

**SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NOVI
TUESDAY, JANUARY 21, 2025, AT 6:00 P.M.**

Mayor Fischer called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

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

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Carl Johnson, Finance Director

APPROVAL OF AGENDA:

CM 25-01-06 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the agenda as presented.

Roll call vote on CM 25-01-06	Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer
	Nays: None

PURPOSE OF SPECIAL MEETING: City Council Workshop Session

1. Brief Opening Remarks

City Manager Cardenas stated the reason for this meeting is they have a lot of questions that are coming before the community, and this opportunity is going to help them to get some direction so they can set the state for whatever they want to make a priority. Novi schools have a renewal question that's coming up to voters November 2025 and then there's the CIP millage and the last capture of the Library Debt in 2026. It's very pertinent right now to get some direction on some of these major initiatives before moving forward.

Mayor Pro Tem Casey wanted to thank staff for pulling the information together to help them make these decisions and for being here this evening. This is an in-depth set of conversations they're going to have, and she would like to thank her colleagues as well. They don't typically do these types of workshops and appreciate everyone diving in and getting engaged in the process. Part of the reason they're having this conversation is the first step in their long-range strategic planning and to make decisions & put some direction out to staff on some of these issues before they start getting into the rest of the plan. She's excited about this conversation because that's how the project is starting. They started to call all these major capital initiatives because that's what they are but there are some key components they need to work on to help continue to make Novi a great place to live and make the lives of the residents and businesses better going forward. There are also items they need to prioritize since they can't do everything at once. There's going to be costs to some of the things they're talking about that need to be planned out and in the end, the decisions they're making are when to put many of these issues in front of the voters because they are the ones who'll be the end deciders.

Member Smith added his thanks to the staff for preparing everything and to his colleagues for taking this seriously and showing up. He's looking forward to the decision. He was thinking about the meeting and thinks this will be a memorable one for no other reason than 10 years from now

to be driving around Novi and seeing the results of what is started here, which is exciting. Some general comments on funding all come down to how they pay for this and when it's put in front of the voters. The big signature projects, like Public Safety or a community center, he likes the idea of a dedicated millage for a bond. It makes them do the homework of informing the community of what exactly they plan to do and then the community can tell them what they think of that plan. In general, he wouldn't support putting it on an odd year primary election, which has a low turnout, and would prefer a November election if possible. He did a bit of analysis and thinks it's safe to assume that if they put in on the ballot, they would like it to pass. In the 22 issues since 1987, 11 passed and 11 failed. Things that come up in even year elections, they were 11 for seven or 64%. Odd year elections they were four for 11 or 36%. He thinks there's a better chance of passing it plus, for an even year election, they're getting a better turnout and bigger sampling of the community. He'd love if every election were an 80% or higher turnout but he doesn't think that's going to happen. He would like to get it in front of voters when it has higher turnout.

Member Gurumurthy thanked the City team members and every single person for giving them enough time with all the different packages that they put out. Also, being that she's new, she was able to connect with Carl and different members to educate herself and get up to speed. She's glad to be part of this discussion because this is not only for the current residents but future generations to come. She looks forward to the discussions and being able to make an impact. In terms of funding, coming from the community she can see there is a higher chance of getting moved forward if there is clarity on what's being asked for. She is going to be very concerned or more concerned about the timing because she wants to make sure that there is enough time to communicate and make people aware of it.

Member Heintz thanked the City staff and Council members that has done so much work, and he's excited to be here tonight. As Member Smith pointed out, there's going to be big changes that'll come from all this in the short time that he's been on Council has seen a lot of changes within the City. It's not going to be easy and he's sure that everyone's going to have their own ranking of priorities but if they all have the same common ground, if they're all interested in continuing to make Novi an amazing spot to be for everyone, one of the things that he'll be pitching is prioritizing not just one piece but see how they could package things together to try to not leave any of the other pieces behind and try to see how they could move forward with all the different agenda items however best we can knowing that whatever we put in front of the residents on a ballot could impact how anyone might respond to any other ballot initiatives later on. He's reminded of something his wife shared with him that she recently read by Colin Powell with his 40/70 rule; a leader should have at least 40% of the information required to make a decision but no more than 70% of the information because after that, you're just having more than you need. He thinks that helps here knowing that they have some knowledge and information about the different pieces on the agenda items, some of which might be sufficient to move forward with some of those pieces. He'll be excited to see the outcome of this evening and how they can move forward by making great decisions and continuing to make wonderful improvements with Novi.

Member Thomas started off by saying how much she appreciates the fact that they're doing this. They're going through some of these very large projects, some transformative, that could make a big difference in the community. Some of these things could make a big difference in the way they spend their time together and how they collaborate and connect as a community. She appreciates the fact that they're here doing this special session. All of these items are important, and she wishes they could do them all now, but they can't so that's why they are here, to prioritize. She wants to reiterate what Member Smith mentioned about elections and election timing. She would like more information on why they choose the elections in the way that they do. When they do get

to the point where they think they have a project ready enough to get a ballot measure to move forward, she wants to make sure that they're paying attention to if they all think that this is a good thing and that they need it for the community and that they are making sure that they're selling it to the community. So, as they go through these, she wants to make sure that they have a way to make sure that the community is informed of and do their best to make sure everyone knows why they're moving forward on these projects, so they understand the importance and the value. The other thing she wants to make sure they pay attention to is the cost. It's very important that they provide things that are going to enhance the lives of the citizens, the community or that are necessary for the safety of our community. Again, she wants to make sure they are doing their best to be fiscally responsible and that they pay attention to what those mills mean for the pocketbooks of the residents.

Member Staudt stated that he's been here for a long time. He's run six times and every time his number one priority was Public Safety. There used to be Council members who used to talk about wants and needs like a community recreation sports center but it's a want. Community park growth is a want. Beck Road expansion is a want. Public facilities are a need. We're talking about the most important thing we do as a government is to keep our citizens safe. To have the most efficient and effective way of keeping safety and saving lives, we need to have better facilities. Our buildings are substandard, yet we have some of the most elite and excellent Public Safety officers in Michigan. We continue to grow as a community. We have a building that was built almost 50 years ago that just doesn't have the capacity to deal with the current needs. Having been somebody who has made fiscal responsibility his number one priority behind Public Safety, the only one bond I've ever supported, as an elected official, was Signature Park and that failed badly. He doesn't forget about that easily. The capital improvement millage has been a huge benefit to the community. It has allowed them to build a world class DPW department, a building at Lakeshore Park and other things. He doesn't know how they would be surviving right now without that millage. When the time is appropriate, he's going to suggest that the capital improvement millage be extended one mill in perpetuity. He was the one who proposed it a long time ago as a 10-year millage. Some of these products, like the community recreation center and the ITC Community Sports Park, are things we can do under that capital improvement millage in the future. They're not anything we need now. We do need to deal with the Public Safety facilities. If they kick the can down the road, they're going to be looking back at this opportunity and saying they failed. One quick thing he wants to make note of, in elections in the past have been driven by people requesting ballots. A huge percentage of voters now are going to get a ballot regardless of whether they ask for it or not. He doesn't know what the number is now but the days of being concerned about the voters not knowing there is an election are over. They may not pay attention to those ballots coming but they certainly are going to get them, and most people will read them, and we'll see a significant turnout whenever we run an election based on absentee ballots. It thinks it's critically important that they do something soon rather than later. This isn't going to get easier as entities as for money. It's going to be harder to get those funds for our specific community projects. He will be supportive of going out in August. He runs a lot of elections, and they have plenty of time to educate voters and the voters will have time to make a decision; is it money or their lives and safety.

Mayor Fischer thanked the staff for all the effort that has gone into this. He looks at this as an extension of all the hard work that went into their goal setting a year ago. That's when these items percolated to a point where Mr. Cardenas and his staff said they were running in many directions, and that Council had not given them any direction on those. It's been a year since they had that session where they were able to speak with each one of the directors. They had the last year to continue those dialogues. Here they are one year later, and he said at the last meeting he

expected everyone to come to this meeting well versed, well studied and well-read up and ready to opine on things they're ready to move forward with, things they may be willing to delay or call medium to longer term initiatives and things they may be willing to kill. That is what they get elected to do. Member Heintz made a great point that the data is never going to be perfect for them to make decisions for two reasons. One, the way the City's set up, they are the ones elected to make a lot of decisions and even if not, they are the ones who are requested to send it back to the voters to make some of the major decisions. They'll never actually have the perfect feeling from voters until we actually go to them. He encourages everybody to take the data that staff put together and he thinks they've done a lot of work researching and talking to Mr. Cardenas. There are a lot of questions that came up and he looks forward to the discussion. When he thinks of the individual major initiatives they need to cover, the thing he thinks about is that each of these over his 15 years of being involved in and not involved in is they've come up at different times, different stages of their life cycle. Some have been studied and killed in the past. Some are brand new, or we were going to go in a different direction such as ITC when they had the opportunity to double the size of it and now, they have a lot of land and no money to do things with. He will keep that in mind as they continue to talk about timing and prioritization and where they are in the decision-making process. That's important to keep in mind.

2. Public Safety Facilities

Todd Fenton, Vice President of Plante Moran Realpoint, stated that they were hired in October 2024 to review where the City's planning efforts have been in relationship to the Public Safety facilities projects. They reviewed the last commission report, the Redstone Architects report that the Public Safety Committee had hired and retained for them to do and a lot of information that City Manager Cardenas sent related to space needs analysis for all the Public Safety buildings. The facilities that are being reviewed now are the Police Station and Fire Stations one, two and three. They are not looking at Fire Station four at this point. What stood out to him was some of the history of Novi in 1980, roughly when all of these facilities were built. The population was 22,500. Today or in 2020, it increased nearly 194% to 66,250. Moving forward into 2050, it'll be 74,000. It's a tremendous amount of growth but it emphasizes these facilities were built for a city the looked different in 1980 then, in 2020 and looking forward to 2050, what the requirements might be for a Public Safety Facility. They are going to focus on space, needs, actual sites, and then they'll go into budget. Regarding space programming, Redstone Architects aggregated a lot of information that they've been reviewing and made a recommendation on a new building and that building is the Police Station co-located with Fire Station 1. The Police Station would increase 38,000 square feet to 53,760. Fire Station 1 would increase from about 10,000 square feet to 18,940. Both facilities would be combined and located on one seven-and-a-half-acre parcel. They are going to talk about sites and that some sites are not large enough for the buildings that they're proposing be placed upon them. The head count of the Police Station was 45 in 1980 and today it's 98. That includes administrative as well as sworn officers. Evaluating these Redstone reports in the space analysis, they concluded that the current Police Station's approximately 33% smaller than what would be needed to serve a city of this size today. Fire Station 1 is approximately 50% smaller. The Council is going to see large percentage discrepancies with the Fire Stations as opposed to police because they're talking about adding apparatus space which are very large additions to these buildings. They did note that the evidence room of the Police Station is significantly undersized for a city of this size. Fire Station 1 lacks separate female locker shower rooms and its bunk rooms undersized and looking at co-locating both facilities, they agree with Redstone that almost 5,000 square feet can be saved than if they were two separate buildings. With regard to Fire Stations 2 and 3, they believe that Fire Station 2 is approximately 65% smaller and 3 is approximately 75% smaller than what is needed to serve the City. Both only contain two

apparatus bays. Expansion would've been required here. Both stations do not have separation from shower room from clean areas. That means when fire fighters are responding to an accident, they're going through the building and clean areas to get to those facilities. Operationally, that is not something you want to see in a Fire Department. For those reasons, they agree that the increase in each facility size is reasonable. Looking at the site themselves, Fire Station 1 and Police Station 1, the site they've been giving is on Lee Begole Drive north of Eleven Mile Road. That's seven and half acres, more than enough size for a Police Station and a Fire Station. Parking and a maintenance garage would be built on site as well. Runtime analysis, looking at these sites shows that approximately 93% of existing calls and 89% responses to future calls would be within five minutes of the Public Safety Building, current Fire Station 2 and Fire Station 3. The current Fire Station 1 site is one acre and that's too small for a 14,000 square foot facility of which you would need two acres or more. Fire Station 3 site is 1.2 acres. You're going to need another site for Fire Station 3, which the City has identified at Venture Drive north of Nine Mile Road. They do not have a solution for Fire Station 2, which is currently located on less than an acre. Site selection is going to be paramount to finding a site that would work for a 14,000 square foot facility. They have been told to move forward without the site selection on that one right now and just work through the capital program on how much that building would cost to construct. Without taking into consideration site acquisition costs, they did run a site selection analysis of what is available in Novi right now and there are no readily available sites that would fit the buildings that they've been talking about. He will make a note that they have not looked into the actual sites themselves. They have not done Geotech or soil borings. The way the weather currently is, that's not going to happen anytime soon but that's the due diligence that they want to do themselves. They conducted a facility assessment starting in November because they thought it was important to answer the questions; what is the current physical state of these buildings? Can they be renovated? Can they be repurposed? In doing their analysis it was clear that these buildings were built to last but not to be renovated. They're made up of a lot of concrete and steel brick walls throughout. The systems themselves are costly to maintain but kudos to the City that they have been maintaining them and in quite good condition. It's not so simple of bringing in new modern-day systems into buildings that literally cannot be repurposed from the inside. It makes more sense to knock the walls down and at that point, you're knocking the buildings down. Other notes they've made from their facility analysis, the mechanical room stairwell at the Police Station hinders dispatch expansion. All the Fire Stations lack the separation of shower rooms from the clean areas. There's water filtration causing moisture issues inside Fire Station 1. The apparatus bay epoxy floor surface is peeling in Fire Station 2. Fire Station 3 is suffering from storm drainage and flooding problems. At their early analysis, it'll be about \$18 million to \$22 million to bring the exterior portions of these buildings and what you can do interior knowing that you can only do so much with walls that won't move to essentially renovate. That's putting a Band-Aid on the problem. It's not getting the Police Chief or Fire Chief the operational flexibility that they're looking for, moving on into the future.

Brian Weber, Senior Vice President of Plante Moran Realpoint, spoke about the walk through of all the facilities with Chief Martin. As mentioned before, they are well maintained but inherently with buildings of this age, there is cracking, leaking and the systems that aren't meant to last a lifetime are showing the wear and tear that is expected. Some of the work done in previous decades has insulation issues and an abatement that would be required. The older type of construction, as mentioned, you're confined within these building footprints, and they are aging. It's not efficient to spend money.

Todd Fenton then addressed photos taken of the facilities showing the issues that he and Mr. Weber have spoken about. Again, just to bring it up to where it was built, \$18 to \$20 million and

that does not give the operational flexibility that's desired not only to bring it into 2024 compliance but 2050 as well. So, where they have a discrepancy between the construction figures provided by Redstone and the analysis they've done, is that Redstone's estimated cost to construct was about \$650 per square foot for the Public Safety building and \$560 per square foot for Fire Stations 2 and 3. He was involved in the Royal Oak Police Station when he was part of the city management team. At that point that project was bid on before COVID. He came in during COVID and ultimately the project cost to construct was about \$460 a square foot with the current escalation. That would be \$706 a square foot or would've added \$10 million to the cost of that building. West Bloomfield Fire Station 3 built in late 2019 was \$469 cost to construct. Westland Fire Station 2 right now has escalated to \$637 per square foot. They are estimating that a reasonable figure would be \$750 to \$900 per square foot. How you justify that range is for example, the Royal Oak Police Department wanted a heated garage for all of its vehicles. This was a significant cost to that project. Every building's a little bit different. You aim for somewhere in the middle. We think this is a reasonable range for the facilities that we have talked through with your Police and Fire Chiefs. Construction has been out of control for the last few years due to COVID, supply chain issues, lack of workforce, project backlogs and all the variables that they're hoping are starting to recede a bit. Right now, they are trying to do a reasonable test of establishing what they think is a ceiling that they would not exceed should this project move forward. The projections for the Public Safety program, which does not count land acquisition, road construction, significant underground work, utility relocation or capital safety investments, is \$54.5 to \$65.4 million for the Public Safety Building. The range for both Fire Stations 2 and 3, because they have the same square footage, is \$11 to \$13 million. Site development is about \$10 to \$20 million and that's when they've started to do their investigation of what is underground. It's contemplated that there would be significant road reconstruction around the area. They would expect a 36-to-42-month construction schedule. They would begin with procuring the designers, engineers on staff around the project team in September and October of this year. Eventually closeout and construction would occur in August or September 2028. They've already got this schedule that they built out mobilization and site prep in January 2027. That's not entirely feasible given winter conditions and frost laws so there may be a couple of months bump from that schedule. In terms of delineation of work between PMR and the City of Novi moving forward, assuming they get direction from the City Council to continue their due diligence on this project, their first order of business is trying to determine what's under that site, working with the City to identify a site for Fire Station 2, refining their conceptual program and cost estimating and finalizing their facility assessment, which they expect in April of this year. They can start developing promotional information to educate the public on the justification for these facilities. They're proposing language that will be sent to the City Clerk in May for an August ballot initiative. The campaign on "the what" and "the how" the City is financing, what the impact to the average household in the City would begin this spring and move through June and July. They would schedule community events, town halls and any bit of information they can to tell this story on why these facilities are needed. From the City's perspective, they hope that the City will work on the actual legalese of that ballot language and, after sending it through property channels, they expect if they move forward tonight that they'll see in March a more comprehensive update on where they are after they've refined the numbers that they've provided to Council tonight.

Mayor Fischer said he appreciated the update and that when they hired Plante Moran Realpoint, they anticipated needing regular updates and it just so happened that this interim one worked out given the conversation they're having tonight but understand that Plante Moran is still continuing under their contract with them, the due diligence process and then they will continue to get more information as some of that continues to get flushed out.

Member Staudt said that when they started thinking about this two years ago, they figured out very quickly that this was something that had to get done. There's been a lot of good information in the presentation this evening, but he wants to throw a few things out for people to think about. For example, they have a valuable relationship with county, state and federal agencies and they're located in spare space in the current facility and provide a tremendous resource to officers. More space is needed. The more space, the more resources they're likely to get and it's critical to have those available. They did start thinking about this way back which allowed them to acquire some properties. One of the properties presents an opportunity to have a campus near the DPW yard. It allows for another campus in the community to be built and that is important to the overall safety and strength of our services. If we had Police and Fire Department there, they would have access to walk to different parts. This provides a better work environment for the employees. He can't think of anything better than having a better environment for the police officers so whatever the numbers are, it's absolutely critical that they have an area that allows them to have their vehicles under some kind of cover whether it's a heated building or just covered areas. That's just a function of cost. It's a function of what the police chief wants but critically important, this gives them an opportunity to do thing infrastructure wise that had been pending for a long time. One is the build out of the road between Eleven Mile and Grand River which is basically directly across from the proposed facility which would provide them with a minute of quicker response time and that's a tremendous benefit. It also allows them to build out the ring road behind the property on Lee BeGole Drive and gives the police and fire the opportunity to leave there quickly, get to the interstate and do the duties they need to do to provide safety. Another valuable thinks would be having the police headquarters, the Public Safety headquarters, shared with the Fire Station which would allow them to build training facilities that could be shared amongst different groups. It would allow them to build an area that provides for workout facilities that again could be shared. Having Fire Station 1 and the police headquarters together provides so much opportunity for synergy. The City went to the capital improvement millage a number of years ago and that was a way to not get a big debt. They borrowed within which kept our costs down. This is the kind of project they can't do that with. This is the kind of project that they're going to have to go out to the voters, make a pitch and show them how critically important this is. Not only to their lives and to safety but also to their property values and the future of the community. We're at 67,000 and probably will end up at 80,000 at some future date. The facilities that are currently there never foresaw that we'd be at this number and it's time to step up as a community and as elected officials to provide the support that they all promise. They talk the talk about public safety and now it's time for them to put their necks out and support a major initiative. Whether the number is \$90 million or \$100 million, \$150 million, what's the price for safety? Number one is that we're a safe community and this helps build onto that. He doesn't really have any questions and he's supportive moving forward as soon as possible. He'd like to see this on the ballot. He'll be out in the community making sure people understand why this is being done and asks his colleagues to think about what other priorities are important to them. The bottom line is this is it and they all need to be out there talking to everybody. They need to show up at events and homeowners association meetings. They need to convince the residents that this isn't for today, this is for the next 50 years and if this fails, it'll be years before they have another opportunity to do this. Technology has changed so much, and they are behind the curve, especially in the police department.

Member Smith said this is the top priority. This is what they need to be looking at. From what he's seen walking around the Police Station and from their visit to Kansas, they are in need of improvements. His original preference would've been to renovate the existing buildings, but this report was pretty stark about the possibility of that, which is zero. More space and acreage are needed. It also gives them a chance to take the Police Station out of this complex. This is kind of

a natural place to do any sort of community center because they've got the high school, the library, and the existing stuff at the Civic Center. In his view that would make a good case for moving the Police Station. Hopefully when they get into the details of design, it's more flexible so they're not stuck with concrete block walls that we can't move. He'll be watching for the environmental aspects of these buildings like LEED certification, energy use, run off control and things like that. He doesn't know if there's potential revenue for selling the land that the existing buildings are on. That depends on the market when that building is vacated but that would be something that would be interesting. As far as timing, he would support the November election because in August, if that's the only thing in the ballot with early voting, nine days of early voting, it's not an insignificant amount of work for the staff to handle that. The August election would end roughly under two months before early voting for September would or for the November election starts in September. We're already having the election for the City Council so he would prefer November.

Mayor Fischer asked the City Manager to remind them what is scheduled to be on the ballot and if the school district is moving forward with their initiative as well. Mr. Cardenas responded that yes, that they have been informed by the school district that they are going forth with a renewal of one of their bonds in November so in addition to the Council election, there will be a school bond initiative on the ballot as well. The Mayor asked if the school district has given any indication how they feel about them being on the ballot at the same time or if the school district was able to pull ahead to August. Mr. Cardenas replied that at this point the school district is not able to pull ahead and that the district has not given any opinion if they like sharing the ballot. A crowded ballot may be overwhelming for both parties, and he thinks the initial proposal from staff was to have it be a separate ballot from the schools.

Member Gurumurthy said that public safety is her top priority as well. She was recently talking to a new resident, and it was clear that one of the main reasons was safety. She echoes all of the speakers' comments here when she saw the 1980's population was 22,500 versus where it is now, it's important to give them the right infrastructure to continue to do the amazing job that they do so she is fully in support of moving forward. She did talk to Chief Zinser and Chief Martin about the whole timing with respect to the Public Safety building. They are the experts. And with respect to the location and everything, she is confident that it's going to work. In terms of Fire Station 2, she understands that the location is not set yet and she didn't see that in the cost but thinks Plante Moran Realpoint clearly indicated that it's only the building listing in the estimate with respect to 3. She toured all the buildings, including Fire Station 4, so it's clear that renovation is basically what they've stated here. They have to think about just not right now but the future. This is going to be with the technology and everything with the smart systems, the energy efficiency and many different things. She thinks it is the right time to move forward and build that infrastructure that they need and the City needs for the future. Funding wise she sees that having this as a separate item would be clear to the residents. She knows the community sees safety as a top priority so hopefully that will help in terms of voting. She looked at the cost and noticed that Plante Moran did not include some of the items she was looking for because when they talk about funding, it is important to see the holistic costs and asked is that something that'll come back to Council or how is that going to happen. Mr. Fenton replied that it's their intent to nail down some of those numbers. As they presented to the Finance and Administration Committee last month, the problem with a short timeline into an August ballot is some work that they would normally do in terms of bringing in an architect will not be ready by then. He said they are charged with trying to provide the most realistic range estimate for each building that they can. As some of the questions are answered, in terms of what is underground, are they looking at doing some underground parking, storage, these sorts of things and are there no environmental issues to any of these sites. They're trying to build that into that \$10 to \$20 million range of land development flexibility and

what Council might ask them to bring into this project. Road construction is the same as brick-and-mortar construction right now. It's not at the level that we are used to, so they are trying to give estimated numbers today as an update. They hope when they come back, if they come back in March and if Council directs, they'll be able to refine these numbers as they move forward. Member Gurumurthy stated that she's not concerned about the buildings because that's more experts and they know the details. It's the road construction that they are talking about, which is what's used for the calculation of the timing to see how much it adds up and then the estimation of the location or the land that they might go after for Fire Station 2. Those are the things that'll be good to see in order to look at it holistically. The second thing is the operating cost for the police and fire. She knows right now they have 1.8 mils, so she was just curious, when they move up to this new building, what is going to be the thought in terms of operation. Chief Zinser responded saying it's difficult to say what the increased operating cost would be. They would be going from old Police and Fire Departments to one new building with new technology, HVAC, lighting and all of those kinds of things. He suspects it might balance itself out for the most part. They're not getting into new buildings to add staffing however they could see an increase at some point over the years but that's difficult to project at the moment. Because they're talking about new technology in the buildings, more energy efficient, coming down from two buildings to one, he doesn't see a dramatic increase in those types of operating costs. Member Gurumurthy stated that in terms of the campaign, she wants to understand more about the details in the months to an August election. She wanted to hear about the Novi Public Library and how long they took, because it was successful. Mr. Fenton said he will not deny that it's an accelerated timeline, but they are comfortable they can pull together an informational campaign for the public. Based on the work that they have done, they'll be working with the City's communication team along with the Plante Moran Realpoint marketing teams to refine those materials as they move forward. Council has already seen a lot of the narrative and it's looking at a home built in 1980 with a furnace from 1980. The fact of the matter is systems equipment are dramatically different today than there were then. This is as much about operational efficiency as it is about officer and firemen retention, making sure that you're in the source of facilities that you're seeing, being built in the surrounding areas for cities of this size. Over the next couple of months, they'll be refining the narrative and the cost. At the end of the day, most households want to support Public Safety but want to know what the financial impact is if they vote yes for this. The range they provided today, for being on the job for three months, he thinks, is good as an update in a workshop but not adequate for when they get to the point of actually building information literature to educate the public about the necessity for these facilities. Member Gurumurthy said in regard to the August hearing versus November, there is a reason and if there are things that can go in parallel in creating the informational pack, Plante Moran Realpoint already has the information for that and would encourage more touch points with the Council to share and working with the City, she would encourage that because the sooner they can make sure they reach all the community member and explain it, that will be better. Mr. Fenton said there is still due diligence required on these sites themselves that needs to be done and then there will be requests made of the Council in terms of bringing some of that expertise on board so they can move as fast as possible. Greg VanKirk, Partner of Plante Moran Realpoint, stated that in regard to the informational campaign, he's been doing this for over 30 years and has done a lot of campaigns. He thinks the number one thing that they're most concerned about is August is doable so long as they get out and start notifying people today of the inadequacies of the buildings and structures today and what they will be in the future. They need to talk about "the why" not necessarily "the what". The why is what transpired. The perception is Novi is a safe, great community but he thinks a lot of people wouldn't know the status of the buildings. He's more concerned about making sure people understand that there is a need to replace them because they were built in 1980 with structural concrete and no technology. He thinks the informational campaign of what's being contemplated needs to begin

now because it usually takes three or four months of allowing residents to understand and educate themselves regarding the ballot and then when the ballot is specifically one or two items, it's much easier to focus on and understand what the what is.

Member Heintz stated that he appreciates all the information provided by Plante Moran Realpoint. He said it's clear that there's not simple updates, no Band-Aid that would be sufficient and new buildings are going to be needed for sure. There are other pieces that they're talking about tonight, including the community center which could potentially go where the current Public Safety building is located. He's question is, based on Plante Moran's expertise on the residents' perspective, if Council asks for something now and then a couple years later asks for another bond or millage or whatever the funding mechanism would be, for a community center, would the residents be less likely to support the second item compared to if they were to package both pieces together right now. Mr. VanKirk responded that his first reaction would be no. Every polling that he's seen, the number one rule of government, first and foremost, is safety. The more things added to the ballot, the more clouded it is and then people ask if this is a necessity. He thinks the community center would be viewed as a want where he would view the Public Safety as a need. He thinks the two issues should be bifurcated not to mention there's not been enough studying that could be done to get a community center, what it would look like & function like, in that shorter time period. He's not sure he'd package it but that's for Council to decide. Member Heintz wondered what the impact or likelihood of success would be, whether it's the community center or anything else, of getting something approved in the in the future or at some point would the residents say they're done and have nothing else to give. He understands the potential for muddying the waters if more than one thing is in there. He wanted to echo Member Smith's comments regarding environmentally friendly approaches with LEED certification or anything they could do to be as environmentally and sustainable as possible with any new buildings coming about. He also asked Mr. VanKirk, from his perspective, if it is better to have this on the August ballot versus the November and Mr. VanKirk replied; correct. Mr. Fenton also commented that it's dueling priorities, and you never want to be in a position where somebody feels compelled to pick one over the other and even just spacing them out from August to November doesn't enter into the equation for some people.

Break: 7:18 PM to 7:26 PM.

Member Thomas said that one thing she struggles with is that she understands the need for the facilities but that all the buildings are in such bad condition that they all need to be replaced at the same time. She understands that is the position they are in now. She has concerns about the future and wonders if the new buildings last 50 years, what will happen then. There won't be land available like today. The schools are often reusing the existing buildings and building additions and renovating existing buildings. She wants to know what the vision is when going forward and is there a plan for when these buildings reach the end of their life. She wants to make sure that they are preparing the Council 50 years from now so they will have solutions and won't find themselves in the same situation where all the buildings must be replaced at the same time. Mr. VanKirk stated that all the buildings must be maintained but that the buildings need to be replaced because of the structural concrete, it is hard to remodel them and there is a space need. The buildings need TLC, they're 40, 50 years old but TLC only give you a 1980's Police Station. Not a 2050 Police Station. He says what Member Thomas is asking is how do they build in flexibility. If the ballot is approved for a dollar range, then the architect comes on board, they can build a station that provides flexibility for expansion and the easy transfer of utilities. They will do everything in their power to make it as flexible and forgiving as possible, which he doesn't think was the case in the 1980's. It was never contemplated that law enforcement and fire protection

would be what it is today, nor would 20,000 residents turn into 80,000. As far as age, he thinks that the structural building itself would probably last 30, 40 years. Properly maintained steel, brick and mortar, properly maintained, can last a hundred years. They put a little TLC and another \$22 million into the buildings and they'll last a little while longer, but the question is can you renovate them. The interior is structural concrete and how can you knock it down without tremendous cost. Before you know it, it's cost prohibitive. Member Thomas asked if there was something imagined for the existing buildings or would they need to come down. Mr. VanKirk said that at this juncture in time that's what they're hoping to expand more in the next two months. They'll continue to do due diligence and refinement of everything that Council's seeing tonight. Looking at the sites, looking at the existing facilities, looking at the new facilities and what the cost structure may be. He thinks it's a fair assumption that renovating them would be just as costly to renovate the old Police Station into a community center as it would be to renovate it into a new state-of-the-art Police Station. Member Thomas asked for a new building, how long it would be before things like a new roof, new windows and that type of thing would be expected. Mr. VanKirk stated that most major systems have a 20-to-25-year life and that also depends on the type of building materials used. Member Thomas stated that she has concerns about the location of Fire Station 1 as the road going north doesn't go anywhere and it seems like it's locked in where it is now. There is a proposal to add new roads which she thinks would alleviate those concerns, however that isn't part of the cost estimates they have today. Her question is, those runtime numbers for Station 1, is that as the roads exist today or assuming that the additional roads exist? Mr. Fenton responded that it's as it exists today, and they did put in a \$10 million figure for road construction. That discussion came out of discussions with the City Manager and in the Finance and Administration meeting that they provided an update for December. They knew that to make that site work, there is going to be major repairs. They did the estimate based upon some road construction projects that they've seen bid out already and put around \$10 million number on that. They won't know until they further refine that, but it was contemplated. They initially had it as \$10 million but bumped it up to \$20 million after the discussion about that. They don't know if that's coming into this project budget or if it may be coming out of a different budget. There's a lot of different aspects of elements that could be funded from a bond. They've talked about adding apparatus space and not purchasing fire trucks. City Manager Cardenas further elaborated that it depends on what report was in reference. The October 2023 report, Redstone didn't take into consideration the construction or addition of new roads, specifically the Eleven Mile continuation of Grand River. When the January report came out, the runtime analysis that they did internally through the GIS department did take into consideration construction of the roads. They do have those estimates, \$10 to \$11 million or a little bit more is what we have total cost from connecting Crescent to Lee BeGole all the way to Grand River and that's with a possible roundabout in the Eleven Mile and Lee BeGole intersection. They have the geotechs already created for that. They know what the soil borings are for that. That's already been planned so yes, they have those numbers but depending on what report Member Thomas is talking about, that runtime analysis will be taken into consideration. Member Thomas asked if it was known what the cost to remove the buildings that are vacated was and Mr. Fenton replied that it is generally \$10 to \$12 a square foot so it's half a million for the demolition of all those buildings as listed. Member Thomas asked whose budget did maintenance cost for those buildings come out of and City Manager Cardenas replied that existing maintenance is separated into each of the department's maintenance so this would be under Public Safety. Member Thomas said she had a question about the different ways that you can bond and does the type of bond affect the interest rate that they would be paying? Carl Johnson stated that they are only looking at two things. The first one is issuing debt to pay the debt services on the bonds. For example, say \$100 million is what we want to go out and issue bonds to do all of this stuff. The two ways to fund that would be to go to the voters and ask them to approve a millage to pay the debt service on the \$100 million worth of bonds that's backed by

the full faith and credit of the City. There are things called limited tax obligation or full tax obligation. The bottom line is asking voters to approve of that with their AAA bond rating. There's not a lot of difference in the interest rates. The only time you see significant interest rates differences, the revenue bonds versus general obligation bonds, once the City backs it, there's very little variance in the bonds. It's just an operating bond, override bond, whatever you want to call it, which is just operations of Public Safety versus a debt service bond which is specifically to pay the debt service of issuing the debt related to this project. Member Thomas asked how the debt was borrowed. Mr. Johnson said that once the voters approve it, they work with Pat McGowan from Miller Canfield, the bond attorney, and the bond finance people. For a project of this magnitude, usually you'd see two, three, maybe four different bond issuances. The biggest thing is cash flow drives when you're going to issue the debt. There's no way they could spend \$110 million all at one time so it's probably going to be a debt issuance here, another one six or eight months later. If they only issued half of that in the first year, on the tax roll would only be debt service for half of the millage. If it was half a mill versus a whole mill, only the amount needed to pay the debt that's been issued at that time. In August or November, they will ask the voters to approve them to levy whatever is needed up to the \$110 million or what the number is. Member Thomas then asked what would happen if there was any money left over. Mr. Johnson explained that there are legal requirements that state the money can only be used for the project listed and any leftover the City would be to refund it via a lower millage rate the next year or use it to pay the debt service the next year. Either way results in a lower millage rate for a single year. Member Thomas stated that Public Safety is important and if you've ever needed it, you appreciate every dollar spent on it. If a facility goes in the suggested place then they need to make sure those roads get built alongside it. They need to plan for the tearing down of the existing buildings. They want to make sure that everything is included in this package. They need to make sure that if they're spending money there is a value add that goes with it and making sure there is a purpose for every dollar spent. This is the most important issue they have, and they need to move forward quickly. The most frustrating thing is how long it takes to get things done by government. It's important to take care of their police and fire and thinks that they do need the facilities. They need to make sure that they are trying to set up everyone who comes behind them for success because they are in a tough situation right now where everything is outdated, and they have to deal with it all together. Member Thomas wanted to know when the millage needed to cover this project would be determined. Mayor Fischer said once Plante Moran completes their due diligence and getting comments from Council, they will hone in what a more updated figure looks like over the next couple of months. At the same, staff will work with bond council and the financial advisors to take the number and turn it into the mill with the finance department equivalent which they would have in the April/May timeframe for them to contemplate the final putting on the ballot. That's how he views it from the elected perspective. City Manager Cardenas stated that he would encourage to move to get that dollar figure as close as possible as they can so they can get the ballot language because that language will take longer to get vetted through the AG's office so they would like to see if they can get that even quicker. Member Thomas wants to make sure that they're all considering what's coming and what that means to every resident's pocketbook and how this affects every person who lives in the community.

Mayor Pro Tem Casey said there has been so much said that she agrees with, and this has been her top priority as well. The City has a history of making smart, good, thoughtful decisions when building. She can look at the library and all the work that was done to make that building fantastic at the price that they did way back in the day, and it is serving this community well. They made smart decisions when they built the Department of Public Works, and that building is serving the community well. They did the same thing with Lake Shore Park. They are good stewards of the residents' money when you talk about building. They heard comments about the required flexibility

for these buildings to be expanded upon in the future and how that gets constructed she'll leave up to the experts. What's important to her is the input from the Public Safety Director, the Fire Chief, and making sure that what they need is what is included in the buildings. One thing that resonated with her when they did their tour in Kansas was the two new police buildings they saw. They were wonderful but it stuck with her that both Police Chiefs and some of the staff kept saying they designed the building to make sure they operated well. She doesn't know that they can say that today with the buildings they have so that's another piece of the why. This meeting is starting to drive, is the telling of the story of the why. She heard one of her colleagues mention that she wants to amplify the idea that these buildings are buildings that employee work at. She commends staff for the maintenance work that they've done and the ability to keep these buildings up but even after touring them herself, are they giving Public Safety staff the best place to work? That's another factor for her. Not only is it a Public Safety issue for the residents and businesses, but it is to make this a great place to work and make people come and continue to work in Novi for the police and fire departments. She asked Mr. Fenton if the provided timeline was for all buildings and he responded, yes because they're on new sites, operations can be maintained while the new buildings come up out of the ground. She then asked if it was possible to find a construction company or companies that were able to do the construction on this timeline. Mr. VanKirk said he was comfortable that they could find the companies to do that, and he'd want to buy it all out at once for synergy and scale. Whenever you build in stages, that can be costly, so they think it's a no brainer to do this all at once.

Mayor Fischer thanked the representatives from Plante Moran Realpoint for the report and again thanked staff for their efforts in putting all of this together. They brought in Plante Moran Realpoint to guide them and help them make the right decisions. He's said before that they've done a lot of due diligence with studying this through different reports multiple times. They've analyzed every Fire Station and the Police Station. They've had committees. They've had memos from the Police Chief. They've all had opportunities to visit the facilities. Every picture presented shows the hard work to maintain the buildings, but they've outgrown the buildings. It's time to do something. It's been made clear that the renovation aspect is not feasible on any of the buildings. They've been contemplating this for so long. They've even, as a City Council, started to acquire the properties for Fire Station 2 and an idea for Fire Station 1. As it sits right now, they've acquired a couple of properties and asked if there are any other properties that Plante Moran would view as legitimate, better uses for this at a similar cost. Mr. VanKirk stated that to date, they have not found anything at a similar cost. They scan all the time but there's nothing readily available right now. The Mayor stated that though they've purchased properties as they've come up, they can put placeholders in the budget analysis. He feels they need validation from a third party to say that they don't know that they could do any better. Mr. Fenton said they're continuing site selection for this project but finding acreage to fit the buildings that Council's talking about, he cannot contemplate a property that would fit Public Safety building and Fire Station 1 on seven and a half acres for a price that would be reasonable. The Mayor said that he's not a fan of debt but there comes a time he thinks when it's important and it is an instrument to be used. He's less afraid of it when we're putting it behind brick-and-mortar buildings that we expect to last for 50 years. He's more inclined to encourage voters to support it when talking about higher maintenance costs on 50-year-old buildings versus having something that's going to be maintenance free for the next 25 years. He's looked at the budget and they spend about \$24 million a year, if he's correct, on Public Safety. To ask voters to issue debt and spend about 10% of that operating cost on new buildings that'll last the next 30 to 50 years is a reasonable ask. He doesn't think a millage is the right way to go and bonding this out is the wise way to do this. Given the potential competing November 2025 ballot with the schools, he thinks it'd be wise of them to move forward with the August 2025 ballot with the direction to start that information campaign yesterday. He thinks if they really want to be

an innovative community that talks about vision in 2050 and where they want to be, it's time to put their money where their mouth is and make that investment in what is the very highest priority of what we do.

Member Staudt said he's watched growth go from a \$3 billion tax base to \$4.5 billion and he expects that it could go to about \$7 billion through a combination of property appreciation and new development. Many communities that are considering this kind of decision don't have the opportunity to have new development as part of the mix. As the tax base increases through new development and appreciation, he wanted to know how that affects the millage that's being paid by each taxpayer during the course of the bond. Pat McGow said 2016 was the last bond issued. When they structure a bond issue, they're going to make certain assumptions about what's the estimated growth in the taxable value in the community over the next 20 years as it's reasonable to assume some level of growth. Normally it's something like 2% and no more than that due to limitations, but with new growth and development, the City's taxable value growth could be more than that. Each year when looking at next year's debt millage, you are supposed to adjust that millage rate to what is needed with a little bit of cushion. If new development is increasing the taxable value and if the debt on the bond issue was structured to be level, which is the industry norm, then the City would be able to reduce that debt millage each year to match what is needed for debt service. Member Staudt said that back in 2009 when things started going downhill, it was a difficult situation, and things started going aggressively up. A lot of communities still haven't recovered their taxable value yet, but Novi has exploded, and it was done through development. It was done so Novi could hire back the police officers that were laid off and they could provide the services that residents expected. Looking around the community and what's being built now, what they can anticipate down the road, he can't imagine they'll be looking at less than \$2 billion during the next 10 to 15 years of additional taxable value. That taxable value will hold people like him who have a relatively low millage rate because his taxable value went way down in 2009, 2010, 2011 so those who aren't new to the community have a lighter debt load than people who are new. Across the street from him are 200 condos going in at \$600,000 apiece and they're going to bear the burden, but they are also going to get the benefit. He wants folks to know that this isn't something where they can expect the millage rate to pay back these notes to go up for you in your own individual home. As time goes on, he thinks the actual millage rate is likely to go down. The taxable value may go up, which may increase your price, but people down road who are moving into the community and making huge investments are going to pay a big chunk of the cost of future Police and Fire Stations.

CM 25-01-07 Moved by Staudt, seconded by Casey; MOTION CARRIED: 7-0

To direct Plante Moran Realpoint to continue work on the Public Safety facilities program which encompasses a new Public Safety building, Police and Fire Station 1, Fire Station 2, Fire Station 3 with an estimated budget in the range of \$85 million-\$125 million. This amount may be adjusted as Plante Moran Realpoint, City administration and City Council continue to discuss and refine the major decision points. City Council would also direct the City administration to continue due diligence on financing for this program, including working with Plante Moran Realpoint, bond council, et cetera and to prepare the necessary language for the August 2025 bonding ballot proposal.

Member Staudt said he appreciates the level of detail from Plante Moran, and this is why they were brought in. They learned from the school district the kind of job they did and their experience. It's good to be a resident and provide valuable feedback. They have been dead adverse for a long time, which is why the City can afford to do this right now and not wait five or 10 years to do it. Whether they have to replace the roofs or air conditioning units in 20 or 25 years, by that time the bond will be up and somebody else can be responsible for paying that. He just built a new building about a year ago and he got the heating bill and was appalled by the fact that his current office, which is very old, cost three times more than a building twice the size. Facilities now are so much better than they were 10, 20, 30, 40 years ago. He liked Member Thomas' questions and from the standpoint of 25 years expected life and in 25 years the bond will be done, and that city council can struggle with how they're going to fund replacing the HVAC units, the roof and other things they'll do at that time but right now they're here and the facilities need to be replaced. He's also 100% supportive of having funding necessary to, when they get to the end of these projects and it's time to move, that those buildings don't sit empty like warehouses do years on end. As part of this project, they tear them down and use that property for whatever it is that's appropriate at that time.

Member Smith said assuming we go with an August election, the August 5th date is the end of the whole process. He asked at what point do the absentee ballots go out and at what point does early voting start. City Clerk Hanson replied that the first mailing of absentee ballots for an August 5th election is June 26. At this point Novi has about 13,000 voters on the permanent ballot list out of approximately 47,000 voters. Early voting will begin July 26 and run through August 3rd. Member Smith stated that they want this to be successful if they put it on the ballot and make sure they get the information out to the voters so they can support their endeavors here.

Member Gurumurthy said let's start the communication and the campaign as soon as possible.

Mayor Pro Tem Casey said she recognizes that looking at an August ballot is the right thing to do because timeliness is important. She also recognizes that they're adding another election to Clerk's calendar and gives thanks in advance. She recognizes what this decision is doing to the Clerk's team but thinks it's the right decision holistically.

Addressing the representative from Plante Moran Realpoint, Mayor Fischer said their next steps and direction from Council is the communication plans. He encourages them and City Manager Cardenas to start to hone in on what the next set of key decisions that they need to make. The next step from his perspective is to start guiding Council's next step of conversation to help them get that done.

Roll call vote on CM 25-01-07

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

Break: 8:18 PM to 8:26 PM.

3. Community/Recreation/Senior Center

Member Smith stated this would be his top want. He has lived in Novi for almost 40 years. In that time the schools have grown, added a Fire Station, added parkland and DPW has grown. What has stayed constant is the space they have for a community center. There was support in the last survey, in 2020, where 57% of the respondents supported the ideal of a Novi Recreation Center.

He's going to say community center because wording is important in this. He thinks when people hear recreation center, based on survey results, it's heavily focused on swimming, track, weightlifting and things like that. He thinks community center expands to include places just to gather for the community and that's one of the important aspects of this. The big question is what is a community center? It seems to mean different things to everybody. Some people want pools, some want pickleball, some want fitness equipment, some want improved maker space. So before talking about funding or timing they need to find out from the residents what they would want in a community center. His checklist would include pools and fitness center, possibly member supported, space for programmed activities, space for unprogrammed activities, outdoor space for things like a farmer's market, food truck festivals, food available on site. They really need to go out to the community and find out what would be supported before they get to the point of going out and trying to find money and get something on the ballot for it. Location is important. Everything should be located as centrally as possible. As he mentioned in the comments about the Police Station and others have mentioned, taking down the existing Police Station when it moves to the new site would be a good spot for at least some community center. It would help serve the needs of the high school students, which are currently going to the library. Not all the students that are coming out of school are looking for a library kind of space. They may want to run around and have some other activities that would be more suited to a community space. They need to find out and work with the school district to find out what's going into the field house and the availability for City use, assuming a pool is going to be used by the students during the day, there might be swim team practices after school they'd have to work around. They need to know that information and funding is all dependent on that information. He thinks their timeline would start immediately by designing the surveys, having focus groups and community input sessions to find out what the community wants and then work from that point to find out if they could fund it or even if there's any interest in doing it at all.

Member Gurumurthy said that with respect to the community center, she would like to see it and is sure the community would like to see one in Novi. It's a space she can see bringing in different demographics and different ages together. She thinks about the Indian community, a majority of their grandparents and everyone are still in India, and they are here. She feels it is important to bring space and programs to connect seniors and kids but at the same time make sure there is specific spaces and programming for seniors as well. She thinks it has a lot of opportunities and there's a lot of ideas to see what this community center is. She agrees with Member Smith and thinks about what they've done, they've done two kinds of surveys or community feedback. The first went out as a recreation center survey specifically and they picked random address to send them to. When she sees the responses, it was 26% and the questions were tuned down towards recreation center related questions. When she looked at the other section, it was interesting. She thinks they should use a theme in order to design. To Member Smith's point, she thinks they are at a point where the scope or what goes into the community center is yet to be completely defined. They have themes from the Older Adult Committee work that's already been done. When she looks at their survey, it's amazing to see that 68% felt the single location could be for all ages and then a special time can be carved out for seniors. She thinks the theme has to come from both surveys. There are nice items that's mentioned in the other section like an education room, theater, yoga, studio classes and programming. She would encourage the City staff to look at those and create a theme and go get community feedback. She thinks they still need to define the scope or what goes into the community center to even talk about the funding and next steps. There is an opportunity to look at the CIP opportunity, whenever it expires, when they look at the estimates, they can evaluate that but timing wise, she would say today they've talked about Public Safety, there's a lot of work to be done. They are at the point where they have the estimate, and they are getting into the details. It is important to set a timing for this as well, maybe six months

or a year at most, they get that information so they can have those discussions. It will be wonderful, and she thinks the community will embrace it. It is important for them to get the community feedback and get the right scope defined. The school is developing this newer field house which has a pool. The details are not defined completely yet so it's important to collaborate with the school. Maybe the school can even redesign or change some of their design, but they need to have a plan and collaborate with the high school.

Member Heintz said he would love to see the City move forward as soon as they can with the community center. You have to make sure that the City function is not just for protecting people but also having enriched awesome lives in Novi too but of course you need to make sure they're safe first and foremost. Once they're able to collect more information to better understand what they need from the community center and what that would look like and hopefully return to the residents on a ballot in the near future to hope that be kept moving especially if the Public Safety buildings might be completed as early as 2028 to see what some of those buildings might look like. For him at least he's hoping to have them be synergistic with Novi Community School District to see what the City might have in their activity center and have continued conversations with the school district to see what resources they might have and where they can utilize whatever timing mechanisms might be needed. Also, what areas of redundancy might be important too. There will be a need for more indoor facilities whether it be for basketball courts, pickleball courts or whatever. Some things will be the same, but they might be able to accent and enhance to have a nice sort of Novi campus in this area between this current building, their activity center and potentially utilizing the current Public Safety building space as well or wherever they choose. He'd love to be able to have, in addition to the gym and fitness area, additional theater space, that open and multi-use facility space that could be flexible to whatever they hope to have in those areas, the potential for people who work remotely, being able to utilize those spaces to even whether it be fees or no fees associated, but just that overall adaptable space. He looks forward to having some awesome spaces and hopefully in this general area.

Member Thomas said this project is something this community very much needs and specifically having that third space for the community as a whole and especially for the senior community. The Older Adults Committee kind of went through and found a lot of needs for the senior community that aren't being met today which could be appropriate for the City to fill. She thinks they need space and programming for that specific community. They should consider one facility with space dedicated to seniors that can expand or contract with the changing population. She would like to see recreational facilities and potential aquatic facilities. One thing they hear over and over from seniors is having warm pools. When she looks at the surveys they have done, they talk about needing more data and needing to go out and do more surveys and it feels like they go and do surveys but then they sit and by the time anyone's ready to do anything they're like, that survey is kind of old and we need to do more surveys. It's a little frustrating. Her thoughts are if she wanted the research done and it's less of what does the community wants, she thinks they have some feedback on that but perhaps in parallel and what would it take to provide it. She wants an aquatic facility but if it comes back that an aquatic facility would cost the residents \$100 per month or \$1,200 a year, then maybe that's not a feasible thing. Or to build the facility, she'd want someone to actually go and do the work and say this is what it would take to build a facility with these things, almost in an a la carte approach where Council could say an aquatic facility doesn't make sense or maybe they can have some actual information to be able to make these decisions off of. When they went to Lenexa, their facility operations were covered 100%. She would think in a facility they would want to strive for a self-sustaining facility, much like the ice arena, where they can pay for themselves. They would have to build it, but they wouldn't have to take money out of the general fund or standard operating money to support that. There are some ways to do that.

In the previous surveys that went out, some of the things that respondents said were necessary would be to have a gym and walking facilities. In some of the visits to other communities, they found times where seniors want times that were seniors only. Today in this community, there is a severe lack of programming and especially with early voting, there are less rooms for programming during that timeframe, especially when there's an extra election. They need significant room for programming. They need room for drop-in spaces for the community to gather. The need event spaces and to support all of that and make it self-sustainable, they can consider what revenue streams could be gained. Just think about how they can make it self-sufficient if possible and what other communities have done as far as operating. What would it cost to build these disparate things would be valuable information to determine what it would take to build a facility and where's the appropriate place to put that. She has concerns about waiting for the schools for a couple of reasons. The school is early in their process, and they don't know what the school is going to build. Those facilities are built and designed for students so their ability to be confident that they always have access or that they always have what they need is going to take time for them to figure out what they can actually build and so they have the capacity to share this facility, it's important from a City's perspective. If there isn't another facility, could they still have synergy where one group could use the facilities of the other and vice versa. She has concerns about people going to do an activity in one building and having to leave to go to another place to do another where if you're in one place, you're more likely to drop your kid off at their dance class and you can go work out and then come back to get them afterwards. What she would like to see is the estimates of what it would take to put in a building with things specific as exercise equipment, aquatic area, room for programming, drop in spaces, rental spaces, senior specific spaces, and gym. One of the things in Sterling Heights, they said the gym space was probably the most utilized and another thing they did was made sure they had a ton of room, different rooms for yoga and dance classes and every room had its own storage. She's not sure of the appropriate funding mechanisms to do this but maybe that's something she's sure someone smarter than her on funding can answer. She thinks in tandem they should be looking at what it would cost to create a facility with these different items and maybe be able to look at and evaluate if the item something that would make sense. And then perhaps how do they make it self-sufficient once it's built. She doesn't think there is an appetite for something that's going to be a continual drain on the community or at least a drain long term. She believes if they are doing that survey and getting data from the residents about what the residents want, she thinks they should be doing the work to say what would it take to get us these things? And maybe in the end they say it only makes sense to create more space for programming. She thinks there is probably an appetite for more than that. Until they do more homework, they don't know. She would like to have the information inside a year to be able to make a decision to move forward. She doesn't want it to be more surveys and let's look at the survey that five years old and see do they still think they need it? Let's get the information, come back and make a decision to move forward or not. A couple of other members mentioned some of the things like potentially a makerspace. When they think about these things, they look at how that can increase or give people the ability to learn new skills and how it can increase the small business. Maybe people learn to create a business from something that they're doing like 3D printing or laser engraving and they're able to make products and it can be an igniter of businesses within the community. It would help to move people forward, create small businesses, which can be a piece of economic development. It was mentioned if they have spaces for people who need a space where they need to work or maybe they are working on the new business and they need a space to sit and work with some WIFI access. It's important it's bringing community together, to have a place where if you're bored or lonely, there's a drop in space where you can go sit down and your neighbors will be there. Maybe there's a game room where people could go in and sit and play. When they heard from Julie, from the library, it was that sometimes the kids who come to the library after school might need a better place for them

to expend some energy where it's more active than what the library has to offer. She supports a community center and is her next most important thing.

Mayor Pro Tem Casey stated that to her, this is one of the harder ones to deal with because she's already heard a variety of interests from her colleagues about what they think belongs in a community center. Some of the items are aligned on and some are not. It makes it hard for staff to come up with a proposal. Some of the challenges are there is a need for a third space. A place where people can come, and they can build community. Some of that is the library but not everything's the library. There is a need for space for seniors but there were mixed responses from the last survey when some respondents wanted a dedicated space, and others wanted a multigenerational space. There was a survey done in 2020 that came out of a Recreation Center Committee. The biggest concern she has is sustainability and if they start, are they going to have to keep it up and what's the cost over time. The minute recreation components like gym equipment and a pool, that's where the bulk of the cost comes in. If they build a community center that is programming space, which the City desperately needs, they need much more space for programming so Parks and Rec can do the wonderful work they do. But if components are added like a pool, they are now driving the cost up. When she looks at our neighbors around who have recreation centers, they are paying a lot of money to maintain those recreation centers. Farmington Hills pays \$6 million out of their general fund to manage The Hawk and that was building they already had. That is something that the City cannot pull out of their budget, and they cannot continue to operate a recreation center facility if they can't get membership dues out of the residents, and they don't get the usage. They've done the surveys and got 57% of the people said they'd support the idea of a recreation center but as soon as funding and taxes are mentioned, support drops like a rock. When they survey people, it should be asked what the likelihood of usage is and that's a flawed question because someone can say they are likely to use it but that doesn't convert to actual usage. She has a concern with a full on recreation center or recreation center compound and the ability for that to be self-sustaining. She supports the idea of a community center and thinks they need a place for seniors. She agrees that the place needs to be flexible because seniors of today may wish to come to a community center or senior centers and the seniors of tomorrow might want a place to socialize. They are nowhere near trying to figure out how to fund it and would look to Director Muck to give guidance and input as he has done over the years. She asked Director Muck what he needs from Council in order to go fulfill their request for more information so that they can start pricing out and then figure out how they gain input from the community. Director Muck said he's heard two significant terms: studies/surveys or feasibility. From Council comments he thinks they need to move in the feasibility range. They've done the studies; they know what the community wants, and they've heard comments from Council of things that they might want. Council has cited some statistics, but it does boil down to is the community willing to support that in whatever form it looks like. He spoke with his colleagues at Oakland County Parks. They just passed their millage. They did a feasibility study in advance and that study led them to putting it on the ballot. That millage passed at almost 70% this last fall. He thinks that's where the City is at; hire a consultant and do the feasibility study rather than another community survey. Mayor Pro asked Mr. Muck what he needed, and he replied that there would need to be funds allocated for the study. Mayor Pro Tem confirmed that he would be using a consultant and Mr. Muck replied, yes. Mayor Pro Tem then asked about how long that generally takes and Mr. Muck replied that they'd want a year. From what he's hearing right now, it seems like they're circling around on a location. He's starting to hear that theme consistently across the board. A feasibility study can pull cost estimates, and they can start to ask questions of priorities and how people want to fund it. That'll get them to the point that some of them have been talking about. There is one example of a community outside the State of Michigan that said they are 100% self-sufficient. Livonia, Troy, Farmington; 60% to 70%

is the best they're doing at cost recovery in this area. Mayor Pro Tem Casey said she supports a feasibility study and thinks it's the right next step. The timing makes sense. They did have an early conversation with the school district, and she appreciated the district's engagement in that conversation. She appreciates the district's willingness to see if there's an opportunity for some kind of broader community access to the Fieldhouse. The timing of the feasibility study being a year starts to align with their ongoing conversations and plans. It times out with what we just talked about with the potential of a new Police Station and demolishing the existing, which gives them some acreage to work with.

Mayor Fischer can see why the City's staff is confused since they can't come up with a single title for the name of this topic. They have community center, recreation center, and senior center. They've been kicking around these kinds of concepts for a long time. This has been studied to the nth degree many times. The compelling items that came out of there weren't the groundswell of support necessarily at the time. The reason he respectfully disagrees with a feasibility study or anything to that aspect is he doesn't think that Director Muck has the direction or that staff has the direction from Council to even go pursue a feasibility study. He's been jotting down everything from aquatic facility to pool, dedicated senior facility, fitness center, recreation programming, drop-in makerspace, office space, game room, drop-in space just among many things. If he was king of Novi, he would say demo the Public Safety building. They do need a third space for gathering; some recreation, more theater, basically a lot of things done here to help support those activities that are currently programmed plus additional space for seniors and maybe a walking track. He would do that right there and call it a day. He's looking at a map of the campus right now and if he takes the high school fieldhouse, which is three to four basketball gyms, and puts that on the police facility, it's larger than the parking lot of the police facility currently. That gets us nowhere near what we're talking about. Now all of a sudden, if they want to do all of this as a recreation center, the police facility spot is out. The point he's trying to make here, from a Council perspective, is have Mr. Muck outline the 20, 30, 40 common amenities and then have Council go through and indicate what they can and cannot support. Again, he doesn't think the data shows a compelling request. If they get into some of those discussions now, they're talking about subsidizing from the general fund or trying to do it through membership, which fails in Michigan. He's willing to have those discussions but he's less willing to support a third space if that's part of the discussion. Now, if they talk about focusing on recreation and some drop in space and a theater, then he's on board but thinks that as a Council, they need to realistically get on board with what this looks like and that's something that four or people, because that's what is required to even get a feasibility study or on a ballot where they need to have four or five people on Council agree on what that looks like before they as a council spend any more money or staff time on studying this. They need more space to supplement what they have here but the further they go into higher cost amenities, and one starts to talk about subsidies and memberships, he's less inclined to support the concept of a third space and the likely it is that it could even be on this campus. He thinks the next step is to have a whole focused conversation on amenities and what people would exactly get behind and try to get four or five people on board who can carry that forward to the next level. If it's the full-fledged \$50 million subsidy general fund membership thing, then that's great, but at least Council's started the conversation. Mr. Muck can then go and do a feasibility study and at the same time, probably go back to the residents and say, City Council's contemplating this and are you willing to start now that they know they're looking at this type of building and these amenities, this is the cost to residents and tax or membership and then they can provide the feedback that way. But to just go off and do another study or even just to do a feasibility on when you still have no idea what the consensus among Council is seems ludicrous.

Member Staudt said back on January 19, 2008, he voted to build a community center within 18 months. That turned into a feasibility and whatever else, and they spent about \$60,000. That came out to be the Signature Park. At that time, Signature Park was as much a community center, but it really was to get Bosco Fields. About two weeks before the vote, somebody laid off 25% of their workforce and it failed miserably. They never stopped with the main goal which was Bosco and that took 10 years. Nobody has come up with more crazy ideas than him. Nobody's pushed harder. He has three P's: patience – things take a long time to get done once you come up with the idea; planning – by waiting and being patient and persistent, they ended up getting 91 acres next to the park which turned into park land; and persistence – this is key. The biggest part is planning, it isn't citizen surveys and study groups. It's continually focusing on the end game and if the end game is building, it's good to start thinking about the planning now. The bottom line of all of this is it comes down to money. If you have a plan for the money and you work towards that plan, you can get anything you want done. When it comes to building the pathway down the ITC corridor, his plan for the money was always the CIP millage. He brought it up three or four times before it got on the ballot. After that, they did all these things that they are planning. They finished ITC and Pavillion Shore. They need to start thinking now about what they're going to do with this CIP millage down the road. It's coming up again in a couple of years and he would suggest, whether he's here to help or not, that they look at making that a permanent millage which would allow them to use their fabulous bond council to go out and borrow money and not have to go to the voters and start chipping away. They can build a nice community center for \$10 to \$12 million that fits into the CIP millage nicely. It cost \$9 million to build the DPW yard and it's probably going to cost \$25 million or \$30 million to completely do what they want at ITC Park. It doesn't have to be done all at once but over time. They could borrow money from their millage. The first thing they have to do is prepare the residents to support that millage which would then allow them to do all of these things without having to go out time and time again for a vote. His suggestion is for the community center, or whatever that really means, and the ITC Community Sports Park, to think about this millage that's coming up and how they can use it and how they can present it to the voters and prepare them to understand. We had great success with it the first time. They were good fiduciaries of that money, and they provided some nice product with that. All of these things fit into that millage nicely. He knows they'd love to get the ITC park done quicker. The big thing they have to do as a council, working with staff and residents, is plan all these things out and come up with specific projects. Don't just come up with grandiose idea of building things that nobody wants. He thinks they can get all these things done, except for Beck Road. He's not going to speak on the ITC Community Sports Park reconfiguration. They have massive plans, and those plans are going to cost a lot of money. Where do they get that money? He suggests that they start planning and use the CIP money that they're going to work hard to get in the next couple of years. It's not really a building they're talking about and it's not really about a park they're thinking about. It's about planning for the future and being persistent. You may get shot down today and next year but eventually you end up with Pavillion Shore Park, which he was told for 10 years they couldn't do. His answer is to keep up the battle and focus on what you're trying to do and plan it and have patience. It's important to take your time and do things right. He's 100% behind building some kind of a community center. He's 100% ITC Park and he's 100% behind doing the back 40 of Bosco and doing the undeveloped property on Ten Mile. They just got to figure out what they're going to do and where the money's coming from.

Member Smith says he agrees with the idea of getting a list of ideas that they can decide on, including the potential cost of building and maintaining, and then they can decide what they're looking for and go from there.

Member Gurumurthy said she is aligned in terms of defining that scope and if they, as a council, have to determine what goes before they do the feasibility, they can always talk to residents and get feedback before they cast their vote. She thinks that's the next clear step in terms of determining the scope.

Member Heintz said he'd be curious about the timeline for anything like that. He doesn't know if that's something that could be done in the next six months or whatever is appropriate but wants to commit to a timeline to keep it moving forward. The Mayor asked Director Muck to frame that up for Council's feedback. Director Muck stated that they're going to need some outside resources to develop some of those cost estimates as it's something not done internally. The Mayor said he thinks the first step is Council giving a couple ideas of what it could look like. He wouldn't necessarily say the estimate to build it but the pros and cons of the amenities and the likelihood of them having to subsize, et cetera, as well. The amenities are really the first discussion. That helps build options that can be taken to the next person and get the actual physical costs of building it. Mr. Muck can look at the options Council comes up with, given the amenities, where the support lies and then he can say yes, that fits in the footprint of the Public Safety building or no, they'd have to move it and use some other property that's been acquired. Director Muck says that's something that can be done in house.

Member Thomas said she feels strongly about aquatics. She would like to give a wish list of all the things that she thinks would be great or that have been requested by the community, but unless the cost is known, it's difficult to say what makes sense without having more information. She does get the point that they need more direction on what a community center is from this group. The Mayor said he thinks Director Muck can give qualitative concepts of cost recovery in Michigan. To Member Heintz's point, he doesn't think they should go out and spend a \$100,000 on a feasibility study for a pool to get a bunch of cost estimates. The Mayor thinks, anecdotally, the information that can be provided will give them that 60%, 70% comfort. He thinks that Director Muck can do something similar, like the range provided by Plante Moran, to give Council an idea of that on specifics, like pools, and the likelihood of having to go to a membership or what he thinks the general fund subsidy would be in ranges. He thinks there have been enough people on Council who have been here and been on multiple leadership exchanges where it wasn't necessarily a 100% funded, that were uncomfortable with the concept to begin with. Let's say there's three people that are against aquatic and maybe four say they're adamant it's the right thing and the community wants it; they'll go forward with four votes. He thinks they need to have that consensus before they go and try to survey more. Member Thomas stated that it was fair enough. She wanted to know if there are any other potential sources of outside funds, like a grant and Director Muck responded, not that he's aware of. She inquired if they knew the operating information of the community centers that exist in southeast Michigan or was the information somewhere it could be pulled. Director Muck responded that there's no existing databases and that they'd have to reach out to those individual communities. Some communities are willing to share more than others. The communities he suggests Novi compare themselves with are Troy, Livonia and Farmington. Member Thomas said Troy was originally funded through a bond, but they don't know how much that bond was, no operating millage and that is subsidized general fund 30% to 40%. Those numbers could be valuable and important in determining how they would move forward. They have some number for Livonia but it's not a consistent set of data across the data set which would be helpful because when they did the Older Adult needs, they talked about going to Livonia. It would be nice to see what other community centers are doing and how they go about getting that data and it would be important in determining how they move forward. Maybe that's something that doesn't come until they get to a feasibility study point.

Mayor Pro Tem Casey said she is beginning to wonder if they didn't just switch that up again this next round of conversation and asked Director Muck if he was coming to them with information of what it might cost or does he have enough of that list from each of them to do that. Or is he still expecting them to say what items he should put on his list and then come back and tell them what it looks like. Director Muck replied that what he thinks he's hearing, especially from the Mayor, is that he's to compile a list of things that could go into a facility and what the costs would be to operate it and don't consider the construction cost at this point or anything and then have that list to Council so they can narrow it down. He thinks a good point was made earlier about the footprint of the existing police and fire headquarters. That is going to limit what they can put on that facility. There's been a bit of conversation about space and what Parks and Rec need. What Parks and Rec needs in indoor facility space, specifically gyms for programming. They are turning kids away from programs in the winter. They don't have enough space for seniors. Those are the spaces they need and as quickly as possible. They utilize school buildings, but they are limited to what the schools can provide and sometimes they get pushed out. A priority from Parks and Rec staff would be space for seniors and indoor facility space. Mayor Pro Tem Casey asked when Director Muck thought he could come back to Council with that information, and he responded probably within three to six months. He said conversations with the school district still need to continue. It depends on quickly Council wants information. Personally, he thinks they should wait and get that list after the schools have defined what's going into that activity center and they need to see if the district pass that. Then they will have a clearer picture of what their aquatic facility might look like and get more solid details about what that shared space may look like and that might change the list that he gives Council. If it's okay with Council, he would prefer to wait until after the November election to see if the district has passed or failed at their millage or bond. The Mayor Pro Tem said what she's hearing from her colleagues is forward progress so she's trying to figure out where they have that opportunity for forward progress. To her, waiting three to six months or even until November is fine. As Member Staudt said, it's patience and planning. She thinks they need to take the time and do the planning that they need to do. She's also intrigued by the idea of how to use that CIP millage. From her perspective, she'd be comfortable waiting to see how November works for the school district and then continuing the conversation from there. Director Muck stated that it would make staff much more comfortable instead of trying to come forward faster.

Mayor Fischer said that he was comfortable moving forward faster with the conversation. He thinks that a lot of this can happen in parallel with the school district's decision. There are certain things like aquatics that once you start talking about cost recovery and all of this, he's going to rely on the school district and doesn't think the City should be their business. If the school district passes something promising the City they can have access to it and if they don't, the Mayor will lead the charge of residents going to the school district meeting and say to the superintendent, what happened here? He thinks that they as a Council can start to narrow what this looks like. If it is a huge center, then they can scrap the whole discussion on Public Safety and they can start talking about what future millage looks like. This Council needs to make a decision on whether they are going small or going big and Director Muck can guide that conversation. He's confident sooner rather than later.

Member Staudt asked Director Muck what his opinion was on a municipal owned pool. Director Muck replied that he managed one at Huron Valley and it lost money and it eventually closed. Member Staudt said his daughter runs a pool at Lifetime Fitness. There's no shortage of availability but it's extraordinarily expensive to run. Director Muck said that to Mayor Fischer's point about cost recovery for a pool, are they talking about a competition pool? A competition pool

with a warm water pool? A lazy river and all the bells and whistles? The scope of a pool and what they talk about in an aquatic center can be massive as well.

Member Thomas also expressed a need for urgency and doesn't think they should be reliant on what the schools are doing necessarily. If they can find spaces for synergy, that's great. If the schools end up building, Council may not want the same things in the same facility or same campus. She said that Director Muck had stated that Parks and Rec try to utilize space in the schools for programming but sometimes they get pushed out. She doesn't want to end up in a situation where they're counting on them and then they're pushed out because the primary use of all school facilities is going to be for students. That's her big concern and why she doesn't want to wait. She doesn't think they should make their plans based on what the schools may or may not do.

4. ITC Community Sports Park Configuration

Member Gurumurthy said the estimate right now that they have is only for the old original property. It's important to step back and look at the entire property and come up with what they really want to do. She looked at the survey and it was more detailed versus higher level but thinks with the acquired property, she would suggest that they need to come up with a conceptual plan of what they want to do with the entire property and then they will be ready to talk about funding. There could be some great things, thinking out of the box, like maybe a farmer's market or even an outdoor auditorium for music. That's where she is with the ITC, not ready for funding but looking at the entire thing and seeing what they can do and coming up with some good ideas on a conceptual plan.

Member Heintz said similar to the proposed community center request, they could do something in six to nine months or whatever but that same sort of process of potentially getting some ideas and discussing what could potentially go in those spaces, how that could look and move forward with a plan for how that would get paid for.

Member Thomas said they have plans for ITC that are beautiful but those were done before buying the additional property. Now they have other things to imagine or does that change due to changes since those plans were made. She would have to agree with Member Staudt about instead of trying to do everything all at once, she thinks CIP funding would make sense to tackle them in smaller projects. She would support moving forward on a smaller scale. It can come through the CIP program, and they can deal with smaller projects instead of asking for another request for money, whether it's bond or millage, from the residents.

Mayor Pro Tem Casey completely aligns with everything she's heard so which is of all the priorities they have, this one falls a little bit lower on the list. To the previous speaker's point, they did have plans they were working on and then they bought more property. It feels like they still have some due diligence to be done and some planning to be done to figure out what would the new design look like, using all the land. There's a memo they got that talks about the need for some consultant support and to get that support, there's a cost to that which is not currently in the budget. If they move forward with asking the Parks and Rec department to come back with a recommendation for what ITC might look like, that's going to be incumbent upon them to fund that request. From a timing perspective she's more of the lines that maybe that's something that gets put into the budget request for this upcoming year because they're right in that timing. Also, she doesn't know that there's that much urgency behind it. She said that part of the work that was going to get done on the existing property were improvements to the soccer fields and baseball diamonds and asked

Director Muck is there an urgency to figure out what ITC starts to look like to address what any repairs or updates or maintenance that needs to be done on the current park and Director Muck said no. He said acquiring Bosco and building Bosco was huge. That got us some great soccer fields and eliminated some of the issues they were having out there. All of the Parks and Rec programs are at Bosco. Mayor Pro Tem said she'd be open to seeing this in this year's budget and equally open to seeing it in next year's budget. She personally doesn't have a lot of urgency around this one and thinks there are other priorities for them. Once they start talking about the CIP millage, that is going to tie into some of that conversation as well. To her, the next steps are to come back to them with a request to fund the consultant and let's take up that conversation at that time.

Mayor Fischer said this is low on his priority scale. They have other priorities that they're looking at, like having a robust discussion on the community center. He thinks that some of these discussions like; a large-scale recreation center and where to they put it, discussions with the schools, continuing to develop plans, and what to do with the back 40 of Bosco, et cetera, They need to have a lot of conversations before they even start driving some of those. They can take studies from the Novi Youth Baseball, the Jaguars, tennis and everyone's going to want a bunch of stuff at ITC. He's not going to do another study to hear that's exactly what they want. It's important to hear those things but that's maybe not what the entire vision will be once they have a couple of these other pieces put in there. His whole concept would be to keep thinking of things that they can do in-house. They'll need to have some smaller projects because they can use the CIP, and it should be a part of the CIP. They should scale down on this and focus on some smaller projects that would excite the voters to help them renew the CIP combined with some of the other things Member Staudt talked about. That would be his direction on this one.

Member Staudt said this is a massive project. This thing needs to be scraped clean and started over. It needs to have proper drainage and everything else. They learned a lot during the rebuilding of Bosco. You can't get overwhelmed with the scope of work. When the time's appropriate, opportunities present themselves. They never thought they had a chance of building the ITC trail, but it worked out and this will work out in due time. This is a massive undertaking and fortunately, they have Bosco which allows them to put this aside. There will be a day when this becomes an appropriate thing to look at. He says pick your project and be an advocate for that project.

Member Smith says awesome plan for ITC that was unfortunately overtaken by events. There are probably still elements out of that that they could fund with CIP like the parking off of Napier. There might be things they can pick off like that in next year's budget. He would recommend sending this back to Parks and Recreation and the Cultural Services Commission. Let them look at it with the new land available and see what they come up with. They've helps out develop parks in the past.

5. Beck Road Expansion - POSTPONED

AUDIENCE COMMENTS:

Mike Duscheneau, 1191 South Lake Drive, agrees that the capital improvement program is a good thing to do to extend that. He doesn't particularly agree with the perpetuity but if it's put out there for five to 10 years, he's sure the residents of Novi with trust that Council will continue to do the kinds of work that they've been doing especially with a good summary of what they've done

with the money up to now. Top priority is the Police and Fire Departments. He was glad to hear all of the lively discussion that's taken place. Fire Station 4 wasn't mentioned except that the City asked not to talk about it. Fire Station 4 has Island Lake and all of the southwest corner of Novi. That's where development is going to happen. If this is going to be sold to the residents, Council will have to discuss what's going on with Fire Station 4. The location of the Fire Station is a sensitive issue for residents. Lot of mentioning about the properties are too small, which he agrees they are, but don't relocate them very far from where they're at. He doesn't think that there's anybody in Novi saying they're not adequately served at this time unless there is and then that should be included. Fire Station 2 is about an eighth of a mile from Oakland Glens mobile home park. When the millage came up, it asked if residents wanted to relocate it give that property for DPW equipment. The Fire Station millage would've been rejected outright because the 800 residents in that area wanted that Fire Station there. He understands the parcel is too small and agrees there's only one parcel to the north that's probably contiguous. When this goes to the residents, whether it's relocating Fire Station 1 off Grand River, those details need to be included. It's very sensitive to people as to how close they are to the Fire Station and if those details are not in place, will probably kill this whole proposal. Details matter. He doesn't think people are really concerned if the Police Station is at the current or proposed location. The ambulance services as part of the Fire Station is important. He's just saying to make sure that when the proposal gets to the residents, the information is available.

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:55 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Becky Dockery,
Account Clerk

Date approved: February 10, 2025