

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, FEBRUARY 10, 2025, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz (absent/excused), Smith, Staudt, Thomas

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

APPROVAL OF AGENDA:

CM 25-02-13 Moved by Casey, seconded by Thomas; MOTION CARRIED: 6-0

To approve the agenda as presented.

Roll call vote on CM 25-02-13	Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer Nays: None Absent: Heintz
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PUBLIC HEARINGS: None

PRESENTATIONS:

1. Jeffrey Bowdell

Mr. Bowdell has been a member of the Construction Board of Appeals for nearly 30 years. He's a 35 year building inspector and has 50 plus years in the construction business. This year he is president of the Code Officials Conference of Michigan which is a group of building inspectors. He enjoys being on the board and helping to keep Novi a great place when there's an odd question in the building code that comes to them for their recommendations.

2. Larry Czekaj

He's had the pleasure of serving on the Building Authority for 30 plus years. The accomplishments that he's been a part of is the projects they've done on behalf of the City like the Novi Ice Arena, Meadowbrook Commons as well as the Novi Library. They've been somewhat quiet for the last few years and hopefully that will not always be the case. He would like to continue with his time, talents, and experience and continue to assist with the Building Authority.

3. John E. Enkemann

He's been in the architectural business for 45 years and working almost 40 with a company called Albert Kahn Associates in Detroit and before that he worked for a small residential company in Plymouth. He's been appointed to a variety of boards, and he's been on this one for 32 years and chairman for 30. He was appointed to some other boards on a state level by two governors. Engler appointed him to the Board of Architects, which he served on for four years. He also served on the Fire Safety Board which is an oversight committee for the state fire marshal. He had the

pleasure of writing exam questions for all the architects to take across the United States for 16 years and let that particular committee in its entirety. He's had quite a few projects that he's done. Some of which are close by like the original Providence Project, which was part of his firm. Projects from his work with Albert Kahn extend from heavy industrial to the Hall of Justice in Lansing at the other end from where the capital is. They were personally driven by him or in a supervisory role. He was in charge of 63 architects when he worked at Albert Kahn. He started as an electrical draftsman and ended up retiring as the executive vice president. He looks forward to another four years.

4. Julie Maday - Not present.

5. Daniel McNamara

He's lived in Lochmoor Village since 1995 when he and his family moved in. There was not even an entrance to the freeway, eastbound or westbound, over Beck Road. A small hamburger building existed on the northwest side of Novi Road and Grand River. He's seen amazing growth in the city. He's spent his life in Detroit where neighborhoods stretched together from downtown to the city limits with almost no interruptions. It was at that time the fifth largest city in America. He saw full scale growth and how they did it. He retired from the Detroit Fire Department as Battalion Chief after 37 years of service. During these decades, he traveled every area of the city, memorizing its design and flow. He learned the most expeditious way to get from A to B in a safe manner. He was also privy to street closings, construction, new freeways, new lighting, and a progression of addresses in real time. He recently graduated from University of Michigan, Ann Arbor, with a BA in English Language Studies and Literature. Currently he serves on his HOA board, and they are actively working on approving the entrance and exits. They just submitted an application so they're trying to service the needs and wants of their 89 households. They're actively trying to do a mini improvement to model the City. He's also intrigued with how cities and townships design themselves and improve to meet to the constant needs of their residents. He's been able to work with the Detroit mayor to construct new fire and EMS locations and how to place them strategically as well.

6. Dinesh Seksaria

He has lived in the Maple Point subdivision of Novi since 1996. He's a retired mechanical engineer. He retired from Alcoa as a product development manager and has spent 40 plus years practicing his profession, developing mechanical products and materials for the automotive industry and other transportation vehicles. He has more than 40 patents and several dozen publications. He's made technical presentations in Europe and Asia and of course, the United States. Now that he's retired, he has the time and would like to offer his free time for the benefit of his fellow citizens of Novi. He's been volunteering to count the absentee ballots in Novi for the last several years. He would like to offer his services to this Council and the City. He believes his experience and knowledge and technology might be useful and helpful to improve the conditions and usefulness of his fellow citizens.

7. Patrick Torossian

He has been a Novi resident for more than 30 years and has a bachelor's degree in mechanical engineering and a master's in business administration. He loves Novi and has built three homes here. He lives in the Asbury Park subdivision which borders multiple properties along the Grand River corridor. He has been on the Novi Construction Board of Appeals for about three years and

enjoys the opportunity to give back to the community. With his long career in the auto industry, he has successfully integrated engineering with business aspects of planning and resource budgeting, managing a budget of over \$600 million. These learnings can also be applied to this board. This is the Corridor Improvement Authority Board by the way. He has been the president of the Asbury Park Homeowners Association since its inception more than 10 years ago when the developer turned the roads over to the City and the subdivision to the community. He has experience representing the community as president of the Asbury Park HOA by working with the business owners along their perimeter within the corridor. An example of this is working with Blair Bowman of the Suburban Collections Showplace and enduring that his business needs aligned with their community needs whether it was for the zoning change to City West or potential development near the subdivision and have developed a great working relationship with them. He's excited to have the opportunity to help improve commercial business districts to promoting economic growth within the corridor for the betterment of the City, the businesses and the community.

8. Torry Yu

He is interested in reappointment to the Beautification Commission. He just finished his first term. He is a 30 year resident of the City because he just turned 30 a couple of weeks ago. In his 30 years, he has enjoyed giving back to Novi and being involved. He's been on the Library Board as a student rep and then also served a partial term as a trustee. He has worked part-time in Parks and Rec for the last 13 years. He has worked elections here for almost 15 years. He also works as a crossing guard with Public Safety. He was in the first Ambassador's Academy class back many years ago. The Beautification Commission has an awesome team. They all have different skill sets that they bring to the table. One of his goals that he had when he applied three years ago was spreading the word about what this board does with our residents. They are trying to do some PR work with social media groups, putting communications in the Engage Magazine, and partnering with the Nature Nurture Novi program. They had a display at the library over the summer. They got the Bee City designation recently and worked to expand on that this year by adding beehives at the back 40 property at Bosco. There's a lot of great projects that they've done, been involved with and is looking forward to the future.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS #1:

A group of students from Novi High School was present to give Council their thoughts about distracted driving. Distracted driving is something that affects every single person here. It happens when you take your attention away from the road, even for a moment. It's texting, checking your phone, eating, or even speaking with someone in the car. Those distractions add up quick. When your eyes are off the road, you miss a stop sign, a red light, and all this takes a second for an accident to happen. It's not just about you either. It's about pedestrians, the cyclists and the drivers. It's a huge problem in the community and it's something that can be prevented. The best you can do is put away all your distractions, silence your phone, keep your focus on the road. If you see a distracted driver, make sure to speak up because in the end, no text or call is worth a life. We all share the road so it's our responsibility to make sure we are focused. Let's make our community safer by driving with care. Stay focused, stay safe. The group's Instagram is [distracteddrivinghosa](#).

Jerry Anderson , 127 S Pontiac Trail, is with the Lake Area Homeowners Association. He's here in support of Council Action Item #6, the consideration of the renewal of the goose nest and egg destruction program. This started in 2010 when they created the Lake Board to clean up or work on the invasive milfoil weeds in Walled Lake which had choked out the lake. Two-thirds of Walled Lake is in Novi and the conditions were so bad that the lake was not able to be used for pleasure or any recreational use. It was also recognized at the time that they were getting beach closures because goose droppings would mix with the weeds and E.coli would shut everything down for safety reasons. Those could last up to a 30 day period. In conjunction with the treatment of the lake, this would be their third renewal on Walled Lake and the second one on Shawood. Both lakes are just perfect breeding grounds for geese. They don't always stay on the lake. There's stories about geese sightings in the City that are somewhat hilarious but it's a public health hazard too because now it's been found that the bird flu is now carried by geese. They have no natural predators. Since 2020, they have rounded up 107 nests and 502 eggs. Picture another 500 geese amongst what they already have. It's unattainable. This is the only way humane way that they currently have and the DNR supports these efforts. In fact, they control it and use a licensed contractor to do it in an orderly fashion. Another concern is the property on Elm Court. They believe it could be environmentally toxic because that building of its age could have a leaking septic field which also promotes weed growth. With proper remediation of that building, it will be safer and less weed growth. If they can get one of the causes away, that would be helpful.

Robert Smiley said he is the newly elected District 14 County Commissioner, and he came by to introduce himself. His district covers Wixom, Walled Lake, a lit bit of commerce and about half of Novi. Commissioner Markham is still a commissioner for Novi as well. He's excited about representing Novi. He was a councilman in Wixom for the last nine years, so he knows what Council's job entails.

CONSENT AGENDA REMOVALS AND APPROVALS:

- A. Approve Minutes of:
January 21, 2025 - Special Meeting
January 27, 2025 - Regular Meeting
- B. Approval of a License Agreement with the Board of County Election Commissioners for Oakland County for the use of the Novi Civic Center for the purpose of operating an early voting site, subject to final review of the form of agreement by the City Manager's office and City Attorney.
- C. Approval of the final payment to T & M Asphalt Paving, Inc. for the Meadowbrook Commons and Wildlife Woods Pickleball Courts and Parking Lot Expansion project.
- D. Approval to purchase 134 rifles plates for the Novi Police Department from On Duty Gear, LLC., through an existing cooperative purchase agreement with North Carolina Sheriff's Association Fire Responder Supplies and Equipment Procurement Program (Contract #NCSA 25-02-0521) in the amount of \$47,690 and amend the budget.
- E. Approve Miller Canfield as the Bond Counsel Firm and PFM Financial Advisors as the Financial Advisory Services Provider for the Public Safety Facilities Bond subject to final review of the form of agreement by the City Manager's office and City Attorney.

- F. Consideration to approve Purchase Agreement for the property located at 329 Elm Court, approximately 5.43 acres total, Parcel No. 22-03-477-012, for \$210,000, and to amend the Budget accordingly.
- G. Enter Executive Session immediately following the regular meeting of February 10, 2025, in the Council Annex for the purpose of discussion the acquisition of real estate property and confidential written communication from the City Attorney.
- H. Approval of claims and warrants – Warrant 1173

CM 25-02-14 Moved by Staudt, seconded by Thomas; MOTION CARRIED: 6-0

To approve the consent agenda as presented.

Roll call vote on CM 25-02-14

**Yeas: Gurumurthy, Smith, Staudt, Thomas,
Fischer, Casey
Nays: None
Absent: Heintz**

MATTERS FOR COUNCIL ACTION:

1. Consideration to Approve a Purchase Agreement to Sell a Portion of Parcel 22-23-151-029 to Novi Industrial, LLC for \$68,000 for Placement of a Storage Tower.

City Manager Cardenas said the City purchased the water tower property back in 2017. Temperform is a plastic company just to the south of that property and they're looking to make some changes and erect some towers there to help with additional new businesses they have. Because of that, they're looking to use some of the property that is the City's. After some work with the City attorney's office, they were able to facilitate a sale price and a new property line. Novi Industrial, LLC agreed to a sale price of \$68,000 and depending on where Council sits, it would go back to the CIP fund or Council could dedicate those proceeds to go somewhere else.

Member Staudt asked for clarity's sake, is it going back to the CIP fund where the funds to purchase that property were and the City Manager replied correct, the intention is to put it back in the CIP fund unless Council has somewhere else to put it.

CM 25-02-15 Moved by Staudt, seconded by Thomas; MOTION CARRIED: 6-0

Approval of a Purchase Agreement to Sell a Portion of Parcel 22- 23-151-029 to Novi Industrial, LLC for \$68,000, for the area shown in the attached survey, and to authorize the City Manager to sign the Declaration of Ingress and Egress and Utility Easement, and Purchase Agreement and work with the City Attorney's Office to take all actions necessary to complete closing of the sale so that the applicant may submit for site plan consideration and approval.

Member Gurumurthy said it looks like the tower has already been installed on the City's property and in terms of these developments, how do they ensure they can prevent this upfront. Attorney Schultz said this is just a one off because it certainly appeared to Novi Industrial, LLC that the tower was on their property but they just put it on the wrong location. When that was discovered,

the City halted the improvement, it was talked about doing an easement and it became a better solution to go ahead and transfer the property over to Novi Industrial. This is not something that can be planned for as people make mistakes and it's not something they can change a rule for. To be clear, not every kind of development or improvement requires the City to go out and actually see where the physical improvement is going. So, there are things in place that is going to catch almost most of these. Every once in a while, one's going to slip through like this one.

Mayor Fischer noted that at Council's last meeting, they talked about Villa Barr pathways and trying to cobble together some money for improvements there as far as concrete goes. He will be making a mental note that they're putting \$68,000 by selling a little bit of Parkland back in the CIP and that might be another funding mechanism for that.

Roll call vote on CM 25-02-15

Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy
Nays: None
Absent: Heintz

2. Consideration of approval of Change Order No. 2 to Ajax Paving Industries, Inc. for construction of an 11 Mile Road Pavement Preservation Overlay, Taft Road to Clark Street.

CM 25-02-16 Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0

Approval of Change Order No. 2 to Ajax Paving Industries, Inc. for construction of an 11 Mile Road Pavement Preservation Overlay, Taft Road to Clark Street, in the amount of \$238,928.07.

Roll call vote on CM 25-02-16

Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Smith
Nays: None
Absent: Heintz

3. Consideration of approval of the final payments to Asphalt Specialists, Inc. for the 2022 and 2023 Neighborhood Road Program – Asphalt Streets.

CM 25-02-17 Moved by Smith, seconded by Thomas; MOTION CARRIED: 6-0

Approval of the final payments to Asphalt Specialists, Inc. for the 2022 and 2023 Neighborhood Road Program – Asphalt Streets in the amount of \$85,476.94 and \$153,818.69, respectively, plus interest earned on retainage.

Roll call vote on CM 25-02-17

Yeas: Thomas, Fischer, Casey, Gurumurthy, Smith, Staudt
Nays: None
Absent: Heintz

4. Consideration of approval to award engineering design services to AECOM for the design of Village Wood Road Reconstruction, Cranbrooke Drive to Haggerty Road.

CM 25-02-18 Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0

Approval to award engineering design services to AECOM for the design of Village Wood Road Reconstruction, Cranbrooke Drive to Haggerty Road, in the amount of \$113,228.

Member Staudt said there is a ditch where people are parking on a normal basis and asked what will change like is there is going to be curbs or significant change in the road itself. Jeff Herczeg replied that there's drainage work on the project, he believes the south side, but the topography can't be filled but the north side can. They'll have to go through the permitting process and see exactly what will happen, but he thinks they can underground it on one of the sides, he believes it's the north side. Member Staudt asked if the road will be widened in that area and Mr. Herczeg responded no, they're just going to cover the ditch so it will be underground. Member Staudt asked if it is the intention to leave that an available parking area or is there some possibility that they restrict parking there? Mr. Herczeg stated that he doesn't believe it's the intent to have parking there, but they can look at it during the design process. He hasn't heard about the parking problem up to this point so it's news to him, but he'll take it back to staff and look at it and see if there's a remedy or solution.

Roll call vote on CM 25-02-18

Yeas: Fischer, Casey, Gurumurthy, Smith, Staudt, Thomas

Nays: None

Absent: Heintz

- 5. Consideration of approval of the final payment to Pamar Enterprises, Inc. for the Wixom Road Sanitary Sewer Replacement and Wixom/Drakes Bay Lift Station Improvements project.**

CM 25-02-19 Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0

Approval of the final payment to Pamar Enterprises, Inc. for the Wixom Road Sanitary Sewer Replacement and Wixom/Drakes Bay Lift Station Improvements project, in the amount of \$290,670.19, plus interest earned on retainage.

Roll call vote on CM 25-02-19

Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer

Nays: None

Absent: Heintz

- 6. Consideration of a resolution requested by Lake Area Homeowners Association's to participate in the Michigan Department of Natural Resources Goose Nest Destruction Program for Walled Lake and Shawood Lake.**

City Manager Cardenas said this came before Council about five years ago. In order to carry out this destruction program, it has to come before Council. That's what is required from the DNR.

Member Staudt stated he is strongly in support of this and also the prior two times that it came. It's probably one of the most requested items near the Walled Lake. This is an excessive number in that area, and this goes a long way to remedying that situation.

CM 25-02-20 Moved by Staudt, seconded by Smith; MOTION CARRIED: 5-1

Approval of a resolution supporting the Lake Area Homeowners Association's request to participate in the Michigan Department of Natural Resources Goose Nest Destruction Program for Walled Lake and Shawood Lake.

The Mayor stated, for clarification, that this is not an appropriation by the City of Novi. This is a resolution so that the homeowner's association can participate in a state run program.

**Roll call vote on CM 25-02-204 Yeas: Gurumurthy, Smith, Staudt, Thomas, Fischer
Nays: Casey
Absent: Heintz**

COMMITTEE REPORTS:

1. Environmental Sustainability Committee

Member Smith said the Committee discussed the Aecom consulting proposal. They also discussed adding resident members to the Committee. More information to follow.

2. Long Range Strategic Planning Committee

Mayor Pro Tem Casey said the Committee said the Committee and the City issued an RFP to get some vendors to come in and help as they go forward, execute the program, help them with designing what the outreach should look like and help manage the focus groups they know they're going to bring in with their community members. They've had a total of 19 vendors respond and the City staff whittled that down to four through their evaluation process and the Committee chose to have two of those four come in for interviews on February 19.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

AUDIENCE COMMENTS #2: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:36 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Becky Dockery,
Account Clerk

Date approved: February 24, 2025