



CITY OF NOVI CITY COUNCIL
APRIL 21, 2025

SUBJECT: Approval of the Street Lighting Purchase Agreement with DTE Electric Company for the installation and ongoing operation cost of two (2) decorative streetlights located at each entrance of the Townes at Main Street development, and approval of a Street Lighting Agreement with Pulte Homes of Michigan LLC, for the sharing of installation costs per the City's Street Lighting Policy.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The City will pay DTE the cost to install and operate two standard entrance lights annually.
- The Developer will be responsible for the additional cost of installing two decorative fixtures.

FINANCIAL IMPACT

	FY 2024/25
EXPENDITURE REQUIRED	\$ 4,870.48 (Installation costs paid by City) \$ 522.64 (Annual operating costs paid by City) \$ 5,393.12 TOTAL City share
BUDGET General Fund 101-441.10-924.051 101-441.20-924.000	 \$ 10,000.00 Street Light Installation \$ 225,000.00 Street Light Operations
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

BACKGROUND INFORMATION:

The developer of Townes at Main Street, Pulte Homes of Michigan LLC., is requesting the installation of two (2) decorative streetlights at the Main Street and Trans X Road entrances of Townes at Main Street.

The Resolution for Amended Street Lighting Policy adopted on September 24, 2012, states the City will provide one single, standard overhead streetlight in the public right-of-way at major road entrances of residential developments to enhance public safety up to 100 feet from an existing electrical conduit. The policy states the City will pay for the ongoing operation and energy costs for one streetlight at the entrance, and the ongoing operation and energy costs for additional lighting will be paid by the Homeowners Association.

Engineering staff worked with DTE and Pulte Homes of Michigan LLC. to determine the appropriate location for the streetlight and obtained an estimate of the installation and ongoing operation cost for two (2) streetlights, one at each entrance of the development, consistent with the style of streetlighting that the City considers the standard for residential entryway lighting.

In order to facilitate installation of the decorative streetlight, DTE is requesting approval and execution of the attached Purchase Agreement. The DTE agreement requires the City to pay the total installation cost of \$4,870.48 and an ongoing annual lamp charge of \$522.64 for operation and maintenance of two standard streetlights. The developer's share for the decorative streetlights will be \$3,972.60. As with all other streetlight installations, the City requires payment by the applicant for all reimbursable charges and the City pays DTE directly.

The following table summarizes the cost sharing for the requested streetlights:

Description	City Share	Developer/ HOA Share	Total
Installation Costs	\$ 4,870.48	\$ 3,972.60	\$ 8,843.08
Annual Operating Costs	\$ 522.64	\$ 0.00	\$ 522.64

A second agreement between the City and Pulte Homes of Michigan LLC. is also provided for consideration to formalize the cost sharing and payment arrangement for the installation and operation of the streetlights. Pulte Homes of Michigan LLC. has paid the City its portion of the installation costs.

The proposed agreements have been reviewed and recommended for approval by Engineering staff and the City Attorney (Beth Saarela, July 10, 2024).

RECOMMENDED ACTION: Approval of the Street Lighting Purchase Agreement with DTE Electric Company for the installation and ongoing operation cost of two (2) decorative streetlights located at each entrance of the Townes at Main Street development, and approval of a Street Lighting Agreement with Pulte Homes of Michigan LLC, for the sharing of installation costs per the City's Street Lighting Policy.