development particularly the dense residential proposals and it

would be in their best interest to address those concerns adequately before voting to approve or reject this proposal. Thank you.

Eddie Hesano said he was the proprietor of Eddie's Walled Lake and a Novi resident at 1359 East Lake Drive, Novi. He mentioned they are on the Agenda for our Firework Show, which is the Walled Lake and Novi Community Firework Show. He said this is a show for us and for our families that we can enjoy, he was very pleased that it is on the Agenda and that it will come into fruition. He said Novi is looking better and better every day, he has been here since 1995. He thought Novi was doing a spectacular job. He said he knew a lot of people that work for the City, and they are amazing. He wished he had that in his city where he worked.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-07-086 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 June 26, 2023 - Regular Meeting
- B. Enter Approval to purchase Courts and Law Enforcement Management Information System (CLEMIS) and Fire Records Management System (FRMS) fees and services from Oakland County for the 2023-2024 fiscal year in the amount of \$61,060.
- C. Approval to purchase a 2024 Ford Expedition vehicle for the Novi Police Department from Lunghamer Ford of Owosso, LLC through the Macomb County cooperative purchasing contract, in the amount of \$61,851.
- D. Approval to award engineering services to Spalding DeDecker to evaluate the City's existing surveying benchmarks in the amount of \$27,500.
- E. Approval to award engineering design services to AECOM for the design of the southern portion of the Lakeshore Park Parking Lot Reconstruction in the amount of \$36,345.66
- F. Approval to award condition assessment services to Pure Technologies for inspection of PCCP water main, in the amount of \$61,700.
- G. Approval of a Street Light Purchase Agreement with Detroit Edison Company for the installation and ongoing operation cost of seven (7) standard streetlights at six (6) intersections along Ten Mile Road between Meadowbrook Road and Haggerty Road.
- H. Approval of request for Fireworks Permit by Eddie's Barrel of Wine to be operated by Gen-X Pyrotechnics, on Saturday, July 22nd, 2023, on Walled Lake.

- I. Approval of a Resolution to close the westbound of Grand River Avenue from Taft Road the to 46850 Grand River Avenue for the 2023 Michigan State Fair 5K Run from 7:30 AM to 9:15 AM on Saturday, September 2, 2023.
- J. Enter Executive Session immediately following the regular meeting of July 10, 2023, in the Council Annex for confidential written communication for legal counsel and to discuss Union negotiations.
- K. Approval of claims and warrants – Warrant 1135

Roll call vote on CM 23-07-086

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

Nays: None

MATTERS FOR COUNCIL ACTION:

- 1. Consideration of Zoning Ordinance Text Amendment 18.296 in order to establish the new City West zoning district, along with associated ordinance changes to reference the new district, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West. Establishment of the City West District was recommended by the 2016 Novi Master Plan Update to create a vibrant, walkable mixed-use district in proximity to the Suburban Collection Showplace and Ascension Providence Hospital. FIRST READING**

City Manager Cardenas stated this has been a project that has been in the works since 2016. He said as the Mayor mentioned in the reading of the motion sheet, this is the first reading. He explained the timeline that we have, and Lindsay Bell is going to present to you a comprehensive presentation on what City West is all about. He said this started back in 2016, 2017 in terms of different actions by the Planning Commission. He mentioned as stated this was to help it create a vibrant area in and around Ascension Providence Park and Suburban Collection Showplace along the stretch of Grand River from Beck Road to Taft Road. He mentioned there have been many different points that we have interacted and talked about in terms of hiring consultants, implementation of committee reviews, and it is finally coming to Council for your consideration, in two different meetings. He said there will be a Text Amendment and Zoning Map which is the item after this, again, only a first reading.

City Planner Lindsay Bell explained the 2016 Master Plan established a vision for the creation of a new district called City West. She quoted from the Master Plan "This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern..."

Ms. Bell stated the challenge for staff over the last 4+ years has been to craft an ordinance that would allow, support, and encourage that vision to become a reality. She said it was exciting to be here with you tonight to present the results of all our efforts for your consideration. She stated they have gone through many drafts and revisions,

adapting to new strategies and learning from the application of existing districts in the City. She gave a quick context, she explained she was referring to the area along Grand River both north and south, generally east of Beck Road and west of Taft Road.

Ms. Bell stated the City West area provides an opportunity to expand the housing choices available for young professionals, empty nesters, and other residents who prioritize a more urban, walkable community, easy access to the highway and destinations within Novi, and entertainment opportunities. She said Grand River Avenue is a major corridor with greater road capacity than many areas of the city. She said SMART has recently released its proposed route expansion and has proposed extending bus service along the Grand River corridor through Novi and into Wixom. One of the proposed locations for a transit stop would be within the City West area, which makes the establishment of this district very timely.

Ms. Bell stated they have been working with the Planning Commission's Implementation Committee, and the City Attorney's office, they have developed the City West Zoning Ordinance text to provide the standards under which properties in the new district will be developed, as well as a Design Guide that offers visual examples that the Master Plan and ordinance language are working together to accomplish. She said the Design Guide complements the ordinance language and would be made part of the ordinance by reference. It includes background information on the area, inspiration images from around Novi and other communities, as well as 3D models to visually show certain requirements or suggestions. She noted the intent is that both documents would be used in conjunction to guide development, creating a structure for developers while permitting flexibility when it is determined to make sense.

Ms. Bell said for projects that are not mixed use, City West District includes a baseline level of development for principal permitted uses, which would be allowed at a similar intensity to what can currently develop in the I-1 District on the south side of Grand River. She stated the baseline level of development, building height is limited to three (3) stories. Uses permitted include office, retail, restaurants, day care centers, banks, and instructional centers.

Ms. Bell explained the proposed ordinance includes an optional Mixed-Use Development Option (MDO) if eligibility criteria are met, which permits a wider range of uses and higher intensity development to encourage the creation of a dynamic mix of compatible uses.

Ms. Bell said residential uses can be developed under the MDO, either as stand-alone use or as part of a mixed-use project. The granting of a Mixed-Use Development Option application requires review and recommendation by the Planning Commission and approval of the City Council. She said the MDO process is like the approval process for the PD-1 and PD-2 Options, with City Council discretion over deviations to area, bulk, yard, and dimensional requirements, as well as density. She noted the Planning Commission will need to consider Special Land Use standards, along with other items, in making its recommendation when MDO projects are considered.

Ms. Bell said while the MDO provides greater flexibility in parking and landscaping, as well as setbacks and building height to allow a more urban form of development, projects will still be subject to other applicable codes and regulations of the City, including Wetland and Watercourse protection, the Woodland Ordinance, Stormwater detention standards, façade, and landscape requirements, as well as lighting and noise ordinances. She stated applicants are required to demonstrate that the proposed layout of the site is designed to minimize the negative impact on existing natural features, including woodland and wetland areas.

Ms. Bell said the proposed ordinance standards allow for greater height along Grand River for MDO projects, however, staff believes that most projects will still have 3-5 story buildings, with additional height potentially requested for mixed-use buildings, or for a signature office building or hotel. She noted for areas greater than 200 feet from single-family districts, the bonus height provisions permitting higher buildings involves meeting one or more specific criteria such as providing or preserving over 25% open space, using sustainable green building elements and design strategies (ex. LEED Best Practices), allocation of units for Workforce Housing (at least 15%) or lower-level parking or parking garage to limit impervious surfaces.

Ms. Bell said the maximum height is limited to eight (8) stories or 115 feet in the proposed ordinance for developments on the north side of Grand River Avenue. This is the same height limit as currently permitted in the OST zoning district which allows building heights up to 115 feet for the area north of Grand River as all that area is within 1,200 feet of the freeway.

She stated that south of Grand River the maximum possible height is limited to 5 stories, or 70 feet. Any height increases would have to be approved by City Council.

Ms. Bell stated the City West area south of Grand River Avenue is directly adjacent to areas designated for multi-family and single-family residential. This portion of the district is intended to provide a gradual transition to the surrounding uses. Within 100 feet of single-family residential areas to the south, non-residential buildings are not permitted, and residential buildings are limited to 35 feet in height to ensure a proper transition and prevent undue impact on the existing neighbors. She said the 100-foot setback for non-residential uses is consistent with current I-1 District setback, to ensure that no new hardship is created on landowners, and adjacent residents are afforded the similar protections that exist today. She noted any building within 200 feet of single-family residential districts is proposed to be limited to 40 feet and will not be eligible for bonus height increases.

Ms. Bell said in addition to the height limits, residential buildings are required to be set back a minimum of two feet for each foot of building height. If the maximum building height of 35 feet is proposed, that structure would require a minimum 70-foot setback from the single-family district. She noted by way of comparison with multiple family zoning districts in Novi, in the RM-1 and RM-2 Districts, the minimum side and rear yard setbacks are 75 feet. She commented that the existing Central Park Estates buildings are built 70-

75 feet from the property line. She said the City West district also requires a 50-foot setback for any parking areas adjacent to single family zoning districts, as well as the installation of a wall or landscape berm to provide buffers.

Ms. Bell gave a brief re-cap: less than 50 feet from the single family residential, only residential structures less than 25 feet in height would be permitted. She noted from 50-100 feet, residential structures up to 35 feet in height and parking with screening would be permitted. She also noted from 100-200 feet from SFR, both residential and non-residential buildings could be allowed with a maximum height of 40 feet. She said over 200 feet from residential additional building height can be requested. She stated at over 500 feet, outdoor seating areas with live music can be authorized.

Ms. Bell said the City West is meant to have sidewalks and pathways throughout the district, providing connections to the City's non-motorized network. The recently expanded Ascension Providence campus trail network provides miles of non-motorized opportunities and connects to the ITC Trail. She mentioned Bosco Park is accessible via Beck Road less than 1 mile away. She stated Taft Road already includes on-road bike lanes as well as an 8-foot pathway on the west side of the road from Grand River to south of 9 Mile. She said this facility connects the City West area to several Novi schools, as well as the Library and Civic Center campus. She noted that pathways along Grand River also provide a direct connection to the Town Center area within a one to two mile distance.

Ms. Bell explained that the development in this district is required to meet specific design standards to ensure future development is cohesive and walkable. She said the buildings are meant to front on internal street networks rather than Grand River to create a more pedestrian-friendly development than the thoroughfare can offer. She noted shared off-street parking facilities are encouraged. Development projects are required to provide public plazas and open spaces for gathering. She said parking requirements for residential uses, based on the number of bedrooms, have been included, which are consistent with the requirements in the Town Center district. In summary, she stated that staff and the Planning Commission recommend approval of the proposed text amendment and Design Guide, with any necessary modifications as it continues to move through the process, as it is following the Master Plan for Land Use and forwards both economic development and housing goals of the City. She said we are happy to answer any questions you may have.

Mayor Gatt thanked Ms. Bell for the very comprehensive background. He mentioned that he heard people say that this is a Council driven issue, he wondered if that is correct. Ms. Bell replied that it is a Master Plan driven issue. Mayor Gatt asked if it was true or not true that a single businessman in the city was pushing for this. Ms. Bell replied, no. He thanked her for her response. He asked Council if anyone had any questions.

Mayor Pro Tem Staudt said it all sounds so great. He mentioned he sat in the Master Plan meetings for probably a year, we are here now, and for some reason, there are a lot of things that have never passed his test. He said his test is a test of common sense. He

wondered if you as a staff member walked out to the property and looked at all the different angles about all the things that you were talking about. Ms. Bell said yes, she had walked through the area. Mayor Pro Tem Staudt stated he has also and under no circumstance could he see us having a five-story building on the south side of the property. He mentioned looking at the berms while walking the properties, there are so many issues that are important. He said he would like an explanation on what drove this in 2016, was this staff driven or developer driven. He would like her to give us an overview of where this came from and why, if it happened in 2016, and we are talking about in 2023.

City Planner McBeth said she would be happy to explain. She stated the Master Plan that was done for 2016, approved in 2017, had three redevelopment areas identified. She stated that is one of the goals of a Master Plan and the Redevelopment Ready Communities. She said there were three areas where the location was located, one where Sakura was approved and is about to start development, an area up by Walled Lake that was in dire need of some redevelopment, and this is the third area. She said if you look at the stretch of Grand River, and particularly the corner at Grand River and Beck, it has been underutilized in terms of an important part of the city for several years. She stated that was recognized by the staff and by the Planning commission, by our planning consultant at that time, and identified as the third kind of redevelopment area that should be focused on. Mayor Pro Tem Staudt confirmed with Ms. McBeth that his was not driven by any potential development that could not get it done there under the current circumstances. Ms. McBeth replied, no, it was not, we were not seeing a lot of development plans in that area, we haven't for the last 10 years or so.

Mayor Pro Tem Staudt asked if they could get the map back upon the overhead that shows the property on the overhead screen. He mentioned there has been voluminous correspondence directed to the City Council and to the Planning Commission. He said one of the questions he had was regarding the area that has a large pond, under what circumstances could that be developed. Ms. McBeth said it is likely the City would request the pond remain as a natural feature, and development could occur around it. She stated with any developments, somebody might come in and say we would like to relocate that pond and put it in a different spot, so under that circumstance, it could. She said this zoning district that the staff has worked on for quite a while indicates that natural features are important in this area. She said we wouldn't be pushing the development community to respect the natural features and not develop in those areas. Mayor Pro Tem Staudt said you are saying there is a potential that the pond or that wetland area could be moved somewhere else, as opposed to being left there and preserved as a permanent wetland feature. Ms. McBeth said staff would always recommend that kind of natural feature would be left in place, but if the development community sometimes says to do what they need to do, they might locate a portion of it. Mayor Pro Tem Staudt said one of the things that he was going to ask was one of the modifications to the ordinance is that the exact thing cannot happen, because this is not what we really want as a community. He said he was a little shell shocked right now by what happened in Sakura, with the pond being filled in. He said he did not know how we could prevent that from happening in this situation, but it abuts properties, houses on

both that side of the street in the back and on the other side of the street. He said these are the kinds of issues that really kind of torment him and that we are trying to create something somewhere where it really is not a natural area to put something through.

Mayor Pro Tem Staudt asked City Attorney Schultz if we were able to separate the north side from the south side. He wondered how we deal with this ordinance, or do we have to do it as one big chunk. City Attorney Schultz said no, you could separate them. He thought a surgery and thinking about it in terms of writing in the ordinance, but there is already a conceptual difference between the two in terms of height and things like that. He said if that were the direction, he thought it would be possible to do just ordinance writing wise. He said to be clear and to add on to Ms. McBeth's answer, there is nothing in this ordinance that would affect the pond one way or the other. He said that is an entire set of city ordinance that he thought Ms. McBeth was talking about the wetland ordinance that allows developers to do things that his ordinance does not make it any more or less likely to have that kind of effect. Mayor Pro Tem Staudt said, or less likely, in the ordinance. Mr. Schultz said if you are focusing just sort of on this spotlight. Mayor Pro Tem Staudt commented that this area abuts residential properties. He thought that if you take that pond out in that wetland area, and move it over somewhere, where there is nothing currently, doesn't seem to him to be a good exercise in this situation. He said one of his recommendations would be to add something to the ordinance that prevented this kind of thing happening. He said we will keep talking about it, we want to preserve the woodlands and wetlands, then we talk about filling them in and moving them somewhere else. He thought this is inconsistent with when we start abutting residential property, and putting these mixed use and commercial properties, it gets a lot more complicated. He said in this situation, we are talking about the lot, a lot of the land that we have available in our city right now is really the end of the development land, the backlots. He said many of these backlots have challenges, that is the reason they are not developed. There are a lot of woodlands and wetlands in them. He did not want to create a City West ordinance that in any way encourages somebody to fill in a woodland or wetland. He preferred that we put in language that prevented that from happening. He said he was not asking you at this point, he was giving you his narrative on this. He said there are certain things that he would like to see his colleagues consider. He wondered if it was best to do it all at once. He wondered if then, we are going to have some kind of vote at this at the end of this process, moving it forward to a second reading. He asked if we could do individual things that we are looking at and get those approved and then move on the other things. City Attorney Schultz said there is not timeline here. He wondered if it is here for first reading, but like with any other ordinance, you are not obligated to approve first reading if you want to talk about it more, get your thoughts together and convey those to City Administration.

Mayor Pro Tem Staudt asked Mr. Landry, just be clear, what properties are you asking to remain in the current zoning. He asked which one is in the B-3 zoning. Mr. Landry said currently, the property on the southeast corner is zoned B-3 and that B-3 zoning encompasses two portions of two parcels. Mayor Pro Tem Staudt asked for him to explain what the drawbacks of this rezoning are for your clients. Mr. Landry replied that his client owned this property, and it has been in the family since the 1940s and it was purchased

by the Ward family back then it was used for several different things. He mentioned there are certain tax reasons when you buy property. He said you can imagine what it is worth now, if somebody sold that property, there would be huge capital gains tax. He stated Mrs. Ward passed away recently. He stated if you pass the property on probate, it is a stepped-up basis. He said the family is ready to develop the property. He said the family already has a developer interested in developing the property as zoned the B-3 part as zoned B-3, he said he did not have a site plan to show you, and he did not have a specific use to show you. He said there are obvious B-3 uses, some uses that are not included within the City West and the City West ordinance does include drive through. He said they have had some conversation with the Administration on that and drive throughs included as an accessory use, but you can imagine across from a hospital, so be a perfect parcel for a 24 hour Walgreens or a CVS, but that is a particular kind of use that would be perfect at this location. Mayor Pro Tem Staudt said he was advised earlier today that whatever the current B-3 zoning is, it would carry on into the new zoning. He asked him if that was his understanding of it? Mr. Landry said he did not have it in front of him, but no, there are certain B-3 uses that are not carried over into the ordinance. Mayor Pro Tem Staudt asked if City Planner McBeth could shed some light on that.

City Planner McBeth said the B-3 district allows sort of our most intense commercial uses. She gave examples such as car washes, gas stations, used car lots, things like that, a whole variety of things that you would expect in a retail location. She said the pharmacy that we are talking about with the drive through would also be permitted in the City West ordinance as it is currently drafted. Mayor Pro Tem Staudt asked Mr. Landry what the discrepancy was between? He wondered why they had to hire an attorney to come to us to ask for that property to be excluded. He wondered where the confusion was. Mr. Landry said his clients are interested in developing this under B-3 with setbacks and certain things of that nature, as opposed to the proposed City West ordinance. He said a gas station is one that would not be included, they do not necessarily now, have a commitment for a gas station. He pointed out that gas stations today are not the gas stations of yesterday. He said they do not look like gas stations; they sell a lot of different products. He said that was one that he could tell you from memory that is not included in the City West ordinance.

Mayor Pro Tem Staudt said he was going to make a recommendation and he did not know if we need an approval on this or not at this point. He said he wanted to remove the two parcels 50-22-16-151-010 and 50-22-16-151-012 from the ordinance.

MOTION WITHDRAWN

CM 23-07-087

Moved by Staudt, seconded by Gatt;

Approval to remove two parcels 50-22-16-151-010 and 50-22-16-151-012 from the proposed Zoning Map Amendment 17.741.

Member Fischer directed his question to City Attorney Schultz. He asked him if it is possible to put an overlay on these two properties and basically say, we recognize and allow you to build under the B-3 development of the B-3, but you are also eligible to develop under

the City West as well, which would actually give more opportunities in the future if they did not go down the path of what Mr. Landry was talking about, to potentially develop more in the spirit of the City West. City Attorney Schultz confirmed that he was talking about an overlay just for two pieces of property. Member Fisher said yes, that is correct. Mr. Schultz said conceptually, he would have to think about that. He was not sure he had seen anything that targeted individual properties of that size. He said he was not saying it could not happen. Member Fischer said however, there are many acres on the south side, everything is I-1 except for this one parcel, he understood the position that the Ward family is in. He was trying to get it so that we as a City would also potentially in the future have the possibility if current plans fell through that they may have something more contiguous with the eastern properties, and that is where he saw the benefit. He said he did not to pull it out, and that is why he would not support the motion as it is, he would be interested in something like that. City Attorney Schultz stated we could look at that, if it is pulled out that is an option as well. He guessed the other option is to find out from the property owner what uses they think they might want from the B-3 and pull those forward and put those in as permitted uses. He wondered if it was worthwhile to have an ordinance amendment that says, now that things are the way they are some of these uses we do not want, but we will sit down with the property owner and find out, what it is they might want. Member Fischer said he would be more hesitant to take B-3 uses and put them into the City West uses, then do some sort of overlay, if we cannot do some sort of overlay, and then he was going down the path of Mayor Pro Tem.

Member Thomas stated in the B-3 section, or that area that we saw on the map, are those the only two parcels in those areas or are there other people who may want to have the same opportunity. She thought that was a decent sized section there. She wondered if we are going to make this offering to the owner of the two parcels, is it something that makes sense for the others in that section.

City Attorney Schultz said Mr. Landry pointed out that this is a corner piece, which distinguishes it from the rest of all the properties that are depicted there. He mentioned one of the things that he didn't want to say it, it surprised him, but he thought it was interesting watching this process for the last couple of years is that you didn't have a lot of property owners who were saying we do not like it, it was gratifying to see how many property owners said, "sure, this is a good deal for us". He said we have a property owner here, who is arguing that their property is unique, because it is the corner piece a that. He said he would be worried about taking that idea and spreading it throughout the rest of the district is what he was trying to say. He thought the other properties were different.

Member Casey said she was not opposed to having the City Attorney investigate it if there is any kind of overlay that can be done. She thought we might be a little ahead of ourselves in this process because we have not talked about applying for the City West District at all yet. She mentioned neither have we talked about what parcels that might apply to, which is the next item on the Agenda. She thought from a timing perspective, we feel like we are a little out of sync in terms of holding out one specific parcel and treating it differently, potentially, without even having talked about what the City West District is going to be. Generally, do we want the City West District and then generally,

which parcels do we want to apply to. She thought from a process perspective, she felt like we are a little out of sync on that one. She said she would support the motion if it were only to ask the City Attorney to look at options for an overlay for those parcels for the B-3 specifically.

Member Smith agreed with Member Casey, he thought we are a little bit ahead of ourselves and pulling out specific things like this. He said in general; he would like to see how this whole thing plays out with the upcoming new Master Plan as well. He said he would support, asking the City Attorney to investigate that B-3 overlay.

City Attorney Schultz said on that subject, I guess he was looking at this as kind of straw votes. He said you wanted to take a vote so that we would know what the numbers were, he understood that Mr. Mayor. He stated at the end of this is was going to suggest if there especially if there are more, that we not have a motion to introduce, or approved first reading, and that however many of these straw vote indications we get this evening, which is great, that we will take that back, and we will come back with a revised version of the ordinance.

Mayor Gatt said instead of making a motion, just talk and you guys, you know the consensus up here might not be seven, but you know, we are a majority. Mr. Schultz said he thought so. Mayor Gatt said okay, then we do have a motion on the floor that we can withdraw.

Member Crawford mentioned that he had another concern. He said at the Planning Commission meeting it was brought up, and he did not know which parcels they were, but there were some parcels that if you did 100-foot setback from residential, they would be virtually undeveloped. He mentioned it was suggested that a berm and landscaping could be done instead of a 100-foot setback. He said he would like to see that investigated, and he was not sure which parcels they were, but somebody can figure that out. He thought it was next to residential.

Mayor Pro Tem Staudt wondered if we are going to vote on this a straw vote or what? City Attorney Schultz said he did not know that you need to if you want to that is fine. He did not think he had to worry; we are going to take good notes. Mayor Pro Tem Staudt said he would withdraw the motion and go on to the next things.

Mayor Pro Tem Staudt moved on to the next issue that he had and mentioned there are two sides to developing the ordinance. He said one is on the north side, which is on the north side of Grand River Avenue. The other is the south side, the south side has a current residential element to it. He said the north side, he did not have anything that he was going to propose on the north side. Getting back to the south side, he said he could not see us having five story buildings under any circumstance on the south side whether they are 20, 50 or 100. He said he would like to see us limit that to a three-floor building, so that was his first recommendation on the south side. Second, he stated having a berm requirement with landscaping so that anything that is built requires a berm with the appropriate landscaping. He said that maybe that was already included, but he wanted

to make sure that is in the ordinance. Third, he wanted to see us remove the hotel/motel from the south side as a potential use. He said one of the biggest factors with this entire issue is the idea that it is a walkable area. He stated until we get an overhead walkway between the south side and the north side, these are two distinctly very different areas. One is not going to be walking across Grand River Avenue on a regular basis to get across the street to the north side. He said he really did not think it was appropriate to put a hotel/motel in that area and he would like to see that removed as a use. He said his fourth issue is a little more controversial, was that he would like to see 100-foot setbacks, he mentioned there are probably four different opinions up here on setbacks. He said the residents have asked for 200-foot setbacks which he thought was a little unreasonable, it does not give very many options. He thought the 100-foot setback with the berm, with landscaping would provide a very safe buffer for the residential properties there. He said his fifth point had to do with again, the protection of woodlands and wetlands, and how we could incorporate into the ordinance that the current woodland and wetland that are in the City West district in some way be preserved and protected in a manner that goes beyond just our normal city ordinances, especially those that are directly abutting the residential properties. He said those are his five primary issues. He said he would like to hear what his colleagues have to say.

Member Fischer said he would like to take the same approach. He thought that the north side has less concerns, from his perspective. He said if he understood, the current OSC on the north property, the north side of Grand River that allows the eight story buildings already, he wondered if that was correct, because all the properties are within 1,200 feet of the highway. Ms. Bell replied that he was correct. Member Fischer said that what this does is limited to six, and to go eight stories, they would have to meet the special criteria. He said many times when he is talking to someone that has concerns about some of the higher heights, once he tells them that you must meet some of these sustainability goals to get those bonus heights, we are winning out in that if they can already have eight. He said now they can only have six, but they can go to eight because they are going to be LEED certified or preserve 25% of the space. He thought that was a big win on the north side for him. He said the north side, they have less issues. He said he would focus most of his comments on the south side. Member Fischer mentioned the south side and stated that he struggled with the stories because of the good benefit that he saw in pushing some of those sustainability goals. He thought if we could go to four floors with those bonus criteria, but with bigger setbacks, he thought we might be able to accomplish some good there. He said he would be willing to go up to that, but if there wasn't consensus on Council, he would be fine with sticking with three and getting rid of the bonus floors. He liked the berm requirements, and the removal of the hotel/motel. He believed there needs to be some more work on the setbacks, and he thought 100 feet is a possibility and something that could be used, but he believed it should be tied to the building height. He said he would leave it to staff to come to some ideas at what might be worthwhile over there, but what is currently being proposed is not enough. He did not think in some parcels, areas, uses and heights 100 would be enough. He would like to see that a little more stringent. He said they have already spoken about B-3, and he made his comments on that. He appreciated the comments on the protection of the woodlands and wetlands. He said process wise; he did not know that it makes complete

sense to him, and he said he would ask the city attorney. He commented that in essence, we are talking about our own mitigation ordinance at that point, are we not. He said one of these will come to us will come to the Planning Commission or City Council and we will make the decision if the mitigation is appropriate. He said if we are trying to tie future hands, we are kind of saying what we do up here as it is from a mitigation discussion perspective is moot, is that correct. He wondered if he was correct on the first part that we as a Council make the decision on the mitigation of the wetlands. City Attorney Schultz said yes, he did think that was correct. He stated he will just preview; we do have an obligation and your ordinance does treat similarly situated properties the same, so we have got an obligation under the state zoning laws to treat similarly situated properties the same. He said we will take the Mayor Pro Tem Staudt's comments to heart. He said we will have to., the way communities typically deal with wanting to preserve areas is you incentivize them not to develop it more than they might in the other parts of the city. He said we will look at the idea. He said he thought he could see where both of you were going. He stated ultimately, yes, we will be clear that you will have the authority on the mitigation and tree removals that you have elsewhere.

Member Fischer said we have chosen to look at some of the benefits and some of the ideas that a developer had by maybe putting more intense use on one area and kind of trying to preserve more areas. He said it is those situations where it is Council's judgment, and he thought it is our job as the elected officials to make those calls on the mitigation. He stated while he could think we can find a way to strengthen it, he liked the idea of kind of the residential component where the Mayor Pro Tem Staudt was going, he said he will start to feel more uncomfortable as we tie future City Council's hands from being able to make site plan decision if they are elected to do. He said that is how he was asking you to split that one. Member Fischer said overall, those are some stringent comments for him that it would take to probably get this over the finish line and vote for his approval. He said he liked the concept. He liked what the staff has done, anything to promote things like sustainable efforts, the workforce housing, there are a lot of good things in here. He said he did not want to throw the baby out with the bathwater, he did not think it is a good idea, as he has seen, proposed, by some Councilmembers and on social media, and he thought that is kind of irresponsible. He said it is their job to sit here as staff, as a Council, as a Planning Commission to hear resident comments and try to come up with something that is palatable. He stated if we cannot hit some of these criteria that he has said, and he had no problem, potentially splitting these two approving the north end and leaving most of the bottom as I-1 zoning as it currently exists.

Member Smith agreed that there is a split between the north and south of this, the south end needs to take more consideration of the residents further south. He said he would like to see overall a stronger incentive to get LEED Certification and parking structures versus giant parking lots. He stated when you look at the aerial map of that you see Suburban Collection Showplace, and it is a giant parking lot, creating a lot of issues with runoff. He said he would like to see smaller parking lots in general. He said he was not sure, maybe Ms. Bell could answer on the Workforce Housing component of that, he was not sure what that was exactly. Ms. Bell explained that we do have a definition that is proposed in the text amendment and said could read that for you if you would like.

Member Smith said sure. Ms. Bell said Workforce Housing is a residential unit for sale or for rent with combined annual rent, rental costs, or combined annual mortgage loan debt service, property taxes and required insurance that do not exceed 30% of the gross annual income of a household earning between 60% and 140% of the area median income as defined annually by the United States Department of Housing and Urban Development. Member Smith thanked her for her explanation.

Member Smith said the other comment he had was regarding walkability. He agreed Grand River is not something you want to have people trying to cross. He said he saw in some of the material that was provided that making Grand River, doing traffic calming solutions, which he was not sure he would like to see a study how that impacts the other roads in the area. He said Grand River has a lot of traffic and if you slow that down, it is going to go somewhere. He stated that brought up the point he mentioned earlier, is that he would like to see this as how it works with the upcoming new Master Plan. He said it is a big piece of land and he wanted to see how that all works together. He thought if we could get some pedestrian bridges across Grand River, he would be in favor of that.

Member Casey said there are a couple of big issues that she would like to get a little more insight from staff on. First, as the previous speaker mentioned, travel on Grand River Avenue and the fact that it is a five-lane road, 50 miles an hour. She said we are talking about trying to put in a lot of people doing a lot of walking, can someone clue us into the conversations that were held with the County recently about some flexibility on their side and what that means. City Manager Cardenas said they had conversations with the Road Commission of Oakland County, who has oversight of that road would be who the City would have to get approval from for any kind of speed limit, or any kind of traffic calming measures. He said they preliminarily were approached by staff regarding potentially mid-block crossings, and they were receptive of such calming measures as well. He said those are just preliminary communications with them about that. He said there is some leeway and some wiggle room with respect to those.

Member Casey thanked Mr. Cardenas for his explanation. She stated that this is one of those issues that she thought were going to want to move a little faster on instead of trying to wait and see how this starts to develop. She said she would really like to make sure that we are talking about what it is we would do and then have a real plan for what it would take because you know, right now we are talking about zoning, we do not have specific projects in front of us, this is not anything where we are responding to requests for development. She thought right now is the time for us to say, it is a couple of years, several years, many years, probably away from being fully built out. She said now is the time for us to start talking about what we want Grand River to be in this space so that we are not 50% built out and need to start figuring out what we want to do with Grand River. She wanted to encourage us as part of our planning to make sure that we are having forward moving conversations with the county that talk about what we expect to want to do these things, let us get some plans in place for what that would start to look like. She stated that would be her first recommendation.

Member Casey said secondly, she is going to move us on to the water system, because we did get a memo relating to the water system and pressure and what expected uses are going to be. She wondered if we could get a little bit of insight on infrastructure needs. She said once we get this district, assuming it passes, and everything happens, once this district starts getting built up, what kind of expectations do we have? What kind of timing are we talking about for some of the changes? DPW Director Herczeg thought we were talking about a couple different projects in the memo, one is the 8 Mile loop and the secondary one would be the City West improvements, which are some pumping stations, some other water main improvements that have been in the Master Plan on and off for years based on development. He said we are discussing the 8 Mile loop, and based on density, based on our usage, in year one of next year's budget, the other plans be implemented later. Member Casey thought that was helpful, because she thought that is also one of the things, we want to make sure we are thinking of before we get fully developed in the space, what we will need to plan for, because none of these are going to be small projects. Mr. Herczeg said they are decent sized projects.

Member Casey said she was going to talk about walkability and walkability is great when we run them on east west, but the means of getting people across Grand River, north, south. She said as much as we are talking to the county, about traffic calming, mid-block crossing, etc., she wanted to make sure that we are also considering and planning for if a pedestrian bridge is going to be the right means for us to get people across the street as well. She was going to tie all of those together. Moving on to residential, she thought, we are all saying very similar things up here as relates to the north, south is very different from the south side. She stated, much like some of the previous speakers she did go through the neighborhood over the weekend and really got a sense for how things are laid out. She thought that the berm that we have in place against the I-1 with the building that exists today on Heyn Drive was a nice look. She was concerned with a couple of different housing units on the corners of the curb on Mandalay Circle, for whom even a 100-foot setback is going to be problematic for them. She said she knew we have differences in opinions on the setback against residential. She said for her, the larger the better, so she did not think 100-foot is big enough, especially for those corner houses, they are going to have the strongest impact on both sides. She would like to see us look at the potential of a 200-foot setback. She agreed that having berms and trees, we have 80% opacity for the winter, which is a normal part of our requirements. She thought the berms in here she believed were a 10-foot berm plus the landscaping trees, so she asked Ms. Bell if she was correct. Ms. Bell replied were industrial abuts residential, it is 10 feet. Member Casey asked if we were keeping that same requirement in the CW. Ms. Bell said she would have to investigate it, it may be slightly different. Member Casey said she would encourage us to make sure that we are looking again at the tallest possible berm, otherwise she will start talking about the trees, and she did not want to get into that space at all.

Member Casey appreciated the perspective that Mayor Pro Tem Staudt raised as it relates to the woodlands and wetlands, there is a lot of great screening for the residents on the east side, that she would like us to be as firm as strong as we can be in what we can require from a woodlands protection because we have a strong Woodlands

Protection Ordinance. She said there are people who have different opinions about whether it is strong enough, but she thought in this instance, we want to do everything we can to keep as many of those trees as possible. She wanted to make sure that we put as much strength behind the requirements to keep as many of the trees as possible, and to keep as many of the regulated trees as possible, make sure we do that. She stated she would like to see it similar for the wetlands as well, because with the existing ordinance for wetlands, developers can and have requested to move wetlands and that has passed. She said whatever we can do to strengthen that.

Member Casey said her final comment for the evening was to thank City Attorney Schultz for his advice to us to have our first round of conversation and look to bring back changes in another first reading. She said she would have made the motion to postpone or table the first reading to get our chances for us to get this conversation out, because this has been a four-year process for many. She commented that she should have thanked City Staff and the Planning Commission, who did all the hard work, this is the first chance that we have had to look at this. She said this behooves us to give staff as much feedback as possible. She thought this would give them a reasonable amount of time to absorb that feedback, make their changes, make the recommendations before we even start talking about looking at first reading. She stated as much as she thought she heard earlier that we were going to see this again quickly this month, she was happy to have us have the conversation of the table to provide direction and give staff a chance to give us a more formalized first reading.

Member Thomas stated that a lot of what she cared about has already been brought up. She agreed with Member Casey on the setbacks. She knew there was going to be some disagreement about that, but she thought in some of those instances your home was very close to the line. She was not sure that 100 feet was sufficient. She thought that they needed that space available there. She said we mentioned that specific pond, that these natural features that people's homes abut, and they are necessary for not just keeping the wildlife there and having beautiful homes, but just keeping our nice neighborhood and our community vibrant. She said it was a bit of a concern when we talked about let's do everything, we could save one pond. She said she would like to make sure that every resident who is facing similar instances has those same benefits of having people fighting for those items. She didn't think that they should have to come to Council every time that they want to fight for those items. She mentioned this ordinance may not be the place for it because we have woodlands and we have wetland ordinances today, but often those are moved and changed. She thought perhaps that is something that we need to look at is strengthening the woodlands and wetlands ordinances to that people do not have to be in fear that these are too weak, and the properties that they are on that are protected properties are going to be so easily moved. She said, but again, we are talking about this property. She was in full agreement with the rest of the City Council on those ponds, and making sure that we did everything we could to try to keep those natural wetlands there in that place. She agreed with everyone. She agreed the north side of the street is not as much of a big deal, there are not many homes there, they are not going to be negatively impacted, you have a lot of it directly next to the expressway.

Member Thomas said she had one final thing regarding walkability. She did have concerns about the walkability of Grand River, she would not want to walk with her child down Grand River because of the traffic that is currently there. She thought that if you try to mitigate that traffic, the people must go somewhere, just means our roads are already overloaded, they are too small for the traffic that we have today, and it would make it difficult for everyone to get places, which is very frustrating. She noted that Grand River is one of the places where you can move quickly to get in and out of places. She wanted to make sure that whatever is by Grand River, that we have sufficient setbacks from Grand River and protection to keep people from getting injured on Grand River. She mentioned that as it is today, there should be no foot traffic on Grand River, it is problematic. She stated that trying to find ways however that is to mitigate that and whether it is having crosswalks going over the street, a way to make that safe, it just doesn't seem like a place that should be walked. She stated Grand River does not seem like a place where people should be walking, this is from the Master Plan from 2016. She said currently we are in the middle of having a Master Plan done, she felt like we should probably wait on the rezoning until the new Master Plan is complete, that was her perspective.

Mayor Gatt said he agreed with almost everything that was said up here. He reiterated that we as a Council had talked about hotels on the south side of Grand River Avenue and we rejected it then and we can reject it again. He said Grand River Avenue is a wicked Road, very difficult and very unsafe to cross on foot. He said cars, trucks, and semi-trucks are going 50 miles per hour and you know when the sun goes down, you cannot see. He said they talked about a pedestrian overpass he would like us to consider, or somebody consider a pedestrian underpass, something in the weather in Michigan, you know for four or five months out of the year, an overpass could be nasty walking up there, an underpass would be more conducive for handicapped people, conducive for older people and he thought safer.

Mayor Gatt mentioned the setbacks and that 100-feet and 200-feet were mentioned. He thought this was a resident driven issue and he did not know if one size would fit all. He thought maybe we could come up with something where somebody said about the corner houses, maybe 100 feet is not good for them, and might be good for others. She said it was something that he thought the staff should look at and come back with some options. He said three stories, four stories, if he lived on the south side, and somebody wanted to build a four or five story building, he would be very upset. He said he would like to keep it at three stories, somebody earlier mentioned four stories, maybe depending on where it is. He did want to reiterate also that it has been said more than once. Mayor Gatt noted this is not a Council driven issue. He said it is not a one businessman driven issue. He said a former council person was talking about how this is going to really help one person in the community and that we have already helped that person a lot. He stated that is just completely 100% untrue. He said this is something the planning people, the Master Plan people have come up with, and it has taken years and years, from there to here.

Member Fischer said he would like to give staff some opportunity to comment on the walkability, a lot of people have really gone after that as one of the fallacies of this plan that they may consider the four years of work because it is just not walkable. He said one counter he had to that is, why did the city spend probably a couple hundred thousand of dollars or a million dollars to put sidewalks all the way up and down Grand River Avenue between Taft and Beck, which we already have there, which he has walked on and he felt very safe doing the whole thing. He said it is really about the cross ability. He said he could imagine that if this district were to come to fruition, we probably would not just have one stoplight between Beck and Taft as well, maybe there would be a couple with crosswalks. He wanted to give you the opportunity to tell us a little about your vision of the walkability from a staff perspective. He said that is one thing that he thought has probably gotten an unfair shake, mostly on social media. He said he did not think the staff had an opportunity to comment on that, especially in relation to some of the comments he just made.

City Planner Bell thanked Member Fischer. She stated our vision would be that there are internal street networks that create the walkability, where you are walking from thing to thing, not along Grand River Avenue necessarily. She said we would like to see a crossing of Grand River. She knew that the 2016 Master Plan had a planned road here along the north side to kind of create a bit of a ring road. Member Fischer asked if that was where the cement plant is. Ms. Bell said the City Gate Road that comes up between Starbucks and the Tim Hortons, that would continue further east and then down and meet up with Grand River, so possibly a stoplight there. She stated that obviously, involvement with the Road Commission for Oakland County (RCOC). She said that might be where the future connection could be for both pedestrians and cars, but really, it is the internal street networks that we are seeing as more the walkable pedestrian focused areas.

Member Fischer said he thought some of the intentions underlying all of this, there are some good intentions there between the walkability of those things. He thought that either marketing or promoting a little more of the idea of the internal not necessarily the crossing, is the walkable element within those different parcels. He said he thought maybe concrete plans, he believed that this just might help tell the story of what is taking place. He thought staff has gotten an unfair shake on some of the walkability comment.

Member Crawford mentioned the setbacks, he would love to see 100, 200, or 500-foot setbacks when it is next to residential. However, he said that is not always practical, nor is it fair to the property owners who own property north of the residential subdivisions. He said he would like to see some sort of recommendation for berms, landscaping, whatever allows those properties north of the residential to be able to develop, we cannot take up a third or half of their property. He said he did not know which parcels they were, and he did not know how far they went. He said we need to address that and not penalize them with 100-foot or 200-foot setback. He believed there were other alternatives. He said it is important that they are not taken out of the picture with kind of development.

Mayor Pro Tem Staudt said he started this with a discussion of some of the issues and we have hashed it out. He hoped the residents had seen that. He said this is a Council, it

came prepared, we have done our research, we read all the correspondence, he got some correspondence today that was sent to the Planning Commission from an attorney from a Homeowner's Association. He said they read everything, they listen to everyone, but we talk on the record. He said sometimes that is a difficult thing to understand about government, but we certainly have empathy for your issues, but we have empathy for the people who own the property. He said we are trying to find a nice balance, something that is fair. He thought they had a robust and excellent conversation.

Mayor Gatt asked City Manager Cardenas if he was prepared to bring this back with a new first reading soon. Mr. Cardenas replied yes.

2. Consideration of Zoning Map Amendment 18.741 to rezone approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from B-3 General Business, I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology to CW City West District. FIRST READING

POSTPONED

CM 23-07-088

Moved by Staudt, seconded by Crawford; CARRIED UNANIMOUSLY

To postpone the approval of Zoning Map Amendment 18.741 to rezone approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from B-3 General Business, I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology to CW City West District. FIRST READING

Roll call vote on CM 23-07-088

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

Nays: None

3. Consideration of Approval of Change Order No. 1 to Mattioli Cement Company, Inc. for the 2023 Neighborhood Road Program – Concrete Streets in the amount of \$337,104.25.

CM 23-07-089

Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY

Approval of Change Order No. 1 to Mattioli Cement Company, Inc. for the 2023 Neighborhood Road Program – Concrete Streets in the amount of \$337,104.25.

Roll call vote on CM 23-07-089

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

Nays: None

4. Consideration of Approval of Change Order No. 1 to Cadillac Asphalt, LLC for the reconstruction of the eastern 500-feet of Drakes Bay Drive as part of the 2023 Industrial Roads Rehabilitation Program in the amount of \$386,927.26.

City Manager Cardenas said this is just the first 500 feet from the Drakes Bay Wixom Road intersection. This is purely a reconstruction of those 500 feet. He said we will come back to Council at the next meeting for more rehab and maintenance work for the rest of Island Lake.

CM 23-07-090 Moved by Smith, seconded by Casey; CARRIED UNANIMOUSLY

Approval of Change Order No. 1 to Cadillac Asphalt, LLC for the reconstruction of the eastern 500-feet of Drakes Bay Drive as part of the 2023 Industrial Roads Rehabilitation program in the amount of \$386,927.26.

Roll call vote on CM 23-07-090

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

5. Approval to approve the Purchase Agreement for property on the east side of Meadowbrook Road, north of Ten Mile Road, approximately 4.51 acres, Parcel No. 22-24-301-013, in the amount of \$295,000, plus closing and other related costs, to amend the budget, and to direct the City Manager and City Attorney to take such action as is required to close on such purchase.

City Manager Cardenas reminded City Council that this will be coming out of a Tree Fund as this property is intended for preservation of the woodlands that are currently located there.

CM 23-07-091 Moved by Smith, seconded by Casey; CARRIED UNANIMOUSLY

Approval of the Purchase Agreement for property on the east side of Meadowbrook Road, north of Ten Mile Road, approximately 4.51 acres, Parcel No. 22-24-301-013, in the amount of \$295,000, plus closing and other related costs, to amend the budget, and to direct the City Manager and City Attorney to take such action as is required to close on such purchase.

Mayor Pro Tem Staudt commented on one of the mantras we hear all the time is, if we want to protect it, then we should buy it. He said that is exactly what we are doing. He said this is something that we have done to the city quietly over the years. He stated this was a request, honestly by one of the Homeowner associations. He thought this is a perfect example of how the City Council reacts to these situations.

Member Fischer wanted to clarify this is another piece of property that we are adding into the inventory. He said we did this with several acres last year, something we are always on the hunt for, as we saw in the last discussion, there is an emphasis on the Council to protect those woodland and wetland resources. He said we also see that a parcel like this would be very difficult to develop without a lot of consternation with people around it with residents and such. He supported this and was glad it came forward. He mentioned his concern was that in the packet that it was supposed to come from the General Fund, that is what is shown on our packet material. He did not know what we needed to do to clarify that. City Manager Cardenas replied that it is just the line item that we use for property acquisition and in a future Budget Amendment it will be moved into the Tree Fund. Member Fischer said if we see that in the next Budget Amendment he was in full support.

Roll call vote on CM 23-07-091

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

- 6. Approval to purchase rapid deployment barricades for the Novi Police Department from Meridian Rapid Defense Group, sole source provider and through an existing GSA contract, for a total of \$155,646.18.**

CM 23-07-092

Moved by Thomas, seconded by Casey; CARRIED UNANIMOUSLY

Approval to purchase rapid deployment barricades for the Novi Police Department from Meridian Rapid Defense Group, sole source provider and through an existing GSA contract, for a total of \$155,646.18.

Roll call vote on CM 23-07-092

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

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None

AUDIENCE COMMENT:

Joe Bertera, 130 Rexton, Lake Wall Subdivision Novi said he had a whole speech prepared about this Lakefront Protection Ordinance. He said the ordinance at the beginning of his last speech when he talked about how the Ordinance 86-18.20 and then it got changed to 86-126 through some shenanigans with the city. He was not even sure what they did, he said the documents were destroyed. He said after hearing this last hour of what happened here with this City West and looking at the City Council, he has other things to say at this point. He stated that he lives in the north end of Novi, on the border of Walled Lake, and our roads are not even paved, they are chip sealed in his neighborhood. He said he was looking at these numbers like you are repaving concrete streets for \$337,000, you know where all those streets are. He said they are near the City

Hall. He said that includes the concrete streets and the asphalt streets where you are repaving part of Island Lake where there are million-dollar homes. He stated on the north end there are chip sealed streets which is like pebble, sand and tar. He wondered why everything was being done around this area. He said all of you were up here talking about the City West and you are talking about the residents here, the residents there, but there is zero concern for the north end of Novi. He said all this stuff happens around the city within one square mile of City Hall. He said he knew it was far away from where you all live, but all your streets are paved, or your trees are trimmed, all your electricity works in your neighborhoods because you run the city. He said they are up on the north end of Novi, and you guys do not care at all. He wished he had more time to read what he wrote. He said the next step is to go to the City of Walled Lake and see about getting their neighborhood annexed into Walled Lake where there are more reasonable people there. He believed they only cared about their little pet projects, like everything around 10 Mile and Meadowbrook. He guessed that is probably what's more important to you.

Michel Duchesneau, 1191 S. Lake Drive Novi said regarding Novi City West, several properties will become nonconforming under the current ordinances. He said this will require them to apply for a special use and prove that they can no longer use the property as it is zoned. He felt there should be some form of relief for existing property owners, there are a lot of companies in there right now that you could probably say they are blighted. He said if they want to improve their business, under this new district, they are going to find it probably is much more difficult. He said he would like to have some review as to what this does to the existing property owners' businesses that may want to expand their house, and they may want to improve their façade, but not meet all the other requirements that this meeting entailed. He said he would like to see some kind of provision for how this impacts existing property owners and companies, and those especially that become non-conforming uses.

Dorothy Duchesneau, 1191 S. Lake Drive Novi thought a little bit of thinking out of the box with this City West and the crossings, and you are slowing down the traffic and all that. She asked them to please take one step back. She mentioned there was a slide shown earlier that talked about where the buses might stop along Grand River between one end of the other of City West. She suggested working with the transit companies to figure out where do they want the bus to stop and put traffic lights and crossings there. She said people getting off the bus going in one direction might want to get to the other side of the street safely and vice versa. She said you also need to talk with them about where the buses are going to stop. Where are the lifts going to stop. Where are the people that are going to be traveling in opposite directions going to cross that. She asked Council not to leave that until the last minute or you will be finding out you will be doing it twice. She asked the Council to find out where those transit points are going to be, put the traffic lights in the crosswalks and the road crossing there.

COMMITTEE REPORTS: None

Mayor Gatt stated we are heading into the middle of July now, there are two major committees out there working with the older adults, the Older Adult Needs Committee

and with the public servants, the Public Safety Building Committee. Mayor Gatt requested a report from each committee by the first meeting in October. He commented that if he could have a comprehensive report from both committees as to where we stand, he would appreciate that.

MAYOR AND COUNCIL ISSUES:

Mayor Gatt said he added "Garage Sales" to Mayor and Council Issues. He said he received a phone call and a couple emails from people in a subdivision who had a neighborhood subdivision garage sale a few weeks ago. He said they put out a bunch of signs and our ordinance people did their job, and they went around and picked up all those signs. He stated the people who called and wrote to him were not happy. He agreed with them. He also agreed that our ordinance people are doing their job. He would like the City to look at that ordinance, modify it in some way, then come back with some kind of modification. He said he would like at least a week in the spring and a week in the fall where we advertise that all garage sale signs are legal. He said a couple of his colleagues said it should be for several months or the whole summer. He said that would be okay with him also. He said he did not like telling our subdivisions you cannot put up a garage sale sign. He said we waved the Sign Ordinance, or we abated that dramatically during COVID for our businesses, now we are talking about our residents. He suggested coming up with something from the first week in June through the last week in September and letting people have their garage sales and put their signs up. He said we would have to regulate the signs; we would not want 30-foot signs for a garage sale. He was talking about normal garage sale signs and whatever is normal, he will let staff decide. He said he would like to see City staff working on something like that, and bring some suggestions back to us as soon as possible, unless his colleagues disagree.

Mayor Pro Tem Staudt said he was one of the people who suggested that we allow for more signs more than two times a year. He said maybe there is going to be a lack of common sense relative to putting too many signs out, people get a little overzealous. He said seriously, is this what Novi is about, spending all our time picking up signs of people who have rummage sales or lawn signs, we need to do better. He said he would support a much more robust softening of the regulations, the ordinances to all much more than two times per year.

Mayor Pro Tem Staudt said he added "Landscaping and Fiber Optic" to Mayor and Council Issues. He mentioned that over the past couple of weeks, and he just found out today, he stated the Mayor got some of the similar correspondence. He received email and pictures of the Meadowbrook Glen's subdivision and things like that orange conduit coming out of the ground, four feet tall in front of people's houses. He thought maybe that is something that has been there for a few weeks or maybe a month, but that was not true. He found out today that AT&T went in there and put this conduit in, and not only is it extremely distracting, but all the landscaping around it is also now completely ruined. He said from what he heard, there is nothing we can do, which is a sad situation. He said that is one side of it. He said the other side is we did a very robust sidewalk replacement program in Meadowbrook Glens, and they are very appreciative. He heard from many

residents that they were pleased the city stepped up and helped with this, but there is one small problem there, there are just plots of healthy grass and weeds and things all over, he drove the sub yesterday. He stated there are probably 30 places where we must have pulled up the concrete and tore up the area between the sidewalk and the road, some of it has weeds that are three or four feet. He heard today that our code enforcement officer approached our City Manager and told him that, maybe we shouldn't be harassing the residents to take care of this, because frankly, this is our problem. He said we are a better city than this. He stated we need, if we are going to take on these projects, we are going to do something to help a subdivision and help a resident, we need to go all the way, which means that we need to do the landscaping necessary to return the property back to where it was before we did the project. He stated he did not know what the answers are in terms of why we do not know if this is a contractor issue. He said some places are extremely good and others are extremely bad. He said when you drive into Meadowbrook Glens, they have gorgeous signage. There is nice landscaping up front, and you go in about three houses, and you have three-foot weeds, this has got to end. He said he did not know what the right answer is, he has talked to the City Manager about it. He said he would like to see the City Manager and whomever is responsible for these projects come back to Council at some point in the future and explain to us what they are going to do to ensure this never happens again. He commented that he experienced this personally during the reconstruction of Cranbrook. He said he had cement trucks that felt like his front yard was their cleaning spot and they would spray it off and onto his grass. He said the grass still after two to three years has never grown back. He said he tried to make calls to get the concrete removed. He stated our contractors are responsible to our city, we are responsible to our residents, we need to do better. He said whoever is responsible for this stuff he would like you to start with a plan for Meadowbrook Glen's and how they are going to get their lawns returned to some semblance of order. He said he did not want to hear that it is the responsibility of the homeowner, if we tore it up, it is our responsibility, not theirs, especially in an area like that, that has a lot of elderly people who do not have the ability to go out there and put their own topsoil down and put nice lawn seed and water it every night. We need to do better on this. He asked the City Manager to come back, he has told him personally, that he has also driven through the neighborhood and seen some of the same issues. We know they exist, let's fix it.

Mayor Gatt announced that City Council would enter Executive Session at 8:54 P.M. and City Council planned on returning to Regular Session.

City Council returned from Executive Session to Regular Session at 9:22 P.M.

CM 23-07-093 Moved by Fischer, seconded by Staudt; CARRIED UNANIMOUSLY

Approval of the Tentative Agreement between the Novi Firefighters (NPFFU) Local 3232 and the City of Novi with the final form of the agreement to be approved by the City Manager and Labor Attorney's office.

Mayor Gatt thanked our firefighters for all their hard work and said we appreciate you every day.

Roll call vote on CM 23-07-093

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

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9.23 P.M.

Cortney Hanson, City Clerk

Robert J. Gatt, Mayor

Transcribed by Deborah S. Aubry

Date approved: July 31, 2023



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Approval to purchase a rescue phone system from 836 Technologies, sole source provider, in the amount of \$32,779.11 for the Novi Police Department.

SUBMITTING DEPARTMENT: Public Safety – Police Department

EXPENDITURE REQUIRED	\$32,779.11
AMOUNT BUDGETED	\$33,560.00
APPROPRIATION REQUIRED	N/A
LINE ITEM NUMBER	101-301.00-982.074

BACKGROUND INFORMATION:

Included in the 2023-24 Police Department Budget was the purchase of a rescue phone system. The Crisis Negotiation Team (CNT) responds to crisis situations where specialized equipment is often used to communicate with the intended subject(s) to resolve the incident without loss of life or injury. One of the tools available to the CNT Team is the use of a phone system commonly known as a “throw phone.” The throw phone allows for CNT members to engage in uninterrupted, two-way communication with the intended subject(s) while providing the ability for the communication to be monitored and recorded. The system the team currently utilizes is known as a Rescue Phone which was purchased over 20 years ago. While a great asset to the CNT team when initially purchased, the Rescue Phone has since become antiquated as technology has advanced. An updated throw phone system would improve the ability for CNT members to communicate with subject(s) in crisis.

The Commander II from 836 Technologies is the current system being utilized by the West Bloomfield members of our team. We have trained on this system for the past four years as a joint team. Having a system which mirrors West Bloomfield's equipment will make the integration of the system seamless for all CNT team members as well as our Special Response Team (SRT).

The Commander II is the only system in the world which is designed specifically for crisis situations that interfaces with a computer to log, track, and record all aspects of a critical incident. The 836 Tactical Video Phone has five streaming high resolution color video cameras, with the ability to view and record all five cameras simultaneously. It is the only throw phone designed to work with the CINT Commander II control console.

RECOMMENDED ACTION: Approval to purchase a rescue phone system from 836 Technologies, sole source provider, in the amount of \$32,779.11 for the Novi Police Department.

836 TECHNOLOGIES

4890 Technology Court
Missoula, MT 59808**Quote**

Phone #	Date	Quote #
844-239-7109	7/5/2023	MT-2023-134

Name / Address
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Ship To
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Rep	Terms
BLF	Net 30

Item	Description	Qty	Total
CINT COM. II	THE CINT COMMANDER II SIMULTANEOUSLY CONNECTS AND COMMUNICATES THROUGH LANDLINES, CELL PHONES, AND TACTICAL PHONES FOR CRISIS NEGOTIATIONS. THE SYSTEM AUTOMATICALLY RECORDS IN MP3 FORMAT, MAINTAINS RECORDS, INCIDENT LOGS, AND TRACKS PERSONNEL ASSIGNMENTS. THE SYSTEM ALSO NETWORKS WITH UP TO 50 COMPUTERS TO ASSIST WITH NEGOTIATIONS AND TACTICAL PLANNING. ADDITIONAL FEATURES INCLUDE: TWO HEADSET PORTS (ALLOW FOR TWO NEGOTIATORS), TPI INPUT INTERFACE, TWO BUILT IN CUSTOM BLUETOOTH INTERFACES WHICH ALLOW FOR BLUETOOTH SPEAKER AND CELL PHONE CONNECTIVITY, SPEAKER PHONE CAPABILITY WHEN USED WITH THE 836 TACTICAL VIDEO PHONE, UPGRADE PACKAGE AVAILABILITY FOR VIDEO PHONE CHEMICAL SENSING (sensing package must be purchased separately when available), MANUAL MUTE BUTTONS ALLOW FOR PUSH TO TALK CAPABILITIES FOR BOTH NEGOTIATORS IF DESIRED, AND PANEL MOUNT OPTION (MUST BE SPECIFIED AT TIME OF ORDER). CINT Commander II (Negotiations Recording and Control System). This system also includes software that allows it to be used as a pretext phone call device with digital recording, data logging, and control features. The system includes the following items: 1. COMMBBox 2. Primary laptop computer 3. Software with free software updates online 4. All required cables 5. Two upgraded Sigtronics over the ear headsets 6. Integrated room monitor speaker 7. Pelican carrying case with room for computers 8. Two integrated 836 Bluetooth modules 9. External TPI input port 10. Technical Support	1	14,589.12
		Total	

836 TECHNOLOGIES

4890 Technology Court
Missoula, MT 59808**Quote**

Phone #	Date	Quote #
844-239-7109	7/5/2023	MT-2023-134

Name / Address
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Ship To
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Rep	Terms
BLF	Net 30

Item	Description	Qty	Total
Satellite / Networking Package	11. Five year limited warranty (refer to warranty information) CINT Satellite/Incident Management Software which allows you to connect up to 50 computers via a LAN to the CINT Commander system. This system allows you to enter and update records including photos, review the main log, make entries to the main log, and communicate amongst the other computers on the network. This system includes free software updates for life. Satellite computer package includes everything you need to successfully operate the Satellite network while using the CINT Commander II and 836 Tactical Video Phone. This package includes two Satellite computers to be used in conjunction with the main computer that is included with the CINT Commander II. Both Satellite computers will be loaded with the CINT Satellite Software, and the network will be configured to operate with the primary CINT Commander computer. The package includes a router to be used as part of the network. This package enables you to use the CINT Commander II to its fullest potential by allowing networked communications. We typically use ACER brand computers, however we occasionally substitute for another compatible brand of computers depending on product availability. The included Wi-Fi router will include the following minimum specs: Up to 3.2 Gbps data transfer rates With up to 600 Mbps at 2.4GHz with QAM support + 1.3 Gbps at 5.0GHz + 1.3 Gbps at 5.0GHz tri-band Wi-Fi help ensure rapid performance and help ensure all of your home's devices stay connected. Compatible with 802.11ac. For use with your existing devices; backward compatible with a/b/g/n. 6 high-performance antennas. 1.0GHz dual-core processor with 3 offload processors. Four 10/100/1000 Mbps Gigabit Ethernet LAN ports and 1 WAN port enable quick and simple wired connectivity. 1 USB 3.0 port and 1 USB 2.0 port. The system also includes a Bluetooth speaker for use with the secondary Bluetooth modal and two optical mice.	1	3,988.95
Total			

836 TECHNOLOGIES

4890 Technology Court
Missoula, MT 59808

Quote

Phone #	Date	Quote #
844-239-7109	7/5/2023	MT-2023-134

Name / Address
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Ship To
Novi Police Department 45125 W 10 Mile Road Novi, MI 48374

Rep	Terms
BLF	Net 30

Item	Description	Qty	Total
836 Tactical Video Phone	Model VID-AC1: The 836 Tactical Video Phone is a five camera high resolution video throw phone system which contains the following features: 1. Five integrated color high resolution video cameras 2. Five channel continuous feed for video and audio outputs, which allows for the recording and display of all five cameras simultaneously 3. Custom 836 Tactical Console with an integrated 8 channel DVR H264 D1-Real time recording, 2TB Hard Drive, 24X DVR Burner, LCD monitor, integrated room monitor speaker, audio out, inputs for 3 additional cameras, and military grade carrying case. 4. One set of headphones for the Tac Team module 5. Integrated 836 designed highly sensitive covert microphone 6. Throw case containing hardened industrial style handset with 32" armored cable. 7. Integrated Speakerphone for two way communication. 8. 50 feet of armored cable attached to the throw case 9. 1000' of 836 custom video cable 10. 15' extension video cable 11. Portable wire spool (wheeled cart) 12. Complete compatibility with the CINT Commander System 13. Five year limited warranty (refer to warranty information) 14. Includes SWAT training phone. Fed Ex Freight/ Shipping- TBD	1	13,691.04
Shipping			510.00
Please note that the Great State of Montana does not charge sales tax, and we will not collect tax for your local jurisdiction. If you are required to pay sales tax, you will need to pay it directly to your local tax agency.			
All quotes are valid for 60 days unless otherwise stated. All transactions are in US Dollars.		Total	\$32,779.11

Net 30 accounts are due immediately and will be charged a late fee of 3% per month if not paid within 30 days of the ship date.



**Detective Alisa Harwell,
Novi Police Department**

07/07/2023

Hello, this letter is regarding the 836 Tactical Video Phone™ and the CINT Commander II™, which were developed by our company. The 836 Tactical Video Phone™ has features which make it unlike any other throw phone on the market. This system has a highly sensitive 836 designed covert microphone, which has a wide spectrum of audio. The covert mic allows you to clearly hear and identify faint background noises. An integrated digital speakerphone includes adjustable audio settings.

The 836 Tactical Video Phone has five streaming high resolution color video cameras, with the ability to view and record all five cameras simultaneously. Our system also incorporates a custom-made data cable which is capable of sending all five color video feeds in excess of 3000 feet. The 836 Tactical Video Phone does not require any additional power sources other than the main power cable located at the tactical control console. Our system is also the only throw phone designed to work with the CINT Commander II control console. There are no other throw phones available that contain these characteristics.

The CINT Commander II is the only system in the world which is designed specifically for crisis situations that interfaces with a computer to log, track, and record all aspects of a critical incident. Our system allows communication via landline, cell phone, or tactical phones to negotiate with the person(s) in crisis. The CINT Commander II networks via proprietary software with up to 50 computers, which are able to take active roles during negotiations. Live audio, live video, and live updates to all files are available to all computers on the network.

Due to the sensitive nature of the 836 Tactical Video Phone™ and the CINT Commander II™, they are only available for purchase to military, federal, state, and local law enforcement agencies. We do not allow outside vendors to market or sell this system. In order to keep control over who obtains the 836 Tactical Video Phone™ and the CINT Commander II™, and in order to provide the best support possible to our clients, purchases can only be made through 836 Technologies.

We ask that you please accept this sole source product notification for the 836 Tactical Video Phone™ and the CINT Commander II™, however if your agency has a specific sole source document that you require I would be happy to complete that for you. If you would like any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Freeman', with a stylized flourish at the end.

**836 Technologies
844-239-7109
bfreeman@836technologies.com**



MEMORANDUM

TO: KRISTIE GRUENWALD, COMMANDER
FROM: ALISA HARWELL, DETECTIVE
SUBJECT: BUDGET REQUEST
DATE: JULY 7, 2023

The Crisis Negotiation Team (CNT) responds to crisis situations where specialized equipment is often used to communicate with the intended subject(s) to resolve the incident without loss of life or injury. One of the tools available to the CNT Team is the use of a phone system commonly known as a "throw phone". The "throw phone" allows for CNT members to engage in uninterrupted, two-way communication with the intended subject(s) while providing the ability for the communication to be monitored and recorded. The system the team currently utilizes is known as a Rescue Phone which was purchased over 20 years ago. While a great asset to the CNT team when initially purchased, the Rescue Phone has since become antiquated as technology has advanced. An updated throw phone system would improve the ability for CNT members to communicate with subject(s) in crisis.

Below is a comparison of the changes in technology between our current Rescue Phone system and new throw phone technology. The comparison was made with the Commander II by 836 Technologies as that is the desired replacement system:

Rescue Phone

Hardline required for operation

Hardline headphones only
-Only two can listen at a time

Hardline speaker for listening

No log recording capability

No video monitoring available

Traditional phone for deployment

Commander II

Hardline or Cellular capability for operation

Wireless and/or hardline headphones
- Multiple can listen at a time

Bluetooth speaker capability

Written log documented via computers

The Tactical Video Phone has five streaming high resolution color video cameras, with the ability to view and record all five cameras simultaneously.

Deployed phone has the following capabilities:

- Hidden cameras for monitoring
- PA system for contacting the subject
- Open microphone for monitoring
- SRT training phone

The Commander II from the company 836 Technologies is the current system being utilized by the West Bloomfield members of our team. We have trained on this system for the past four years as a joint team. Having a system which mirrors West Bloomfield's equipment will make the integration of the system seamless for all CNT team members as well as our Special Response Team (SRT). Attached is an invoice for the requested system which reflects an itemized list of what is provided in the detailed quote. The total cost for the Commander II phone system is \$32,779.11.



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Consideration to approve the proposed Development Projects Advisor Confidentiality Agreement from the Michigan Economic Development Corporation (MEDC).

SUBMITTING DEPARTMENT: Economic Development

BACKGROUND INFORMATION:

The mission of the MEDC is to achieve long-term economic prosperity for Michiganders by investing in communities, enabling the growth of good jobs, and promoting Michigan's strong image worldwide. MEDC's strategic focus aims to position Michigan at the leading edge of economic development in the nation.

The City of Novi Economic Development Department works closely with the MEDC in identifying opportunities for business attraction, retention, and expansion. As part of that relationship, confidential information is shared by the MEDC with the City. The attached non-disclosure agreement is required by the MEDC in order to freely share project information.

RECOMMENDED ACTION: Consideration to approve the proposed Confidentiality Agreement from the Michigan Economic Development Corporation (MEDC).

**MEDC DEVELOPMENT PROJECTS
ADVISOR CONFIDENTIALITY AGREEMENT**

This MEDC DEVELOPMENT PROJECTS ADVISOR CONFIDENTIALITY AGREEMENT (“**Agreement**”) is dated _____ the “**Effective Date**”) and is entered into by __The City of Novi_____ (“**Advisor**”) and the Michigan Economic Development Corporation (the “**MEDC**”). The MEDC and the Advisor are each a “Party” and collectively are the “Parties.”
(Date)
(Full Legal Name of Advisor)

RECITALS:

(A) From time to time, the MEDC works with various companies or individuals (each hereinafter referred to as a “**Company**”) regarding project(s) that furthers economic development in the State of Michigan, generates investment and maintains or creates jobs (each a “**Development Project**”).

(B) While working with the MEDC on a Development Project, a Company may voluntarily provide the MEDC information identified by the Company as “**Confidential Exempt Information**.” In each case, the Company will have certified that (i) such information provided to the MEDC is comprised of, or contains, trade secrets or commercial or financial information voluntarily submitted by Company for use in developing governmental policy, and (ii) the release of the Confidential Exempt Information will cause competitive harm to such Company.

(C) Confidential Exempt Information may include, without limitation, commercial information, trade secrets, and/or financial information that are of a non-public nature.

(D) The MEDC and Advisor desire to establish terms governing the disclosures of any Confidential Exempt Information shared with the Advisor.

NOW, THEREFORE, in consideration of the covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties agree as follows:

1. The Advisor shall (a) hold any Confidential Exempt Information in strict confidence using at least the same care and caution she/he affords its own confidential information, but in no case less than a reasonable degree of care; (b) take any and all steps which may be necessary and reasonable to protect such Confidential Exempt Information; (c) use such Confidential Exempt Information only in connection with facilitation of the applicable Development Project at a

Michigan locality; and (d) reproduce Confidential Exempt Information only to the extent necessary in connection with the applicable Development Project. For the avoidance of doubt, this Agreement shall apply to Confidential Exempt Information provided to the Advisor by the MEDC, a State of Michigan department or agency, a local regional economic development organization, and/or a local unit of government including, but not limited to, a city, township, or county. If Advisor is a “public body” within the meaning of the Michigan Freedom of Information Act, Act 442 of 1976, (the “Act”), Advisor agrees to maintain a description of each document comprising the Confidential Exempt Information in a central place and otherwise comply with the requirements of MCL 15.243(1)(f)(iii) and agrees to claim any and all applicable exemptions from disclosure available at law, including without limitation, MCL 15.243(1)(e) (furnished by public body exemption) and MCL 15.243(1)(f) (trade secret exemption).

2. Subject to Section 3(a) below, the Advisor will use her/his best efforts to keep confidential (i) the fact that Confidential Exempt Information for any applicable Development Project has been made available to the Advisor, (ii) the fact that the MEDC is discussing a Development Project with any certain Company, (iii) any of the terms, conditions or other facts with respect to a Development Project or other related transactions, including the status thereof, whether included in the Confidential Exempt Information or not, and (iv) the identity of any Company considering a Development Project. If the dissemination of any such information provided in the preceding sentence is required by law or court order, the Advisor will only provide the minimum amount of information necessary to comply with the applicable law or court order, and then only after first providing the MEDC the required notice specified in Section 3(d) below.

3. The obligations with respect to the Confidential Exempt Information under this Agreement shall not apply to any Confidential Exempt Information which the Advisor can prove by a written evidence: (a) is in the public domain (provided that such information has not or does not come into the public domain as the result of a disclosure by the Advisor); (b) is received by the Advisor on a non-confidential basis from a source other than the MEDC, the applicable Company, a State of Michigan department or agency, a local regional economic development organization, or a local unit of government including, but not limited to, a city, township, or county (provided that such source is not bound by a confidentiality agreement with the applicable Company or another party); (c) has been approved for release by written consent of the applicable Company or the MEDC; or (d) is required to be disclosed by court order or by operation of law (including but not limited to the Act), provided that promptly following receipt of a legal request and prior to making such disclosure, the Advisor has notified the MEDC of such request so that the MEDC or the applicable Company may take action to safeguard its interests, and the Advisor shall cooperate with the MEDC and the applicable Company in seeking to preserve the confidentiality of the Confidential Exempt Information.

4. Within ten (10) days following the receipt of a written request from the MEDC or upon the termination of this agreement, but subject to any records retention requirements required by law, the Advisor shall destroy all such Confidential Exempt Information, and provide written certification to the

MEDC that such Confidential Exempt Information has been destroyed. That portion of the Confidential Exempt Information which has been incorporated into analyses, compilations, comparisons, studies or other documents prepared by the Advisor or its employees and agents shall be held by the Advisor and kept confidential as provided in this Agreement and shall not be used for any reason other than in connection with the Development Project.

5. The Advisor agrees that its obligations hereunder are necessary and reasonable to protect the MEDC, the applicable Company(s), and the opportunity that the State of Michigan may have to secure Development Projects and expressly agrees that monetary damages might be inadequate to compensate the MEDC and/or Company(s) for any breach of any covenant or agreement set forth herein. The Advisor agrees and acknowledges that any such violation or threatened violation may cause irreparable injury to the MEDC and the applicable Company and that, if deemed appropriate by the court presiding over the matter, the MEDC and/or the applicable Company (in addition to any other rights and remedies that may be available at law or in equity) may be entitled to seek injunctive relief against the threatened breach of this Agreement or the continuation of any such breach.

6. This Agreement shall be governed and interpreted under the laws of the State of Michigan, without regard to its choice of law provisions.

7. The Agreement shall continue to be effective until the tenth-year anniversary of the Effective Date; provided, however, that the Advisor's confidentiality obligations with respect to the Confidential Exempt Information and the items listed in Section 2 of this Agreement shall survive for an additional three (3) years following expiration of this Agreement.

8. This Agreement constitutes the entire understanding between the Advisor and the MEDC hereto as to Confidential Exempt Information and merges all prior discussions between them relating thereto. No amendment or modification of this Agreement shall be valid or binding on the parties unless made in writing and signed on behalf of each of the parties by their respective duly authorized officers or representatives.

9. This Agreement may be signed in one or more counterparts and delivered by facsimile or in PDF form, and in any such circumstances, shall be considered one document and an original for all purposes.

10. No failure or delay by any Party hereto in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.

11. Each respective Company is made a third-party beneficiary to this Agreement; provided, however, that the rights of each Company as third-party beneficiary shall be construed to

the narrowest extent possible and such rights shall be limited to the express terms providing such Company rights to protect its Confidential Exempt Information and further only as set forth in the following Sections: 3(d), 4, 5, and 10. No Company shall have the right to require the MEDC to assert any right on its behalf or to assert any right that is not expressly granted to such Company under this provision.

IN WITNESS WHEREOF, the Parties have executed and delivered this MEDC Development Projects Advisor Confidentiality Agreement effective as of the date first written above.

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION:

CEO

ADVISOR

Signature: _____

Name: _____

Title: _____



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-008) to adjacent property owners for \$30,000, plus the costs to the City of conveyance, and to direct the City Manager and City Attorney to take such action as is required to close on such conveyance.

SUBMITTING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

The City is the owner of a small parcel of land located on Wainwright Street east of Old Novi Road (the "Property").

The Property, Parcel No. 22-11-101-008, is vacant and is approximately 0.11 acres in area. The Property was acquired by the City through the Department of Natural Resources (DNR) on or about January 25, 1984.

The owners of the adjacent parcels on either side of the Property, Parcel Nos. 22-11-101-007 and 22-11-101-009, approached the City and inquired about the availability of the Property.

The owners of the adjacent parcels have indicated that they will pay the City an amount that reflects the cost to the City of acquiring the Property, plus the costs to the City of conveyance (attorneys' fees, closing costs, etc.).

RECOMMENDED ACTION: Approval to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-008) to adjacent property owners for \$30,000, plus the costs to the City of conveyance, and to direct the City Manager and City Attorney to take such action as is required to close on such conveyance.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING CONVEYANCE OF CITY PROPERTY

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 _____, 2023, at 7:00 p.m.

PRESENT:

Councilmembers _____

ABSENT:

Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, the City is the owner of small parcel of land (approximately 40 feet in width and 0.11 acres in area) located on Wainwright Street east of Old Novi Road (the "Property").

WHEREAS, the Property was acquired by the City through the Department of Natural Resources (DNR) on or about January 25, 1984.

WHEREAS, the owners of the two adjacent parcels on either side of the Property have indicated that they would be interested in acquiring an interest in the Property.

WHEREAS, Section 12.1 of the City Charter states that "Comparative prices shall be obtained for the purchase or sale of all materials, supplies, services and public improvements, and formal bids shall be required as outlined below, **except**:

- (a) in the employment of professional services; or
- (b) in those instances when the Director of Finance (or the Council as hereinafter provided) shall determine that no advantage to the City would result therefrom.

WHEREAS, the City Council has reviewed the request by the adjacent owners and hereby finds that there would be no advantage to the City to obtain comparative prices (i.e., to seek bids for the property), because: (a) the Property has limited economic value because it is not separately buildable; (b) the Property is adjacent to two residential parcels that would benefit from combining with portions of the Property.

WHEREAS, the City is interested in conveying the Property in equal parts (one-half to each) to the adjacent properties. Appropriate consideration for such a conveyance would be the amount reflecting the cost to the City of acquiring the Property plus costs with regard to the conveyance (attorney fees, etc.).

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS RESOLVED:

1. There would be no advantage to the City to obtain comparative prices for the sale of the Property for the reasons stated above.

2. City Council hereby resolves to convey Parcel No. 22-11-101-008 to the adjacent properties by splitting the parcel in half and combining each half to the parcels owned by the adjoining property owners.

3. The City Administration is authorized to take all actions necessary to accomplish the split/combination and conveyance, upon payment of the required consideration by both adjoining property owners to the City. The required consideration has been determined by the City Council to be Thirty Thousand Dollars (\$30,000.00) plus the costs to the City of conveyance. Each adjoining property owner shall pay the City One Thousand Dollars (\$15,000.00) plus the costs to the City of conveyance in a time and manner determined by the City Administration before the split and conveyance occur.

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 _____ day of _____, 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

City of Novi



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.



1 inch = 47 feet



Map Print Date:
3/3/2023



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Enter Executive Session immediately following the regular meeting of July 31, 2023, in the Council Annex for confidential written communication from legal counsel and settlement related to Novi v Malles.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

RECOMMENDED ACTION: Enter Executive Session immediately following the regular meeting of July 31, 2023, in the Council Annex for confidential written communication from legal counsel and settlement related to Novi v Malles.



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

SUBJECT: Approval of claims and warrants – Warrant 1136

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, #1136 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1136

CITY OF NOVI
Warrant 1136
Monday, July 31, 2023

Check	Vendor Name	Description	Amount
183048	A AND R PLUMBING LLC	WATER LINE MAINTENANCE	324.52
183049	ALLIANCE HEALTH AND LIFE	EMPLOYEE HEALTHCARE INSURANCE	14,960.00
183050	CINTAS CORP	SUPPLIES - UNIFORMS (DPW, FACILITIES)	1,041.05
183051	DTE ENERGY	STREET LIGHTING	3.71
183052-183097	DTE ENERGY	ELECTRICITY	61,367.39
183098	ECKENROTH, NOAH	CAMP LAKESHORE / CAMP POWERPLAY	50.00
183099	ETNA SUPPLY	WATER LINE MAINTENANCE	536.49
183100	FERGUSON WATERWORKS #3386	WATER METERS - NEW & REPLACEMENTS (W&S)	16,519.06
183101	FONSON COMPANY INC.	CONST: LAKESHORE PARK TUNNEL (CIP, DRAIN)	30,732.49
183102	GRAINGER INC, W W	WATER LINE MAINTENANCE	42.27
183103	HESCO	SEWER LINE MAINTENANCE (WATER & SEWER)	8,050.00
183104	JOHN'S SANITATION SERVICE	SPORTS FIELD RENTAL AND TOURNYS (PARKS & REC)	1,757.00
183105	MICHIGAN RURAL WATER	MEMBERSHIPS AND DUES	960.00
183106	MISSION COMMUNICATIONS, LLC	LIFT STATION MAINTENANCE (WATER & SEWER)	1,114.20
183107	MTECH	VEHICLE MAINTENANCE	703.93
183108	OAKLAND COUNTY TREASURER	TRAILER TAX MAY 2023 (ESCROW)	4,585.00
183109	SAM'S CLUB DIRECT	CONFERENCES AND WORKSHOPS	24.72
183110	STATE OF MICHIGAN	SALES TAX JUNE 2023	2.10
183111	USA BLUEBOOK	WATER LINE MAINTENANCE (WATER & SEWER)	2,548.57
183112-183135	CONSUMERS ENERGY	HEAT - CITY BUILDINGS	4,024.10
183136	DTE ENERGY	STREET LIGHTING	18,972.12
183137	DTE ENERGY	ELECTRICITY	247.71
183138	DTE ENERGY	ELECTRICITY	14.89
183139	DTE ENERGY	ELECTRICITY	18.56
183140	OAKLAND COUNTY TREASURER	PROPERTY TAX REVENUE - DEL TAX SETTLE (FINANCE)	1,420.39
183141	1ST AYD CORPORATION	OPERATING SUPPLIES (DPW)	1,775.09
183142	21ST CENTURY MEDIA	PRINTING AND PUBLISHING	565.49
183143	4 IMPRINT INC	COMMUNITY PROMO-KOOZIE, SUNGLASS (POLICE)	4,220.27
183144	A AND R PLUMBING LLC	BUILDING MAINTENANCE (W&S, POLICE, PARKS, FIRE)	18,472.97
183145	ACCUFORM PRINTING & GRAPHICS INC	PRINTING AND PUBLISHING	848.10
183146	ACE CUTTING EQUIPMENT INC	OPERATING SUPPLIES	180.00
183147	ACTION TARGET	RANGE MAINTENANCE VISITS (POLICE)	1,850.00
183148	ADAMS GROUP INC., THE	COURT ORDERED ABATEMENTS (COMM DEV)	47,653.00
183149	ADT COMMERCIAL LLC	CONTRACTUAL SERVICES (FACILITIES)	1,270.04
183150	ADVANCE AUTO PARTS	VEHICLE MAINTENANCE	195.22
183151	ADVANCED TURF SOLUTIONS, INC.	GROUPS MAINTENANCE	385.40
183152	AECOM GREAT LAKES, INC	PROFESSIONAL SERV-VAR PROJ (STREETS, CIP, ESCROW)	66,151.08
183153	VOID	VOID	- V
183154	AHMSC-PAYMENTS	SAD PAYBACKS PER AGREEMENT (WATER & SEWER)	13,169.81
183155	AIRGAS USA, LLC	GASOLINE AND OIL (DPW, W&S, FIRE, POLICE)	1,181.07
183156	AJAX PAVING INDUSTRIES INC	ROUTINE MAINTENANCE	97.56
183157	ALLIE BROTHERS INC	SUPPLIES - UNIFORMS (POLICE, FIRE)	7,946.64
183158	ALLIED BUILDING SERVICE COMPANY	PARK BUILDING MAINTENANCE	675.00
183159	ALTECH DOORS LLC	BUILDING MAINTENANCE (DPW, PAKRS MAINT)	2,584.09
183160	AMAZON	COMPUTER SUPPLIES (LIBRARY)	6,548.30
183161	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE (W&S, FACILITIES, FIRE)	9,952.42
183162	AMERICAN HEART ASSOCIATION INC.	CONFERENCE (FIRE)	2,828.89
183163	AMERICAN LIBRARY ASSOCIATION	LIBRARY PROGRAMMING	68.66
183164	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	420.00
183165	ANN ARBOR SPORT FENCING CLUB	SPORTS CAMPS (PARKS & REC)	1,942.50
183166	APOLLO FIRE APPARATUS SALES AND	VEHICLE MAINTENANCE (FIRE)	2,965.32
183167	APPLIED IMAGING	EQUIPMENT RENTAL (PARKS & REC, IT)	3,691.58
183168	APPLIED INNOVATION	EQUIPMENT RENTAL/LEASE	99.38
183169	ARAMARK REFRESHMENT SERVICES	OPERATING SUPPLIES	486.93
183170	ARC	OPERATING SUPPLIES - SCANNING (COMM DEV)	2,237.25
183171	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERVICE - PRE EMPLOYMENT (HR)	4,037.00
183172	ASCENSION PROVIDENCE HOSPITAL	OPERATING SUPPLIES	292.00
183173	ASPEN INVESTMENTS INC	GROUPS MAINTENANCE (PARKS MAINT)	1,105.00
183174	ASPHALT SPECIALISTS, INC.	CONSTRUCTION: 2023 NRP - ASPHALT (LOCAL STREETS)	723,405.93
183175	AUTOMATED BUSINESS EQUIPMENT INC.	INTERNAL TECHNOLOGY WATER SEWER	750.00

183176	B & B LANDSCAPING	ROUTINE MAINTENANCE (STREETS, DPW, DRAIN)	15,957.50
183177	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,500.00
183178	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
183179	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,500.00
183180	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
183181	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,500.00
183182	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
183183	B & M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
183184	BAKER & TAYLOR, LLC	AUDIO VISUAL MATERIALS (LIBRARY)	1,222.65
183185	BAKER LEGAL GROUP PLLC	LEGAL FEES (LIBRARY)	9,723.80
183186	BANNERMAN LTD	GROUND MAINTENANCE (PARKS MAINT)	2,688.98
183187	BARNES & NOBLE	LIBRARY BOOKS	2,289.89
183188	BELLE TIRE	VEHICLE MAINTENANCE	182.99
183189	BERTIN, KENNETH M.	ADULT SOFTBALL	525.00
183190	BEST TECHNOLOGY SYSTEMS, INC.	RANGE CLEANOUT & RUBBER REPLACEMENT (POLICE)	10,300.00
183191	BIDNET	SALE OF ASSETS	4.70
183192	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	63,328.65
183193	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	33,775.68
183194	BOUND TREE MEDICAL LLC	SUPPLIES	410.46
183195	BRODART CO.	ELECTRONIC RESOURCES (LIBRARY)	3,397.07
183196	BS & A SOFTWARE, INC.	INTERNAL TECHNOLOGY (COMM DEVELOP)	9,508.00
183197	C & G CEMENT CONTRACTORS INC	BLDG. BOND REFUND (ESCROW)	500.00
183198	C-MAR PRODUCTS INC	GROUND MAINTENANCE	444.00
183199	C.F. LONG & SONS, INC.	STORM SEWER MAINTENANCE	575.00
183200	CADILLAC ASPHALT LLC	INDUSTRIAL ROAD REHAB (MUNI STREETS)	242,208.44
183201	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	5,000.00
183202	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	5,000.00
183203	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	5,000.00
183204	CAMBRIDGE HOMES INC	BLDG. BOND REFUND (ESCROW)	5,000.00
183205	CAMFIL USA, INC.	RANGE FILTERS AND FILTER INSTALLATION (POLICE)	1,636.80
183206	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN REVIEW (COMM DEV)	5,010.00
183207	CARPET WORKROOM INC, THE	INDOOR GUN RANGE	750.00
183208	CARTER'S CEMETERY PRESERVATION	CEMETERY MAINTENANCE (PARKS & REC)	2,520.00
183209	CASH SOD FARM	WATER LINE MAINTENANCE	218.70
183210	CAUCHI, PATRICIA	SUPPLIES	103.02
183211	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY - CITY-WIDE (IT)	3,146.33
183212	CENTER POINT LARGE PRINT	LIBRARY BOOKS	181.14
183213	CHET'S RENT-ALL INC.	OPERATING SUPPLIES	86.00
183214	CHILUMULA, SHYLES	CUSTOMER DEPOSITS	150.00
183215	CINTAS CORP	SUPPLIES UNIFORMS (DPW, FACILITIES)	1,680.55
183216	CIVICPLUS, INC.	ORDINANCE CODIFICATION (CLERK)	3,500.00
183217	CONSERVA ELECTRIC SUPPLY, INC.	BUILDING MAINTENANCE	386.10
183218	CONSUMERS ENERGY	HEAT	177.22
183219	CONSUMERS ENERGY COMPANY	BLDG. BOND REFUND (ESCROW)	1,500.00
183220	CONSUMERS ENERGY COMPANY	BLDG. BOND REFUND (ESCROW)	9,950.00
183221	CONVERSIGHT.AI INC.	COMMUNITY PROMOTION (LIBRARY)	3,300.00
183222	COPE, ROBERT	ELECTION COMMISSION MEETING	22.50
183223	CORE & MAIN LP	SEWER LINE MAINTENANCE (W&S, DRAIN)	3,302.84
183224	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY (ASSESSING, CM, ECON DEV)	1,827.86
183225	COVERT MOBILE VETERINARY CARE	OPERATING SUPPLIES	532.00
183226	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES (PARKS MAINT, P&R, DPW, FIRE)	2,876.80
183227	CRANEL INCORPORATED	ELECTION SUPPLIES (CLERK)	1,359.00
183228	CREATING SUSTAINABLE LANDSCAPES LLC	GROUND MAINTENANCE (LIBRARY)	1,100.00
183229	CRIMBOLI NURSERY AND LANDSCAPE INC.	FALL 2022/SPRING 2023 TREE & LANDSCAPE (TREE FUND)	34,972.00
183230	CUMMINS-ALLISON CORP	OFFICE EQUIPMENT MAINTENANCE (TREASURY)	1,056.00
183231	CUTMYTREEDOWN.COM	FORESTRY MAINTENANCE (TREE FUND)	12,784.09
183232	CYNERGY WIRELESS PRODUCTS, INC.	VEHICLE MAINTENANCE	115.00
183233	D AND D WATER AND SEWER INC	WATER SERVICE INSTALLATIONS - NEW (W&S)	32,093.97
183234	DAISLEY, MICHAEL	OPERATING SUPPLIES	84.79
183235	DELL MARKETING L.P.	INTERNAL TECHNOLOGY (DPS)	2,341.42
183236	DEWOLF & ASSOCIATES	EDUCATION AND TRAINING (POLICE)	1,690.00
183237	DIGICOM GLOBAL, INC	RADIO - MAINTENANCE & REPLACEMENT (FIRE)	2,252.00
183238	DIPONIO CONTRACTING INC	CONSTRUCTION: HOWELL'S WALLED LAKE SUB (W&S)	179,453.78
183239	DRL BUILDING CO. LLC	BUILDING MAINTENANCE	510.00
183240	DRN & ASSOCIATES, ARCHITECTS, PC	PROFESSIONAL SERVICES	890.00
183241	DTE ENERGY	ELECTRICITY	17.41
183242	DTN, LLC	INTERNAL TECHNOLOGY (DPW, POLICE)	2,062.62

183243	DUCZYMINSKI, PHILLIP	TUITION & OTHER REIMBURSEMENTS	340.42
183244	ELITE TRAUMA CLEAN-UP, INC.	RUBBISH	67.00
183245	ELLSWORTH INDUSTRIES INC.	DEBRIS REMOVAL (STREETS, PARKS MAINT, DRAIN)	14,879.17
183246	ERICKSON, CHELSEA	DANCE PROGRAMS (PARKS & REC)	1,242.00
183247	ETNA SUPPLY	WATER LINE MAINTENANCE (WATWER & SEWER)	2,663.90
183248	EVANSKI, JACKIE	TUITION & OTHER REIMBURSEMENTS	960.00
183249	FARKAS, JULIE	PETTY CASH	43.47
183250	FENDT BUILDERS SUPPLY, INC	STORM SEWER MAINTENANCE	647.60
183251	FERGUSON WATERWORKS #3386	WATER LINE MAINTENANCE	202.20
183252	FIRE MODULES LLC	OUTSIDE DATA PROCESSING	360.00
183253	FIRE SYSTEMS OF MICHIGAN	BUILDING MAINT (FIRE, FACILITIES, POLICE, P&R)	1,260.95
183254	FIREPENNY	VEHICLE MAINTENANCE (FIRE)	1,328.45
183255	FIRING LINE	SUPPLIES - SRT OPERATING EXPENSES (POLICE)	2,225.00
183256	FLOCK SAFETY	FALCON CAMERA SYSTEM (POLICE)	21,500.00
183257	FONSON COMPANY INC.	CONSTRUCTION: LAKESHORE PARK TUNNEL REPL	940.50
183258	FREEMAN, LAURIE	ART PROGRAMS	190.00
183259	FUDALA, MORGAN	VILLA BARR PROPERTY	68.00
183260	FUN TIME SPORTS LLC	SPORTS CAMPS/CLINICS (PARKS & REC)	1,200.00
183261	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: 2023 NRP - ASPHALT STR (STREETS)	23,788.25
183262	GALE/CENGAGE LEARNING	ELECTRONIC RESOURCES	498.33
183263	GARLAND/DBS, INC.	NOVI ICE ARENA ROOF RESTORATION (ICE ARENA)	464,671.17
183264	GARTHA, JONATHON	PER DIEM CONFERENCE	62.00
183265	GFL ENVIRONMENTAL	RUBBISH MONTHLY 6/2023	176,611.75
183266	GFL ENVIRONMENTAL	LIFT STATION MAINTENANCE	410.29
183267	GORDON FOOD SERVICE PAYMENT PROC.	LIBRARY PROGRAMMING	159.55
183268	GRAINGER INC, W W	OPERATING SUPPLIES	455.61
183269	GRANICUS LLC	INTERNAL TECHNOLOGY (CLERK)	10,596.42
183270	GRAPHIK CONCEPTS INC	VEHICLE MAINTENANCE	40.00
183271	GREAT AMERICA FINANCIAL SERVICES	OPERATING SUPPLIES	81.09
183272	GREAT LAKES ACE	OPERATING SUPPLIES	47.98
183273	GREAT LAKES PROFILES, INC.	PRE EMPLOYMENT TESTING	160.00
183274	GREAT LAKES WATER AUTHORITY	WATER PURCHASES 6/2023	1,350,683.94
183275	HALT FIRE,INC.	VEHICLE MAINTENANCE (FIRE)	1,855.34
183276	HANS AUTO ELECTRIC	VEHICLE MAINTENANCE	355.00
183277	HANSON, CORTNEY	REIMBURSEMENT	37.98
183278	HAROLD'S FRAME SHOP, INC	VEHICLE MAINTENANCE	906.80
183279	HARTFORD, THE	EMPLOYEE INSURANCE	166.32
183280	HEALEY FIRE PROTECTION INC.	BUILDING MAINTENANCE	850.00
183281	HEALTH ALLIANCE PLAN	EMPLOYEE HEALTHCARE INSURANCE	12,874.75
183282	HENKELS & MCCOY INC.	BLDG. BOND REFUND (ESCROW)	1,000.00
183283	HERC RENTALS INC.	EQUIPMENT RENTAL (DRAIN)	2,709.18
183284	HI-TECH SAFE & LOCK INC	BUILDING MAINTENANCE	225.00
183285	HIGHLAND PRODUCTS GROUP LLC	OPERATING SUPPLIES - PARK AMENITIES (P&R)	1,157.00
183286	HOLMES, ROBERT	ADULT SOFTBALL LEAGUE	225.00
183287	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES - CITYWIDE	2,633.63
183288	HOPE SERVICES LLC	BUILDING MAINTENANCE (LIBRARY)	1,700.00
183289	IMAGAMERICA	POLICE LEADERSHIP YOUTH ACADEMY (POLICE)	4,509.00
183290	INTERNATIONAL CONTROLS	BUILDING MAINTENANCE	270.00
183291	INTERNATIONAL INSTITUTE OF	IIMC MEMBERSHIP	125.00
183292	ISCG, INC.	OFFICE SUPPLIES	444.22
183293	JACK DOHENY SUPPLIES INC	SEWER LINE MAINTENANCE	85.50
183294	JANSON, PAMELA L.	OLDER ADULTS FITNESS	504.00
183295	JK LOCKSMITH CO LLC	LIFT STATION MAINTENANCE	28.00
183296	KBK LANDSCAPING, INC.	GROUNDS MAINT - LANDSCAPING SVC (PARKS MAINT)	18,690.00
183297	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE (WATER & SEWER)	2,168.97
183298	KIMBALL MIDWEST	OPERATING SUPPLIES (DPW, W&S, DPW, PARKS MAINT)	2,808.18
183299	KNIGHT WATCH INC	PROFESSIONAL SERVICES	390.00
183300	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	381.36
183301	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
183302	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
183303	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
183304	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
183305	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
183306	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
183307	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
183308	LECOM LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
183309	LEDBETTER LAWN SERVICE	WEED CUTTING (COMM DEV)	6,005.00

183310	LEPOFSKY, BARRY J.	ADULT SOFTBALL	225.00	
183311	LEWIS, JENNIFER	WITNESS	14.10	
183312	LIBRARY MARKETING CONFERENCE GROUP	CONFERENCE	950.00	
183313	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE (TREE FUND)	16,400.00	
183314	LINKEDIN CORPORATION	ELECTRONIC RESOURCES (LIBRARY)	13,125.00	
183315	LIQUID CALCIUM CHLORIDE SALES INC.	ROUTINE MAINT - DUST CONTROL (LOCAL STREETS)	5,423.86	
183316	LOOMIS	ARMORED CAR SERVICE	507.81	
183317	LUZOD REPORTING SERVICE INC	PROFESSIONAL SERVICES	572.50	
183318	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	290.92	
183319	M/I HOMES OF MICHIGAN LLC	BLDG. PAYMENT REFUND (ESCROW)	1,740.00	
183320	MACQUEEN EMERGENCY	SCBA SUPPLIES	423.65	
183321	MAJOR CONSTRUCTION GROUP, INC	ROUTINE MAINTENANCE (MUNI STREETS)	9,000.00	
183322	MALINOWSKI, JUDITH M.	MEDICAL SERVICE - NEW RECRUIT CANDIDATES (P&F)	2,000.00	
183323	MAMOLA, LEE	OLDER ADULTS FITNESS	126.00	
183324	MANNIK & SMITH GROUP INC, THE	PROFESSIONAL SERVICES (ESCROW)	12,900.00	
183325	VOID	VOID	-	V
183326	MARCUCCI CONSTRUCTION INC	BLDG. BOND REFUND (ESCROW)	500.00	
183327	MARK'S OUTDOOR POWER EQUIPMENT	LAWN MOWER MAINTENANCE	155.69	
183328	MARRA, ELISE	TUITION REIMBURSEMENT (HR)	2,403.00	
183329	MATTIOLI CEMENT CO., LLC	CONSTRUCTION: 2023 NRP - CONCRETE (LOCAL STREETS)	268,469.77	
183330	MAZUR, DANIELLE	MILEAGE REIMBURSEMENT	17.95	
183331	MCKENNA ASSOCIATES INC	HCD (COMM DEV BLOCK GRANT)	5,987.50	
183332	MICHIGAN AUTOMATIC SPRINKLER INC	GROUPS MAINTENANCE (PARKS MAINT)	6,039.00	
183333	MICHIGAN CAT	EQUIPMENT MAINTENANCE	199.76	
183334	MICHIGAN LIBRARY ASSOCIATION	CONFERENCE	25.00	
183335	MICHIGAN LINEN SERVICE, INC.	OPERATING SUPPLIES (POLICE, FIRE, FACILITIES)	2,217.50	
183336	MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP (CM)	10,421.00	
183337	MICHIGAN PETROLEUM TECHNOLOGIES	VEHICLE MAINTENANCE	183.75	
183338	MICHIGAN RECREATION & PARK ASSOC	ADULT SOFTBALL LEAGUE	805.00	
183339	MICHIGAN RECREATION & PARK ASSOC	ADULT SOFTBALL LEAGUE	280.00	
183340	MICHIGAN RURAL WATER	MEMBERSHIPS (WATER & SEWER)	1,560.00	
183341	MIDWEST TAPE, LLC	ELECTRONIC MEDIA (LIBRARY)	15,215.90	
183342	MILLENNIUM BUSINESS SYSTEMS	OFFICE EQUIPMENT LEASE (LIBRARY)	1,195.90	
183343	MIRAGE DEVELOPMENT LLC	BLDG. BOND REFUND (ESCROW)	1,000.00	
183344	MIRAGE DEVELOPMENT LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
183345	MOTION PICTURE LICENSING CORP	LIBRARY PROGRAMMING	338.62	
183346	MUNICIPAL WEB SERVICES, INC	COMMUNITY PROMOTION	944.50	
183347	MUTT MITT	CUSTODIAL SUPPLIES (PARKS MAINT)	1,117.87	
183348	NATIONAL FIRE PROTECTION	MEMBERSHIPS AND DUES	175.00	
183349	NATIONAL RECREATION & PARK ASSOC	MEMBERSHIPS	900.00	
183350	NATIONAL SIGN BRANDING	OFFICE SUPPLIES	155.00	
183351	NATURE PLAYSCAPES LLC	NORTHWEST PARK PLAYGROUND (PARKS & REC)	59,980.93	
183352	NEW PIG CORPORATION	OPERATING SUPPLIES	516.18	
183353	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	224.25	
183354	NOVI COMMUNITY SCHOOLS	SPORTS CAMPS	740.00	
183355	NOVI ROTARY CLUB	MEMBERSHIP	150.00	
183356	NOVI WATER DEPARTMENT	WATER AND SEWER - CITY BUILDINGS	15,241.47	
183357	NOVI YOUTH BASEBALL LEAGUE	SPORTS FIELD RENTAL (PARKS & REC)	1,800.00	
183358	NOVI, CITY OF	LAND ACQUISITION (GF)	8,911.07	
183359	O'LEARY, SHANNON	MILEAGE REIMBURSEMENT	34.45	
183360	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE (DPW, POLICE, W&S, PARKS)	2,627.37	
183361	OAKLAND COUNTY ANIMAL CONTROL	MAY/JUNE DOG LICENSES (ESCROW)	5,739.50	
183362	OAKLAND COUNTY HR TRAINING AND	CITY-WIDE TRAINING & WORKSHOPS (HR)	1,740.00	
183363	OAKLAND COUNTY REGISTER OF DEEDS	DUNHILL WARRANTY DEED EXTRA TAX \$	2.20	
183364	OAKLAND COUNTY REGISTER OF DEEDS	STORM SEWER ACCESS BEACON HILL	30.00	
183365	OAKLAND COUNTY TREASURERS	SEWAGE DISPOSAL, MARINE (W&S, POLICE)	838,407.27	
183366	OAKLAND COUNTY WATER RESOURCES	SEWAGE TREATMENT / IWC CHARGES 6/2023	600,336.66	
183367	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	350.12	
183368	OPONG-OWUSU, BARIMA	BLDG. PAYMENT REFUND (ESCROW)	2,029.90	
183369	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES - VAR PROJ (STREETS, W&S)	203,325.15	
183370	ORIGINAL BIG DOG HOT DOGS LLC	COMMUNITY PROMOTION	600.00	
183371	ORKIN	BUILDING MAINTENANCE	570.93	
183372	OTIS ELEVATOR COMPANY	BUILDING MAINTENANCE (POLICE, FACILITIES)	1,277.22	
183373	OVERDRIVE, INC.	ELECTRONIC MEDIA (LIBRARY)	4,639.60	
183374	PAKOR	OPERATING SUPPLIES	289.38	
183375	PAMAR ENTERPRISES, INC.	CONSTRUCTION: 2022 AC WATER MAIN REPLACE (W&S)	861,338.20	
183376	PARAGON LABORATORIES, INC.	WATER LINE MAINTENANCE	75.00	

183377	PARK PLACE ESTATES INC	SAD PAYBACKS PER AGREEMENT (WATER & SEWER)	15,050.46	
183378	PATRON POINT, INC	COMPUTER SUPPLIES	521.10	
183379	PEOPLE DRIVEN TECHNOLOGY, INC	OPERATING SUPPLIES (IT)	5,860.00	
183380	PERFECT CLEANERS OF DETROIT, INC	SUPPLIES UNIFORMS (POLICE, FIRE)	1,333.20	
183381	PIONEER MANUFACTURING CO.	EQUIPMENT MAINTENANCE	364.25	
183382	PK CONTRACTING INC.	ROUTINE MAINTENANCE (STREETS)	284,486.70	
183383	POWERDMS, INC.	OUTSIDE DATA PROCESSING (FIRE, HR)	15,670.67	
183384	PPG ARCHITECTURAL FINISHES	FIRE HYDRANT PAINTING SUPPLIES (FIRE)	2,486.92	
183385	PRACTICE ZONE, THE	SPORTS CAMPS/CLINICS (PARKS & REC)	2,590.00	
183386	PRECISE MRM LLC	INTERNAL TECHNOLOGY (FIRE)	3,750.00	
183387	PREMIER SAFETY	OPERATING SUPPLIES	927.27	
183388	PRIORITY HEALTH	EMPLOYEE HEALTHCARE INSURANCE	38,858.48	
183389	PROFESSIONAL SERVICE INDUSTRIES INC	MATERIAL TESTING: HOWELL'S WALLED LAKE (W&S)	9,317.50	
183390	PROQUEST LLC	ELECTRONIC RESOURCES (LIBRARY)	3,549.95	
183391	PROSCREENING, LLC	MEDICAL SERVICE (P&R, HR)	1,414.00	
183392	QUICK SILVER MARKETING SOLUTIONS	YOUTH SOFTBALL/T-BALL (PARKS & REC)	1,659.00	
183393	QUILL CORPORATION	OFFICE SUPPLIES	283.19	
183394	REASON CONSULTING CORPORATION	PERSONAL PROPERTY AUDITOR (ASSESSING)	3,333.00	
183395	RED WING SHOE STORE	SUPPLIES UNIFORMS	161.99	
183396	RHINO SEED & LANDSCAPE	WATER LINE MAINTENANCE	505.50	
183397	RICH OSTERMAN ELECTRIC CO., INC.	BUILDING MAINTENANCE (LIBRARY)	1,535.00	
183398	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	6,173.00	
183399	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	5,248.00	
183400	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	6,907.00	
183401	RKA PETROLEUM COS., INC	GASOLINE AND OIL - CITY USE	67,821.74	
183402	RNA FACILITIES MANAGEMENT	JANITORIAL CONTRACTS (FACILITIES)	30,457.28	
183403	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES (STREETS)	5,825.31	
183404	ROBERTSON LAKEVIEW LLC	BLDG. BOND REFUND (ESCROW)	5,000.00	
183405	ROBERTSON LAKEVIEW LLC	BLDG. BOND REFUND (ESCROW)	1,000.00	
183406	ROLAR CONSTRUCTION CORP	BLDG. BOND REFUND (ESCROW)	500.00	
183407	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES (ESCROW)	1,626.00	
183408	VOID	VOID	-	V
183409	ROSS, MICHAEL	ADULT SOFTBALL LEAGUE	510.00	
183410	ROWERDINK INC	VEHICLE MAINTENANCE (POLICE)	1,238.97	
183411	ROYAL TRUCK & TRAILER SALES & SVC	VEHICLE MAINTENANCE	837.58	
183412	RRRASOC	RECYCLING CENTER (DPW)	92,161.35	
183413	RYL FLEXIBILTY THERAPIES LLC	OLDER ADULTS MASSAGE (PARKS & REC)	1,355.00	
183414	SAM'S CLUB DIRECT	CAMP LAKESHORE / CAMP POWERPLAY	300.16	
183415	SAM'S CLUB DIRECT	BUILDING MAINTENANCE - CITYWIDE	1,440.23	
183416	SAVIN LAKE SERVICES, INC.	DUE TO WALLED LAKE LAKE BOARD (ESCROW)	41,572.65	
183417	SCA OF MI, LLC	GROUNDS MAINTENANCE	81.08	
183418	SCODELLER CONSTRUCTION, INC.	ROUTINE MAINTENANCE (LOCAL STREETS)	142,497.02	
183419	SENSOURCE INC	COMPUTER SUPPLIES	578.11	
183420	SERRA FORD FARMINGTON HILLS	VEHICLE MAINTENANCE	149.95	
183421	SHAHAB, JAVARIA	REFUND PARKS	600.00	
183422	SHERWIN-WILLIAMS	BUILDING MAINTENANCE	43.88	
183423	SHIFMAN FOURNIER, PLC	LEGAL FEES - PERSONNEL (HR)	19,981.50	
183424	SHREE ANJAN LLC	CRICKET	650.00	
183425	SIGNATURE SERVICES	ROUTINE MAINTENANCE (STREETS)	49,681.92	
183426	SIGNATURE SERVICES	ROUTINE MAINTENANCE (STREETS)	8,995.94	
183427	SIGNATURE SERVICES	ROUTINE MAINTENANCE (STREETS)	36,006.92	
183428	SIMON, STACEY	K9 REIMBURSEMENT	305.90	
183429	SITEONE LANDSCAPE SUPPLY, LLC	GROUNDS MAINTENANCE / PARKS	421.53	
183430	SLAVIN MANAGEMENT	PROFESSIONAL SERVICES (CM)	3,456.40	
183431	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES - CITYWIDE	4,097.68	
183432-183436	SPALDING DE DECKER	PROFESSIONAL SERVICES (ESCROW)	22,447.90	
183437	SPRAY-PATCH ROAD REPAIR, INC.	ROUTINE MAINTENANCE (MAJOR STREETS)	74,865.00	
183438	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	520.00	
183439	STATE OF MICHIGAN	COST SHARE: TAFT ROAD REHAB (10 MILE TO (STREETS)	2,400.00	
183440	STATE OF MICHIGAN	SOR REGISTRATION	631.50	
183441	STEIN, KEVIN B.	ADULT SOFTBALL (PARKS & REC)	2,274.00	
183442	SUBURBAN LANDSCAPE SUPPLY	STORM SEWER MAINTENANCE	384.00	
183443	SUNRISE BUILDING GROUP, INC	BLDG. BOND REFUND (ESCROW)	500.00	
183444	SUPER FLEET MASTERCARD	GASOLINE AND OIL	29.40	
183445	SUPERFISKY, PAMELA	ELECTION COMMISSION MEETING	22.50	
183446	SUPERIOR AIR-GROUND AMBULANCE	OPERATING SUPPLIES	340.00	
183447	SYSTEMP CORPORATION	BUILDING MAINT (GUN RANGE,FACILITIES, POLICE)	27,049.01	

183448	T-MOBILE USA, INC	TELEPHONE	831.32
183449	TECH LOGIC CORPORATION	COMPUTER SUPPLIES (LIBRARY)	2,865.00
183450	TELNET WORLDWIDE INC.	TELEPHONE	989.17
183451	TESTING ENGINEERS	MATERIAL TESTING: 2022 AC WATER MAIN REP (W&S)	8,016.38
183452	THOMSON REUTERS - WEST	SUPPLIES - MAGAZINES AND PERIODICALS	798.42
183453	TOEBE CONSTRUCTION LLC	CONSTRUCTION: BOND/ FLINT PHASE 2- ROAD (STREETS)	99,090.91
183454	TOKIO MARINE HCC - PUBLIC RISK GRP	INSURANCE REIMBURSEMENT (GF)	1,082.58
183455	TRENDSET COMMUNICATIONS GROUP, LLC	WATER LINE MAINTENANCE	540.00
183456	TRI-COUNTY INTERNATIONAL	VEHICLE MAINTENANCE	499.00
183457	TUTOR.COM, INC.	ELECTRONIC RESOURCES (LIBRARY)	13,900.00
183458	US ENERGY	WATER SALES HYDRANT PERMIT 23-12	741.00
183459	USA BLUEBOOK	WATER LINE MAINTENANCE	776.41
183460	VARIPRO	EMPLOYEE FLEXIBLE SPENDING REIMBURSEMENT	8,919.19
183461	VERCARA, LLC	INTERNAL TECHNOLOGY	677.29
183462	VERIZON WIRELESS	TELEPHONE	457.07
183463	VERSALIFT MIDWEST, LLC	VEHICLE MAINTENANCE (DPW, W&S)	3,055.00
183464	WARREN, JULIE	REIMBURSEMENT	382.79
183465	WEINGARTZ SUPPLY CO INC	LAWN MOWER MAINTENANCE (DPW, FIRE, PARKS)	2,000.59
183466	WHITE LAKE TOWNSHIP LIBRARY	LIBRARY BOOK FINES	15.95
183467	WORLDVIEW TECHNOLOGIES GROUP	OFFICE SUPPLIES (W&S, FACILITIES, P&R)	1,643.00
183468	ZIOZIOS, JAN	MILEAGE REIMBURSEMENT	30.79
183469	ZURMUEHLEN, MARYANN	STAFF RECOGNITION	29.95
EFT	FIFTH THIRD BANK P-CARD	JUNE PURCHASES	92,296.91
	USPS PO 2569200376	PRCS - Expense	17.10
	AMZN MKTP US RN3771Y53	PD: Supplies	77.49
	AMZN MKTP US 255F72503	PD: Supplies	71.96
	AMAZON.COM 4J2F73GM3 A	PD: Supplies	254.97
	AMAZON.COM 1L13X7VK3 A	PD: Supplies	79.99
	CALIBRE PRESS	PD: Conference	359.00
	TARGET 00014654	LIB:Program	299.64
	AMZN MKTP US 7U3O47FJ3	PD: Supplies	6.79
	NOVI CONEY ISLAND	Fire mediation lunch	73.68
	MARATHON PETRO21485	PD: Gas	46.54
	SP LEGITKIT.COM	PD: Operating Supplies	(57.00)
	AMAZON.COM A98138UG3 A	Wellness committee supplies	42.46
	AMZN MKTP US FZ95A6PP3	PD - Community Promotion	5.99
	SHANTY CREEK RESORTS -	PD - Refund	(26.05)
	AMAZON.COM PX45L85L3	FD - Office Supplies	91.44
	AMAZON.COM XS6YG0V33	PD - Community Promotion	23.79
	AMZN MKTP US 108KR4S43	PD: Operating Supplies	18.99
	AMAZON.COM R07K62OQ3	PRCS - Theatre	25.58
	AMZN MKTP US 2D3LQ48H3	I.S. - Phone Case	49.90
	STORY BLOCKSAUDIO	CR - Video	15.00
	NOVI CONEY ISLAND	Fire mediation lunch	66.60
	OAKLAND COUNTY MI	Mandatory EPA testing	120.00
	EXXON CLYDE ROAD	PD: Gas	60.19
	J&N TACTICAL	PD: Operating Expense	875.50
	AMAZON.COM TQ79U0DS3	DPW-OS	23.99
	G2GCHARGE COM SERVICE	W&S mandatory EPA water testing	5.50
	FORWARD CONTROLS DESIG	PD: Operating Expense	97.50
	CVS/PHARMACY #08161	PD - Community Promotion	103.72
	GROUPMAP TECHNOLOGY	Mgr - Software	8.00
	SPROUT SOCIAL, INC	CR: Marketing platform	279.00
	FEDEX578131727	FD: FedEx	15.17
	PANERA BREAD #608009 O	City Council: Committee Meetings	150.76
	AMZN MKTP US Q674F7903	PRCS-Fitness Supplies	58.18
	AERO PRECISION LLC	PD: Operating Expense	542.64
	MARIA S ITALIAN BAKERY	Council	52.90
	TARGET 00014654	LIB:Program	78.88
	EGLE DW TRAIN AND CERT	W&S membership, dues	95.00
	SP LEGITKIT.COM	PD: Operating Expense	378.23
	EIG CONSTANTCONTACT.CO	CR: Marketing platform	270.00
	AMZN MKTP US YK8852YD3	I.S. - Hard Drives	415.84
	ADOBE CREATIVE CLOUD	LIB: Computer Software & Licensing	359.88
	WWW.PRINTINGSYSTEMS.US	Clerk - election supplies	556.92
	WHITLOCK BUSINESS SYST	Treas - Print utility bills	513.56
	ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	1,673.51

WHITLOCK BUSINESS SYST	Treas - Postage for utility bills	1,927.09
SAMSClub.COM	Metal Shelving	527.90
STAPLES 00115659	FD: Operating supplies	28.56
AMAZON.COM 0790263Y3 A	I.S. - iPhone case	37.49
USPS STAMPS ENDICIA	LIB: Postage	50.00
STAMPS.COM	LIB:Collections	(1.07)
MEIJER # 122	PRCS- Expenses	135.00
STAMPS.COM	LIB: Collections	(0.64)
SLOAN LONGWAY	PRCS: Camp Field Trip	1,149.50
STAMPS.COM	LIB: Collections	(0.61)
CONST SW AND SESC PRD	EGL Const SW and SESC PRD	190.00
STAMPS.COM	LIB:Collections/Material Expenses	(1.07)
AMZN MKTP US G39UQ5E23	MGR: office supplies	15.99
WM SUPERCENTER #5893	LIB:Program	77.23
AMAZON.COM LH63F81P3 A	PD - Office Supplies	60.88
AMZN MKTP US 6B4KZ1QW3	PD; Operating Expense	36.00
AMZN MKTP US 8K4RH1OW3	PD - Youth Academy	14.99
IN PSTGP, LLC	PD - Training	1,050.00
AMZN MKTP US SW24F2SZ3	PD - Office Supplies	49.98
AMZN MKTP US HD6P65KH3	PD - Youth Academy	23.18
WM SUPERCENTER #3476	LIB: Program	253.01
EXXON CLYDE ROAD	PD: Gas	71.81
SCHOLASTIC EDUCATION	LIB:Library Books	353.68
PANERA BREAD #608009 O	CR: Catering	79.65
AMZN MKTP US W74Q73LV3	PD - Office Supplies	135.92
FEDEX577620116	FD: FedEx	322.06
AMAZON.COM SB7C67FW3	CR: paper	18.39
ROBERT BROOKE & ASSOCI	FM: Operating Supplies	30.50
STAMPS.COM	LIB: Postage	19.99
DRI ABSOFT	Premiere Plugin	106.85
TEMPLEPUBLI	Fire Chief Job Ad	195.00
THE UNIFORM AUTHORITY	ASSES: K.Corbett Coat	167.48
VARSITY LINCOLN INC	CD-VM	404.38
CARRIAGE CLEANERS	PRCS - operating materials	15.00
KROGER #361	PD - Employee Recognition	25.02
IMPRINT.COM	PRCS: Camp Supplies	171.00
AMZN MKTP US NL33687Q3	PRCS: Camp Supplies	5.25
EZCATERZOU	CR: catering	579.00
SP VOGLUND NURSERY	DPW: Tree Planting	809.70
AMZN MKTP US 6Y9M13C03	DPW-tools	12.99
AMZN MKTP US FF5UJ3AT3	PD - Office Supplies	34.88
AMZN MKTP US NK5RH3VA3	PRCS- Expenses	329.97
AMZN MKTP US YZ0I89SO3	OAS PROGRAM SUPPLIES	79.05
AMZN MKTP US 3Y3162YS3	PD - Office Supplies	1,149.37
AMAZON.COM 790CK2WN3 A	Clerk - supplies	9.56
SPECTRUM	FACILITIES - Utilities - Cable	8,119.43
AMZN MKTP US LQ5JN46C3	PRCS-Memorial Day	69.10
KROGER #632	PRCS: Camp Supplies	38.21
AMZN MKTP US QH4RG0WX3	Office supplies	39.99
AMZN MKTP US 7D5HN1V53	IT - Parts Replacement	59.89
APPLE.COM/US	I.S. - iPad	1,299.00
APPLE.COM/US	I.S. - iPad	1,299.00
OUTDOOR RESEARCH	PD: Operating Supplies	190.80
ATHLETA ONLINE	PRCS - Marketing	44.09
THE HENRY FORD	PRCS-Camp Expense	1,140.00
USPS STAMPS ENDICIA	LIB:Postage	25.00
THE HENRY FORD RETAIL	PRCS-Camp Expense	40.00
AUNT FLOW	LIB: Operating supplies	1,310.00
NORTHFIELD FARMS	PRCS- plantings	379.12
DTV DIRECTV SERVICE	PD: Cable	40.02
FEDEX577260760	FD: FedEx	21.25
AVIS RENT A CAR	CR - Video	453.49
06360 - CENTER GARAGE	CITY CLERK: Conferences & Workshops	145.00
USPS STAMPS ENDICIA	LIB:Postage	25.00
THE HENRY FORD RETAIL	PRCS-Camp Expense	50.00
AMZN MKTP US EP6SE4MS3	FD: Operating supplies	52.20
AMZN MKTP US 7Q77985Y3	HR: EWE Event	13.76

AMZN MKTP US R04Z95NT3	PRCS: Camp Supplies	84.82
GETTYSBURG HOTEL	CR - Video	783.66
AMZN MKTP US AE9QR8B73	Repair kit	25.19
FEDEX577122208	W&S: FedEx	117.90
GIH GLOBALINDUSTRIALEQ	PR: Sports Field Rentals & Tournys	155.94
WEIS MARKETS 111 GAS	CR - Video	9.23
MARRIOTT	CITY CLERK: Conferences & Workshops	1,029.25
AMZN MKTP US S80IL6483	PRCS: Camp supplies	223.89
MCDONALD'S M4952 OF	FD: Operating expense	88.02
AMZN MKTP US TR19819U3	CR: picnic supplies	107.41
FACEBK 2BUPTPXT52	PRCS-Sizzling Summer	16.00
BAUDVILLE INC.	PD - Employee Recognition	351.00
CENTRAL KITCHEN + BAR	CITY CLERK: Conferences & Workshops	20.96
PAR SALSARITA'S FRESH	CITY CLERK: Conferences & Workshops	21.64
MARRIOTT	CITY CLERK: Conferences & Workshops	11.02
PAYBYPHONE BOROUGH OF	CR - Video	36.35
HILTON	PD - Training	20.00
PAPER DIRECT	PD - Office Supplies	999.37
EMAGINE NOVI	LIB:Program	125.00
THE HUB STADIUM NOVI	LIB:Program	25.00
THE HUB STADIUM NOVI	LIB:Program	25.00
THE HUB STADIUM NOVI	LIB:Program	25.00
AMAZON.COM ZW96L4BO3 A	PD: Operating supplies	101.65
JIMMY JOHNS - 396 - E-	meeting refreshments	103.80
AMZN MKTP US ZF44U9F53	PD: Operating Supplies	467.00
ATHLETA ONLINE	PRCS- Marketing	116.81
THE HUB STADIUM NOVI	LIB:Program	25.00
AMZN MKTP US 8N1XH4IP3	PD: Operating Supplies	92.86
G CODE TACTICAL HOLSTE	PD: Operating Supplies	499.61
CANVAS CHAMP	CR: canvas	16.26
AMAZON.COM JB9LG0WL3	PD: Operating Supplies	28.30
AMAZON.COM QB7JT3OT3 A	Clerk - Elections	28.54
SQ HAWAIIAN DANCERS L	PRCS-Sizzling Summer	515.00
AMAZON.COM H60SI6NB3	Supplies	39.99
THE HUB STADIUM NOVI	LIB:Program	25.00
AMZN MKTP US U17HF5HJ3	PRCS: Camp Supplies	96.37
TRACTOR SUPPLY #1500	PD-VM	449.99
AMZN MKTP US GW04O46Q3	HR: EWE Event	27.83
BOROUGH OF GETTYSBURG	CR - Video	12.00
AMZN MKTP US LJ84J5A13	PRCS: Camp Supplies	48.87
AMZN MKTP US T28551CZ2	PRCS: Camp Supplies	25.57
PANERA BREAD #608009 O	Committees	174.12
DAIRY QUEEN #41332 QPS	LIB:Program	180.00
WILDTYPE DESIGN NATIVE	Plants for Rotary Park	223.30
EZCATERFIREHOUSE SUBS	CR: catering	182.25
HILTON	PD - Training	248.52
ANDIAMO DETROIT RIVERF	CITY CLERK: Conferences & Workshops	31.50
SP LEGITKIT.COM	PD: Operating Supplies	107.19
HILTON	PD - Training	248.52
BLT INTL E-Z UP	PRCS- event tents	843.76
BAER SOLUTIONS LLC	PD - Training	1,500.00
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	11,658.07
AMZN MKTP US D807P0VA3	I.S. - Supplies	110.00
MACEO	Training	20.00
JIMMY JOHNS - 396	OAN Committee	104.13
BAUDVILLE INC.	FD - Employee Recognition	125.54
TRINITY TOOL COMPANY	DPW-Tools	(30.00)
AMZN MKTP US 128QP29X3	PD - Office Supplies	23.99
MACEO	Training	20.00
AMZN MKTP US 7E8AH76R3	I.S. - Phone case	16.90
AIRLINES PARKING	CCR - Video	61.00
EXXON CLYDE ROAD	PD: Gas	74.61
KROGER #634	HR: EWE Event	8.97
WATER TECH	W&S Mandatory water testing	22.00
MCKISSOCK	Education	105.00
123.NET, INC.	FACILITES - Utilities - Telephone	2,713.07
FEDEX576590532	PD: FedEx	77.95

FACEBK 79A9QPBUS2	PRCS - Sizzling Summer	16.00
WM SUPERCENTER #5893	PRCS: Camp Supplies	42.44
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	251.79
HOBBY-LOBBY #645	PRCS: Camp Supplies	26.91
CI - NOVI	PRCS Expenses	112.18
WAL-MART #5893	LIB: Historical Commission	47.49
WAL-MART #5893	LIB:Program	12.21
AMZN MKTP US I89W96J73	PRCS: Camp Supplies	137.00
WALMART.COM	PD: Operating supplies	1,543.97
KROGER #366	PRCS - Program Expense	16.47
PAYPAL LUNAPOPPART	CR: Balloons	516.00
AMZN MKTP US N01K87NY3	HR: EWE Event	27.52
YOURMEMBERSHIP, INC.	Fire Chief Job Ad	150.00
AMZN MKTP US UN09E1AT3	PD: Operating Supplies	79.42
AMZN MKTP US 5V87K0D73	MGR: Office Supplies	52.00
AMZN MKTP US 9A7NS9MW3	PD - Conference	49.20
AMZN MKTP US 9T58O3O53	PD - Office Supplies	263.32
APPRAISAL INSTITUTE	Education	145.00
AMZN MKTP US PX8MP9VB3	I.S. - Filter	59.99
AMZN MKTP US EU8X58913	I.S. - Supplies	13.99
AMZN MKTP US JL3F815K3	office supplies	5.79
SHANTY CREEK RESORTS -	PD - Conference	9.00
WEB NETWORKSOLUTIONS	I.S. - Domain	44.99
FACEBK T6CHPPPT52	PRCS - Sizzling Summer	16.00
AMZN MKTP US VC9VF3333	PD - Office Supplies	18.88
SHANTY CREEK RESORTS -	PD - Conference	881.05
SHANTY CREEK RESORTS -	PD - Conference	864.00
AMZN MKTP US CV8TN3Z73	PD - Office Supplies	10.99
AMZN MKTP US 6X0I776J3	PRCS: Camp supplies	8.99
BUSCH'S #1205	PRCS - Program Expense	41.00
BLACKHAWK	PD: Supplies	49.77
AMAZON.COM 2F5AC5I53	PRCS: Camp Supplies	96.34
CC NRPA CAREER CENTER	PRCS- job posting	249.00
HSGI, COMP TAC	PD: Supplies	149.20
KROGER #632	PRCS - Program Expense	57.51
MEIJER # 122	PRCS- Expenses	79.99
WM SUPERCENTER #5893	LIB:Program	75.10
ALDI 67094	PRCS - Program Expense	91.17
APWA - NATIONAL	DPW Membership/ Dues	1,728.00
APWA - NATIONAL	DPW Memberships/ Dues	432.00
SHANTY CREEK RESORTS -	PD - Conference	864.00
FREDPRYOR CAREERTRACK	PD - Training	199.00
AMZN MKTP US TW1D703A3	I.S. - Equipment	138.99
AMAZON.COM 8G3ZM1LA3 A	PRCS: Camp Supplies	64.99
AMZN MKTP US XN8FM8LC3	PRCS: Camp Supplies	123.98
AMAZON.COM 5U37F6NX3 A	ASSES: Office supplies	21.10
WHITLOCK BUSINESS SYST	Treas - Postage for utility bills	1,513.37
AMZN MKTP US 6T9XA0OU3	I.S. - iPad Accessory	99.99
GOOGLE GOOGLE STORAGE	CR - Video	9.99
AMZN MKTP US 1S1GN4SD3	PRCS: Camp Supplies	169.99
AMZN MKTP US FC3CO4083	PRCS: Camp Supplies	52.97
MARIA S ITALIAN BAKERY	Supervisor training lunch	387.25
AMAZON.COM FL6L298C3 A	ASSES: Office Supplies	24.98
WHITLOCK BUSINESS SYST	Treas - Print utility bills	397.89
AMZN MKTP US 7T7I99GT3	PRCS: Camp supplies	73.68
AMZN MKTP US VF5SL6DE3	PRCS: Camp Supplies	26.40
AMZN MKTP US DY7W54WE3	PRCS: Camp supplies	4.47
PROJECT MGMT INSTITUTE	I.S. - Membership	164.00
B&H PHOTO 800-606-6969	Control Room Gear Replacements	1,911.23
USPS STAMPS ENDICIA	LIB:Postage	25.00
AMZN MKTP US J57ND4963	DPW - Boardwalk Supplies	389.15
FEDEX575940484	PD: FedEx	69.83
AMAZON.COM CK2ND84F3	PD: Operating Supplies	49.12
HBRSSUBSCRIPTION	MGR - Subscriptions	115.00
ORGANIMI	Org Chart: Annual renewal	108.99
WSJ/BARRONS SUBSCRIPTI	MGR: Digital WSJ	38.99
FARMINGTON HILLS FIRE	FD: Conference	175.00

COUNCILECONOMICGROWTH	ED: Council for Economic Growth	500.00
AMZN MKTP US JX0137OM3	DPW - Boardwalk supplies	324.51
MARIA S ITALIAN BAKERY	Council	52.90
SEC OF STATE ESERVICES	DPW-M&D	122.04
POTBELLY # 165	City Council: Committee Meetings	136.85
TELNETWORLDWIDE	TELNET 5868	1,067.54
IACP	PD - Annual Renewal Dues	1,225.00
AMZN MKTP US A626T25T3	PRCS-Program Supplies	34.99
AMZN MKTP US T88EU1502	DPW - Boardwalk Supplies	744.88
PAYPAL MICHIGANPUB	Training	160.00
AMAZON.COM FW6W93KQ3 A	PD-VM	103.42
AMAZON WEB SERVICES	WS-Hosting Fee	0.15
SPRAYER DEPOT	DPW - Equipment Supplies	90.69
REALCOMP II LTD	Realcomp MLS membership	201.00
SQ. STUART'S OF NOVI	LIB:Program	20.00
MICHIGAN ASSOC OF CHIE	PD - Membership Dues	100.00
LAZ PARKING 890152-FLA	Conference	10.00
APPLE.COM/BILL	LIB:Computer Supplies	0.99
AMAZON.COM F92WL5L73	LIB:Program	170.00
ROBERT BROOKE & ASSOCI	FM: Operating Supplies	64.99
STAMPS.COM	LIB:Collections Exp	24.53
AMAZON.COM 5518Y32E3	CR - Video	41.98
STATE MI EGLE MIENVIRO	DPW: Memberships/Dues	76.50
JOHN M ELLSWORTH CO IN	PM-New vehicle	2,316.03
JOHN M ELLSWORTH CO IN	PM-New Vehicle	2,316.02
STK SHUTTERSTOCK	CR - Video	979.00
B&H PHOTO 800-606-6969	Audio Gear	1,133.35
CENTRAL TURF & IRRIGAT	Irrigation parts	164.95
CELTX.COM	CR - Video	34.98
MIDNIGHT PROTECTIVE FI	FD: Operating Expense	2,714.00
OAKLAND COUNTY MI	Mandatory EPA testing	144.00
FAIRYTALE ENTERTAI	CR: superheroes	718.00
FREEP.COM	MGR - Subscriptions	11.99
MARIA S ITALIAN BAKERY	CR: catering	146.62
WWW.VOLGISTICS.COM	Man - Volunteer Software	214.00
AMZN MKTP US JK6EB55P3	FD: Operating Expense	65.99
G2GCHARGE COM SERVICE	Mandatory testing	5.50
FACEBK K3K6ZNKE42	PRCS Expenses	10.50
FACEBK K3K6ZNKE42	PRCS- Expenses	20.00
AMAZON.COM JI4XY05I3	PRCS - Program supplies	24.35
AMZN MKTP US 3A7OI8993	PRCS-Civic Center Operations	81.59
CONSUMERS ENERGY CO	FACILITIES - Utilities - Gas	376.58
MICHIGAN ASSOC OF CHIE	PD - Membership Dues	100.00

GRAND TOTAL

\$ 8,295,010.99

GENERAL FUND	101	906,807.66
MAJOR STREET FUND	202	809,927.77
LOCAL STREET FUND	203	1,411,022.75
MUNICIPAL STREET FUND	204	74,592.76
PARKS, REC & CULTURAL SVCS FUND	208	129,624.40
DRAIN FUND	211	43,041.39
TREE FUND	213	65,046.13
RUBBISH COLLECTION FUND	226	176,611.75
LIBRARY FUND	271	101,332.11
LIBRARY CONTRIBUTION FUND	272	306.48
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	1,470.00
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	1,751.20
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	21,055.00
GUN RANGE FACILITY FUND	409	12,803.77
ICE ARENA FUND	570	464,671.17
SENIOR HOUSING FUND	574	99.38
WATER AND SEWER FUND	592	3,912,699.58
SELF INSURANCE - HEALTH CARE FUND	677	14,960.00

AGENCY FUND

701

146,495.80

GRAND TOTAL

\$ 8,295,010.99