

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, NOVEMBER 17, 2025, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Council Members Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt

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

APPROVAL OF AGENDA:

CM 25-11-138 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the agenda as presented.

**Roll call vote on CM 25-11-138 Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer
Nays: None**

APPOINTMENT OF MAYOR PRO TEM:

Mayor Fischer said it was his pleasure and honor to appoint Member Casey as Mayor Pro Tem for the next two years.

PUBLIC HEARINGS: None

PRESENTATIONS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Mary Angela Winter said she wanted to make Council aware that she applied for Election Commission. She found out the interviews are on December 1st, but she will be out of the country. She wanted to let them know she is very interested in it and will follow up with written comments for them.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 25-11-139 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
October 21, 2025 - Regular Meeting
- B. Approval of the final payment to LGC Global, Inc. for the Novi Road/13 Mile Road PCCP Water Main Repair project, in the amount of \$87,101.82, plus interest earned on retainage.
- C. Approval of Traffic Controls Order 25-32 through 25-46 for various regulatory signs for Oberlin Boulevard, Oberlin Court, Tennyson Court, Wembley Drive, and Isabella Way within the Oberlin subdivision.
- D. Consideration of a special land use request for service of alcoholic beverages at Ardiana's Restaurant located at 41602 W 10 Mile Road, Novi, MI 48375.
- E. Consideration of a special land use request for service of alcoholic beverages at Jayaksha LLC (DBA: Amruth Royal Cuisine) at 30750 Beck Rd, Novi, MI 48377.
- F. Consideration of a special land use request for service of alcoholic beverages at Seven York Inc. (DBA: The Dancing Pine) 42738 Grand River Avenue, Novi, MI 48375.
- G. Approval of the second reading of Ordinance Amendment 25-196 to establish consistent starting and ending dates for Boards and Commissions, and approval of the related Resolution.
- H. Approval of the final contract for HED/BRW for Design and Engineering Services Contract for the new Public Safety Facilities.
- I. Approval of claims and warrants – Warrant 1191

Roll call vote on CM 25-11-139

**Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer**

Nays: None

MATTERS FOR COUNCIL ACTION:

- 1. Approval to award services to ICC-IMS through the TXShare cooperative purchasing program, in the amount of \$101,865 to perform a road condition survey of the City's roads.**

City Manager Cardenas said the incarnation of this for sidewalks was very popular and that Council thought it was a very innovative idea. He clarified by saying that this will not be an autonomous vehicle like an autonomous golf cart. Rather, this will be a vehicle that will have technology to catalog our roads and the condition of them. There will be someone driving the vehicles. They will be very safe.

Mayor Pro Tem Casey asked if this would replace Paser, the current road rating system. City Manager Cardenas said that the Paser rating will still be used. Instead of having a person do it, where there might be some discrepancies, it will be the same kind of system that will come up with a Paser score.

Mayor Pro Tem Casey thanked City Manager Cardenas and acknowledged Director Herczeg's support from the back of the room. She agreed that it is innovative technology. She supported the idea that it is not subjective, like the Paser system can be where humans are doing the visualization and scoring. She said the new technology can help us look under the surface and see the base of how the road is built. This information can help us better understand what kind of construction and repair needs there are. She congratulated the staff for figuring this out.

CM 25-11-140 Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0

Approval to award services to ICC-IMS through the TXShare cooperative purchasing program, in the amount of \$101,865 to perform a road condition survey of the City's roads.

Member Gurumurthy said she is excited to see the use of technology being used to make things more efficient. She asked what the basis for selecting the 245 miles was. She requested to see a map of where the technology will be used to conduct the survey. City Manager Cardenas said they can provide a map to Council. Member Gurumurthy asked if it is a smaller subset of the overall miles. City Manager Cardenas said yes, that they do a portion of the city each year. They do different sections of the city. He will make sure they have the map and provide the information to Council. Member Gurumurthy asked if this will be a one-time thing where the information will be collected or if this will be something they will be doing on a frequent basis. She stated that the data might be obsolete by the time we do anything. City Manager Cardenas said he believed this is part of our normal process and that things have been done "by hand." This would replace that by utilizing AI to help catalog the data. This will be a continuous process where they will evaluate different parts of the city to get the Paser rating that will be used to create a road construction program. She asked if this will be an annual thing. He said it is good for 2-3 years.

Mayor Fischer asked if it makes sense to do the whole city all at once if we are outsourcing this to another company. He invited Director Jeff Herczeg to come to the microphone to help clarify. He said there is a lot of interest in how the cycle of how these work. Director Herczeg said the whole city will be done with this project and then, depending on the data, they will repeat it every two to three years. This will replace the Paser. The information they get can be translated into a Paser rating. It won't be as costly every two to three years. The structural piece they are doing this time could last for five to ten years and will make the future projects less expensive. The next time they do the rating, it will be more like \$50,000. Mayor Fischer clarified that the 245 miles is the entire area. Director Herczeg added that the 245 miles doesn't include lane miles.

Member Smith asked Director Herczeg if there was data, or a way to interpret the data, to find out if there are problems in an area that we don't know about and that may need to be addressed first and pull it up. Director Herczeg said that's one advantage of the structural piece that we have not had before. It might help minimize Geotech or eliminate it altogether in certain spaces, but we don't know yet. They're very happy with the sidewalk information because they have a living platform. GIS created a dashboard for them that's simple to use. They're hoping they can repeat that with the road information. They expect it to be better than what they've ever had from doing Paser.

Roll call vote on CM 25-11-140

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

2. Approval to purchase six 2026 Police Explorer Interceptor Hybrid vehicles and related upfits/decals in the amount of \$439,848.

CM 25-11-141

Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Approval to purchase six 2026 Police Explorer Interceptor Hybrids from Lunghamer Ford through the MiDeal Cooperative purchasing contract, and required upfits and decals for service, to be completed at a later date by Canfield Equipment, Graphik Concepts, or another authorized vendor, in the total amount of \$439,848.38.

Roll call vote on CM 25-11-141

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

3. Consideration of a request from Chubby Cattle Novi, LLC (DBA: Chubby Cattle Waygyu Shabu House) for a special land use request for service of alcoholic beverages and for a new Class C quota license to be located at 42768 Grand River Ave, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

City Manager Cardenas said they have two quota licenses left. The location is in the Sakura development, and the applicant was there to answer and address any questions Council had.

David Draper, Attorney for Eric Mai, thanked everyone and congratulated the newly elected members. Mr. Draper said that Chubby Cattle just had its soft opening, sans alcohol, and is doing really well according to social media. He said it's a high-end concept that has a membership or tier where you can get different types of shabu shabu and high-end wagyu beef, hot pot so-to-speak. The alcohol soju and sake will compliment this perfectly. They requested a quota liquor license be applied to this location.

Eric Mai said they opened the Chubby Cattle Wagyu Shabu House one week ago. He said he wants to bring the most authentic Shabu Shabu to Novi, to be a part of the community to build Novi downtown to be a destination for families and friends from all over the state. He said the past couple of days, they have had customers from Lansing, Grand Rapids and Detroit—places that are two hours away. He said he is happy there is so much interest in it. He requested the liquor license because it will complete the full, serviceable experience. It will help financially a lot. It will be key to help them provide the best quality Wagyu experience.

Mr. Draper said Mr. Mai wants to meet his mother's high standards, that he's going to put out the best product or he'll hear about it from his mother. He said Mr. Mai has had great training and that his staff has had great training. This restaurant chain is part of a larger group of nearly 50 restaurants in the U.S. He has a great group the fall back on. They have come to train the staff here and he has sent staff to train out west with them. He said this will be a wonderful addition to the dining experience in Novi.

CM 25-11-142 Moved by Smith, seconded by Casey: MOTION CARRIED 7-0

Approval of a special land use request for service of alcoholic beverages and for a new Class C quota license at Chubby Cattle Novi, LLC (DBA: Chubby Cattle Waygyu Shabu House) at 42768 Grand River Ave, Novi, MI 48375, The addition of The Chubby Cattle will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the new Sakura Novi Development, in a manner consistent with the city's policies. The applicant appears to qualify for a license under the City's ordinance. It also meets the requirements of Section 4.89 of the Zoning Ordinance because

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance.**
- 2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City and that is unique to the City and is in character with the new Sakura Novi Development and will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, since it is a new restaurant that is consistent with the theme of the Sakura Novi Development, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours, that might disturb the area residents.**

- b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
- c. Excessive number of persons gathering outside the establishment.**
- d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
- e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Mayor Fischer said he had the opportunity to briefly walk through the place during a grand opening. He said it's a very unique concept and met all of the criteria for our application.

Mr. Mai invited Mayor Fischer and all of Council to go to the restaurant. He said they are doing a soft opening right now, making sure the staff and kitchen are well-trained before he officially invites them so they will have a great experience when they come.

Roll call vote on CM 25-11-142

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

- 4. Consider a contract with Christman Construction to serve as the City's construction manager for the 2025 Public Safety Bond Facilities project, in the amount not to exceed \$4,821,079. Final form of the agreement is subject to review and final approval by the City Attorney and City Manager**

Mayor Fischer turned the time over to City Manager Cardenas. City Manager Cardenas said this is second of the big decisions to make with respect to the approved 2025 bond and public safety buildings. Similar to the architect and engineering contract, there were four very qualified companies who bid on the contract. In the end, the consultant, Plante Moran, RealPoint Staff and the Finance Administration Committee found that Christman is the best equipped to handle this project. The team they have put together has significant experience. It is a team that will have just completed a \$175 million dollar campus project for the City of Lansing with similar police and fire buildings. They have also worked on an airport in Grand Rapids to several of the State of Michigan facilities. They also have a half a billion-dollar project going on right now with the University of Michigan.

Christman did not list a fee associated with this project to maintain a \$25 million umbrella policy where other companies require as much as \$100,000 to maintain that coverage. Considering all of these things—their prior work, the costs associated, and the team that was brought forward, it was a consensus that Christman is the right fit to oversee the construction of our buildings. He said representatives from Plante Moran and RealPoint were there to help answer any questions.

Mayor Fischer said, as the Chair of the Finance Committee, everything City Manager Cardenas said was a good summary of the findings of the staff, Plante Moran, our representatives and the people on the Finance Committee. The experience Christman brings is second to none. He thanked both firms, called them both "fantastic" and said that it was a hard decision—especially after interviewing them, but they had chosen to go with Christman.

CM 25-11-143 Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0

Approval of a contract with Christman Construction to serve as the City's construction manager for the 2025 Public Safety Bond Facilities project, in the amount not to exceed \$4,821,079. Final form of the agreement is subject to review and final approval by the City Attorney and City Manager.

Member Martinez said he was impressed that Christman had the support of other local businesses such as the Novi Community School District. He believed having a single, coordinated construction manager working on the projects across the city can help the Novi residents get "the most bang for their buck" even on the projects that we don't oversee. He appreciated the information that was provided and for the Finance Committee making the information digestible to someone "drinking out of a fire hose" at their first Council meeting.

Member Gurumurthy said she'd like to see the overall plan for things like public safety agenda items. She'd like to see the milestones to see if we are on track with finding the construction, etc. She said she would like to see the milestones laid out so we can see how things are progressing moving forward.

City Manager Cardenas said the Finance Administration Committee has tasked Plante Moran and RealPoint with this and they are devising it right now with input from the Mayor Pro Tem and Member Staudt. It will be coming forth to Council soon.

Roll call vote on CM 25-11-143

**Yeas: Staudt, Fischer, Casey, Gurumurthy,
Heintz, Martinez, Smith**

Nays: None

5. Consideration of tentative approval of The Grove PRO to rezone from Office Service Technology to Low Density Multiple Family with a Planned Rezoning Overlay. The applicant is proposing to develop a 232-unit multiple-family townhome development.

City Manager Cardenas said this was Council's second time having input in this proposed development. Last December was the first time. This is a different incarnation of Council, but they heard Council's comments at that time. Based on those comments, the developer reduced the number of units from 438 to the new, currently proposed number of 232. All the units are now for sale townhome units with over 50% having to option to have a primary bedroom on the ground level to accommodate aging in place. This

comes to Council with a positive recommendation in place from the Planning Commission. The developer was there to answer any questions.

Mayor Fischer turned Council's attention to the developer.

Gary Shapiro, Ivanhoe Company, said he enjoys working with Novi which he has been doing for over 25 years. He said he's quite proud of this project. He said they knew about it 25 years ago, but it started three and a half years ago when the City worked out a new Master Plan. He said Trinity, who they were acquiring the land from, had planned to build a hospital there, but when they realized that this was an environmentally sensitive piece, they got Ivanhoe involved. The end result of the plan is that 47% of the property is conservation easements and open. He said they listened to what Council had said, they went back to the Planning Commission, reduced the amount of units, reduced the zoning so there's minimal variances, and, he said, they enhanced the public benefits to a great degree. He said it's a well-thought-out plan for The Grove and the remaining property. He said they had the opportunity to plan for the future, to disclose to the home owner what's coming. He said on the corner, GMX zoning could be anything. It could be a trophy property to encourage someone to come on. He said Council asked them to enhance their public benefits and they did so by developing a park on the northeast corner of the property to which they are allowing public access. There will be a mile trail for the public to go. Currently, it is only a quarter mile from the Beacon Hill Park at 12 Mile and Meadowbrook. With this new plan, cyclists and walkers will have a longer path. He said they agreed to put the infrastructure over the Trinity property to enhance both the park and the bus stop. He said there are a multitude of enhancements.

Mr. Shapiro introduced Brad Strader, a municipal planner, with whom he has worked on over 25 projects. He said Mr. Strader works with very few developers and Mr. Shapiro is proud to have him as part of the team. Mr. Shapiro turned to Mr. Strader to walk through the changes for those that weren't at the last meeting. He said he'd be available to answer any questions after Mr. Strader's comments.

Mr. Strader said he represents Cincar Consulting and he thanked Council for listening to them. He said since their last visit to Council on December 16, 2024, they have been working really hard to incorporate a lot of things Council, the Planning Commission, staff and consultants had recommended. This is why it has taken almost a year to come back to Council. They had a unanimous recommendation from the Planning Commission, and they wanted to highlight that those changes have been incorporated into their new plan. He said City Manager Cardenas and Mr. Shapiro covered a lot of that, but he wanted to point out a few things. Mr. Strader said for the for sale units, they got rid of the carports and replaced them with garages. They made a lot of changes to the wetland mitigation that will happen on site. He commented that this is pretty rare in his experience working in communities and working with Gary Shapiro. There were a lot of questions from the Planning Commission and Council about the corner parcel. They are working with Trinity and mitigating some of their wetland impacts as well. He said he believes it has been very well coordinated. He referenced Senior Planner Lindsay Bell's report and said they reduced the deviations to ones that staff and the Planning Commission

supported. He said they now meet the architectural standards. He said Council was generally positive, but there was a big list of things they wanted them to change, and he believed they made all of those changes.

Mr. Strader said Mr. Shapiro looks broadly at what's going on when he's working on a project and pays attention to planning. He looked at the commercial that's in the area within walking, biking or e-biking distance. This project will add population to the market area which will support the master plan and the businesses that are in the area. He said they also looked at the different types of residential going on in the area. When they investigated the market further, they realized it was more for owner-occupied housing instead of rental, just as the Planning Commission and Council had said. They came to the same conclusion and that's one of the reasons they made a lot of changes. Mr. Strader rhetorically asked why OST was not appropriate. This was zoned and planned OST for many years, but the wetland regulations, both at the city and state levels, have changed. He guessed that Trinity probably didn't know how much wetland is on the site. He said that if you look at trying to force an OST-type use on this very challenging parcel with all the environmental features, it really wouldn't work for OST. They concluded that they needed to look at mixed use or residential. They had market consultants who said really, this is a place for attached residential because of the fingering and the layering of the wetlands that are out there. They also worked with the Master Plan Committee. He referenced a map from the Master Plan and it calls The Grove parcel one of the transformation sites within the city, which means it's an area where there has been change. For years it was planned for OST without really investigating all the environmental features. Trinity didn't really investigate it, but the Master Plan calls for this as a transformative piece and it called for mixed use residential with offices, OST, but also different kinds of residential. We think we very well fit within the City's Master Plan.

Mr. Strader said there were questions that Council and the Planning Commission had about the corner parcel. They've worked with Trinity to keep out 7.6 acres for a future OST use. He presented a list of the different types of uses that are appropriate for the corner because it's more developable than the rest of the site. The Planning Commission had some concerns that people could move into the residential part of this project and not be aware of what's going to happen at the Trinity parcel. He said they've clearly identified that these types of uses can happen in the future on the corner parcel. It will be added to the condominium documents so that when someone comes into the development and buys a condo, it will be very clear that that variety of uses will be allowed on the corner parcel. He said he thinks a key feature is the Public/Private Open Space & Pathways Plan. They've got about one third of the site that will be open space or about two and a half times the amount of open space that's required by city ordinance. That was partly because of the characteristics of the site. There is a variety of pedestrian pathways consistent with the Novi and multimodal plan. They've got sidewalks and different types of trails. They've got a wider, eight-foot pathway connecting Meadowbrook and 12 Mile. Along the MDOT wetland area is a pathway that will now be public, and people can go out and enjoy the views of the wetland that is hidden from the M-5 connector. They're extending the sidewalk along the Trinity parcel, even though it's off-site, they'll be extending that to make their development much more

accessible to the Beacon Hill trailhead that they worked on years ago on the north side of 12 Mile. This will make a connection between their new open space and the trailhead at Beacon Hill Park.

Mr. Strader spoke about the "Park/Recreation Area" and said that this is just a sampling of some of the amenities that will be offered in the open space areas. There are pocket parks and potentially a pickleball court. City staff put in there that if it's a pickleball court, they will need to do a noise analysis. They work a lot with communities, and they know this can be an issue. In this case, the pickleball would be planned as part of the development so people will be very aware of it when they move in. They'll have playscapes, picnic areas, bike racks and so forth. They'll be adding a bike rack at the new public bus stop as well. He spoke about the four distinct villages and explained this was just a couple of renderings. One of the things the Planning Commission and Council were concerned with was the views from Meadowbrook. They have this big, open space in the middle with lots of landscaping and most of the development will be hidden from Meadowbrook. He spoke about the MDOT wetland abutting the development and said there will be a trail along there that will let people, public and residents enjoy the views of the trail. He said there are four different villages and each one will be unique in terms of its architecture and style. One thing that was very important to the Planning Commission and Council was having these first-floor units appeal to seniors. They had to work with the architects to revise the interior drawings so we could accommodate that. There's some variation in the types of units and about 80% of the units about open space.

Mr. Strader said they've worked on the PRO benefits, including the 12 Mile open space park Beacon Hill Park improvements which is an offsite improvement. It's important to them, too, because they were the owners of Beacon Hill. They want to get the commercial along 12 Mile activated. They think adding additional benefits or amenities to the Beacon Hill Trailhead Park would be important. He said regarding the bus stops, they have worked with SMART to move the bus stop that is on 12 Mile Road to be by their site entrance. They believe they will get more riders from this development. This will also give people more access to use SMART to go to employment centers or shopping. This will be an advantage to residents on the north side of 12 Mile as well as residents of this development. It will also benefit Trinity Health in the future. He said they are going to have a conservation easement for the wetlands, which will be part of the development agreement or the PRO agreement. He added that they have benefits such as the diversity of housing types, flexible floor plans, and the four different villages.

Mr. Strader said traffic is always a big issue in Novi. By going from OST to this type of development and lowering our density by almost 50%, they are about 80% less traffic than the typical OST users. That's about a 40% drop from the plan they presented 11 months ago. He ended by stating they still believe that OST is not appropriate for this site. The Planning Commission also agreed with that. They believe their design is consistent with the environmental features of this area and consistent with the development going on in the area. They would be adding population to the residential or commercial market. HE said they've worked hard with Council and the Planning Commission, staff and

consultants to nestle this development into this challenging site. He thanked Senior Planner Lindsay Bell and all the staff for their tireless effort.

Mayor Pro Tem Casey said she had a question that was not specific to the development. She said they talk a lot about wanting to see new units that are "senior friendly," with first-floor living where the owner suite is on the first floor. They say that a lot, the Planning Commission says that a lot. It's in our Master Plan now and is a focus of what we'd like to see coming in. She asked if there were any benefits to a developer to building units or houses where all of the bedrooms are on the second floor versus having the owner suite on the first floor and then the extra bedrooms up on the second floor. She asked if there is any cost differential or any economic benefit to doing that or, in the end, are the costs equal regardless of where the developer puts the owner suite. Mr. Shapiro answered that the difficulty in offering first-floor master suites is that they take up too much floor space so you get much less density. The frustration developers all have is attainability, and townhouses provide more cost attainability. A townhouse can be skinnier because you've got the living areas and the kitchen going up. He gets asked this question in a lot of communities where people ask why they don't build nice, wide ranches with the kitchen looking out and the bedrooms down the hall. The problem is the density gets cut in half and with the price of land, development costs are not going down. There are costs to build roads and infrastructure. There are costs of going through the various environmental commissions and dealing with the details. All these things bring the cost up. It's very difficult to do it. In this case, we've made it attainable. We've said that up to half of these units could be first-floor masters. A lot of people are going to choose to have their bedrooms upstairs because it'll be the price. Design-wise, the skinnier the unit, the smaller the floor template and the impervious surfaces, the more cost-effective it is.

Mayor Pro Tem Casey said that answered her question perfectly. She had assumed as much, but she thanked him for giving her the official, appropriate answer. She then wanted to ask more development-specific questions. She told him she is very pleased with how the development has changed since the first time they saw him. She appreciates the reduction in density as well as the focus on trying to protect the natural features. She said that obviously, they will have to take down some trees, and they will have an impact of some measure on the wetlands, but she appreciates the changes to the design to minimize the amount of trees that will need to be taken down and the impact on the wetlands. She also appreciates that they simplified the number of variances and aligned them with staff's approval because that matters to her. When staff says they are supportive of a deviation, she will generally support them. Mayor Pro Tem Casey said that when you look at the number of units that have been laid out that are going to be with the first-floor owner suite, she is so appreciative that Ivanhoe heard them and made the change. She said she assumed it was about 100 units. She asked to see the renderings up on the screen. She said the way they're all laid out, they look like ranch units on the end and the two-story units in the middle. She asked if perspective buyers could choose the owner-suite floor plan for the middle units. Mr. Shapiro said they will offer the units. For the units that are 30' wide, people can pick a first-floor master suite or a ranch. They may not buy any of these ranches. They may buy just the first floor. If you look at more of the detail on the plan, the 24' wide envelopes fit the townhouses

and the 30' pick the master suite. It's designed for flexibility. That's one really nice thing about this community. We can offer it to the public. They may all want townhouses. We have made the provision and committed to building not more than 232 units which provides the ability for them to choose. We'll start off with one village and go from there. The width of the envelope dictates the opportunity to get a first-floor master.

Mayor Pro Tem Casey thanked him and said they had an Older Adult Needs Committee that was active a couple of years ago. One of the greatest pieces of feedback that they heard was from people who live in Novi in a big family home and would like to move into something smaller and, in many instances, have everything on one floor. There wasn't that kind of inventory in Novi. They were staying in their big homes because they weren't ready to go into assisted living or into a senior living facility. Her hypothesis is that this new development will meet a pretty significant need for residents in Novi who want to move into units that are smaller, but still high quality. She said she believes that with this design and plan, they are starting to fill a need. Mayor Pro Tem Casey asked what they might be listing these units for. Mr. Shapiro said they don't know yet, but guessed that they will be priced in the high \$500,000-\$600,000 and maybe more, depending on the options. Mayor Pro Tem Casey said having a ballpark number was helpful, understanding that they are in the early stages. She said the benefits they listed are absolutely true public benefits. She really hopes that as a community, they put in some public art in the Beacon Hill project. She mentioned that last time. Regarding the shared pathway that runs from 12 Mile through the development, she didn't think it is a true public benefit. She didn't know how many people would take that path to cut through the neighborhood versus going around it. She thinks they would need to put a lot of signage up to let people know about it. She believes everything else they offer should be considered a public benefit. She asked Planner Bell about the screening between the development on the north, the Trinity property, and the south. Will it all be accomplished on this property or will the Trinity property need to add screening? Does anything down to the south need screening as well? Planner Bell said she believes that Trinity will need to provide some screening. They are preserving some trees and planting additional buffer trees. She asked Mr. Shapiro if they know about the grading there. Mr. Shapiro said the project is designed to save the trees. The elevation is approximately the same. They earmark or tag all the trees they can save. They are putting in three rows of elaborate trees. They want it so they'll be buffered well between the properties. There is a large amount of natural vegetation that runs about halfway up and all the way around. Three quarters of the site is buffered by natural vegetation and then they'll plant hundreds of trees. Planner Bell said that the setbacks on the Trinity piece would potentially allow a lot more of the existing vegetation to remain. It would depend on how that site is designed, but there is potential for that. There are a couple rows of planting on the south side. If additional development came in to the Meadowbrook Corporate Park, there may need to be additional screening, but it is substantial on that side.

Mayor Pro Tem Casey said municipalities, in general, will need to take a firmer look at pickleball courts and the noise that is created when people play pickleball. Within the PRO, if the ordinance is kept as is, and there are no changes in the ordinances regarding pickleball, and the development gets built, what happens if the ordinance gets

changed. Does the development get grandfathered in? She says she knows she's asking a hypothetical question, but it is a conversation that comes up with residents who are concerned about pickleball courts. Birmingham was a prime example of a community that had a lot of challenges with pickleball, specifically the noise. City Attorney Schultz said it depends on what ordinance you design and adopt whether you provide for some nonconformity, grandfathering in or whatever. Now is a better time to plan for that. If there's something we can do now design-wise to mitigate that, we'd be better off talking about that now. We may be able to put something into the agreement that talks about them cooperating with the City to meet ordinance requirements as best they can. Mayor Pro Tem Casey thanked City Attorney Schultz, said that she ceded that thought and said she appreciated his time.

Member Smith said he appreciated reading the proposal that said what Ivanhoe is building and why they want to build it. He said that was helpful for him. He appreciated how Ivanhoe identified and disclosed what might happen on the Trinity parcel to any of your future owners. He said that will prevent headaches for everyone involved later. He agreed with all of the questions his colleague asked. He really appreciated the preservation aspect of this project, of cutting down the number of units and improving or saving more greenspace, more wetlands and mitigating the wetlands on site. He said we can tell the water where to go, but it doesn't necessarily want to go there, so it's good to do it close by. Member Smith said there is some flexibility when you build these buildings with different floor plans that the buyers can buy. He appreciated what Ivanhoe talked about with environmental aspects like having the in-garage car charger wiring all present. He said the bike storage is great because he thinks a lot of people will be biking through this development. He asked if the developer would go further. For example, if a resident or a potential resident came up and said they're interested in solar, could they prep the roof for solar and/or install solar as you're building it. He also asked about in-ground heat exchangers. He said he likes the on-demand hot water and he considers that to be a good savings. He asked if Ivanhoe would consider adding a recirculation system so a resident can reduce the amount of time and the amount of water they waste waiting for water to get hot in a far-off tap. He asked if that would be an option or if are things pretty much decided as far as floor plans go. Mr. Shapiro said they selected a list which is in the proposal of the items they will be providing. They will provide the electrical for solar to be added and the prepping for the add-ons to be added, but they don't provide those as options for their for-sale program. Member Smith commented that that would be a hard part after the building is built. Mr. Shapiro said they haven't seen a large demand for it. He said we all want it, but it's fighting back and forth between attainability to offer it as a standard feature. Member Smith said he's glad to see the things they did put in there. He thinks that was forward thinking. He said there are 252 tree credits they'll be replacing on site. He asked how many that left to go into the tree fund. Mr. Shapiro said he didn't have those numbers on hand, but that it's quite a substantial number in the hundreds of thousands of dollars. Planner Bell said this would all be refined in the site approval process, but the preliminary number right now is they would require 3,143 tree credits, then subtract the 250 from that. Member Smith thanked her. He said overall, the plan is very well researched and is forward thinking and that he plans on supporting it.

Member Heintz thanked Ivanhoe for really listening to City Council and the staff. He said it's great to see that adjustments that were made including the amount of open space, the wetlands mitigation done on site and so forth. He asked about the park on the northeast corner off of 12 Mile. He wanted to know if there will be any parking spaces or availability to the park for nonresidents to be able to use the space. Mr. Shapiro said no, it's really a passive, quiet park. He said they added a substantial amount of bike racks and benches. That park connects to the Beacon Hill park less than a quarter mile away where there is parking. It's driven to the walkability and bicycling tenor of what you like in Novi. There is no parking at that location. Member Heintz said that you have Novi residents who are trying to walk through that trail. He said he assumes that there would be opportunity, within the development area, to park in the street in order to use that space. Mr. Shapiro said they can park at Beacon Hill or just come off the trail. He said they're at the major thoroughfare of the MDOT trail which goes down Meadowbrook and 12 Mile Road. Beacon Hill Park does have parking spaces not far away, but it'll be more driven to walkability and cycling. Member Heintz said he lives just two miles south of there and he could see a large interest in trying to look for pockets of nature, to get in there and appreciate it. He believes other residents would agree with that and that making it accessible to anyone would be a great look. He appreciated the different aspects that are already included. He also appreciated the sustainability design features they included. He also appreciated the city staff having a specific summary in the executive summary about all they have done to make the sustainable design features straight up and apparent. He said it is very nicely done. He said it shows the importance of that for them as well.

Member Heintz said it has been mentioned to him that there are lots of different pieces such as road impact assessments and different features and what would be the impact about trying to plan the development. He asked if there is the potential or the possibility for future development proposals to also incorporate school district impacts about the number of new families that would be in an area and how that would potentially be factored in to school districts in this area. City Manager Cardenas said that with any new development, it is a part of the conversations that he has with the superintendent in their regular meetings. It's contingent on the developer to determine the number of families that will be a part of that new development. He said he's not sure if there is a ratio that they use to figure that out. Some of the developments are more catered toward aging in place. He doesn't know if there is an algorithm they can use to determine how many families will be moving in. Depending on where the development is, we would be in contact with our friends at South Lyon, Walled Lake and Northville schools. That is something that our Planning Department has been keeping track of. When something gets approved, it's not necessarily built such as The Bond or Sakura. We need to keep them engaged on whether it's approved and when it is going to be built. Member Heintz said whenever they could have that be a piece of things, that would be helpful, especially in the case of trying to decide if there is any more room for kids, etc.

Member Martinez said that although he was not sitting up there the first time this came before Council, he had the opportunity to get caught up on the original proposal. He said he remembered ten, maybe twelve years ago, the City had a presentation on

placemaking, making sure the City had room for everybody at all stages of life. He said the Mayor Pro Tem "knocked it out of the park" with her questions of the developer. A need had been identified. He said "placemaking" has a loaded connotation where people don't know exactly what it means, but from his vantage point, this appears to be placemaking at its finest. He said he appreciated the thought that went into this, the variety of housing and how the density is now appropriate for that area. He said he believed that it was in the Walled Lake School District and that was confirmed. He said he agreed with Member Heintz that, to the extent that they're able to, he'd like to get some feedback from the district as to how or whether this is even something they can quantify in terms of how it may affect their tax base. He believed there is some data they can get there, but that is a conversation for another day. He thought the project offered enough public benefit that he felt like he could support it.

Member Gurumurthy said she echoed the comments that had been shared. She appreciated the extensive collaboration that has happened since the last meeting. This new plan reduced the number of units from 438 to 232 and it offers opportunities for seniors to purchase the units. She appreciated the environmental sustainability and how it clearly stated all of the different energy efficient and best practice designs. That was very helpful as were the deviations that were reduced from 16 to 7. As the zoning was originally OST, the building would have had a much larger impact on the wetlands. She believed this development was much better in that regard, especially because the mitigation can take place on site. Member Gurumurthy said there were no visitor spots provided on the semi-drive north of Elle Parkway. She said she wants to understand that a little bit more and make sure that there are enough spots and that parking is not a problem. She said the notes said to consider allowing parking along one side of 28' wide streets for extra visitor parking, especially on the semi drive north of Elle Parkway. Planner Bell said that would have been a certain stretch of road and the thought was that if there was no parking provided at the parklet in this area, perhaps people could park along the road and walk up. That is where it was suggested. They are not deficient in overall parking, but it was just a thought of how people could get to the park to enjoy it. Member Gurumurthy said that is a great point. She said that if we want the public to come and enjoy the park, she believed it was important to have additional parking as suggested. She requested that to be considered. She said the phased approach is not shown right now, but it would be very beneficial to see that down the road. She asked about the timing of the project. Mr. Shapiro said that if the economy stays good and they get their approvals, it'll take them about six months to engineer it, and they could start after that. The timing will partly depend on the weather and getting their final entitlements from the City of Novi, EGLE, the other municipalities, the road commission and so forth. The goal is to start within the year. Member Gurumurthy confirmed that that would be 2026 and Mr. Shapiro said yes. Member Gurumurthy said they looked at her other comment about an active mobility plan, and she thinks they have done a great job making it a walkable community. She said when she talks to people who are 55 and older, they always say that having sidewalks with benches would be helpful. She asked them to please design the sidewalks that way. She said moving the bus stop is a good idea and she requested that it be covered. Mr. Shapiro said they are working with MDOT on that, but MDOT did not want it to be covered, but they will go with the specifications that they work out with

them. Member Gurumurthy said she would like to request that they consider covering it because she sees people standing there in the winter when she drives down 12 Mile and she believes it would be good if it were covered.

Member Staudt said they checked most of the boxes the Council brought forward eight or ten months ago. He said they seldom have developers who listen to them, so they very much appreciate that Mr. Shapiro listened. His primary question was how long they anticipate that this development will take to build. 12 Mile and Meadowbrook have been inundated with construction there for the past five years. This project will have a lot of construction traffic, and he doesn't want to see that going on for five, six or seven years. Mr. Shapiro said his goal or wish is that it'll be done in two to three years, but it's always predicated on the economy. He believed there is a high demand for this and if the economy holds and they start, he believed they could be done in a three- to four-year period. He said one nice thing about this is there are three access points to it. Each village will be done one at a time or connecting. The construction will be dissipated. There will be construction traffic on Meadowbrook and around, but it is economically driven. Member Staudt said he will not let Mr. Shapiro get away with not giving him an answer on what he believed the price points on these units will be. He said that Mr. Shapiro said \$500,000 or the high \$500,000s. Mr. Shapiro agreed. Member Staudt said that our experience in Novi is that the high \$500,000s turn into low \$700,000s. He said he's looking at these units, especially the ranches. He asked if all of the units have sidewalks in front of them. Mr. Shapiro said yes. Member Staudt said they had talked about having all garaged vehicles which he thinks makes a huge difference for the appearance. Member Staudt said he would not support anything that had carports because carports make things look low-end. He said clearly Mr. Shapiro listened because what they are presenting looks attractive and high-end. He congratulated Mr. Shapiro and said they have done everything they need to do to get City Council's approval. He is looking forward to this getting built. Member Staudt asked Mr. Shapiro if they were anticipating having a waiting room outside the owner suite on the main floor. He said as someone who climbs stairs, it's sometimes nice to just sit outside your bedroom and have a place to sit and watch TV as opposed to having to go to the second floor for everything you do. That's something to keep in mind. He's excited to see this project move forward. It's first class. He said he's been here a long time and he's dealt with Mr. Shapiro on other projects that have turned out to be great. He believes this one will be a great one, too.

Mayor Fischer commended Mr. Shapiro and said they have had a couple of developers who have recently gone through the tentative PRO process, taken the feedback and incorporated that and worked hard with staff. He thanked the staff for working so hard and collaborating with Ivanhoe. It makes the process a lot easier when there is discussion back and forth. He thanked Mr. Shapiro for listening to Council. A lot of things have been said about the conservation, the open space, and the lower impact on traffic. He said his big thing was making sure the parcel right on the corner will be marketed and developed at some point in the future. He's happy that Ivanhoe incorporated that. That was very important. The last thing we want is new residents to the City of Novi to come in and think that there are preserved areas and then, suddenly, they feel like we're stabbing them in the back when that was never the intention as a Council.

CM 25-11-144

Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0

Tentative indication that Council may approve the request of Ivanhoe Companies for The Grove JZ24-31 with Zoning Map Amendment 18.745, to rezone from Office Service Technology (OST) to Low Density Multiple Family (RM-1), subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

- A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:
1. A Zoning Ordinance deviation from Section 3.1.7.D to reduce the building setbacks from 75 feet to 50 feet along the north, east, and south property lines, *as sufficient screening appears to be proposed.*
 2. A Zoning Ordinance deviation from Sec. 3.8.2.D to revise the required orientation of the buildings from a minimum of 45 degrees in certain locations. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.
 3. A Zoning Ordinance deviation from Sec 3.8.2.H to reduce the building separation distance from the calculated formula as shown on the Building Separation Table on Sheet SP-3.6 of the PRO Plan. *This deviation enables the layout of this project to fit within the available space while minimizing wetland and woodland impacts.*
 4. A Zoning Ordinance deviation from Section 5.10 allows for perpendicular parking on the major drives. This deviation is requested due to the impracticality of providing a minor road (defined as less than 600 feet in length) given the site constraints (woodlands, wetlands, and property configuration). *Perpendicular parking for guests is proposed on four Major Drives (Simi Drive, Beckham Drive, Elle Parkway, and Ari Crest) in several locations, where driveways are also proposed. The parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.*
 5. A Zoning Ordinance deviation from Section 5.10 to allow on-street parking on curves with less than a 230-foot centerline radius. *The deviation is supported as the*

parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.

6. A landscape deviation from Section 5.5.3.A.ii to not provide a 4-foot, 6-inch to 6-foot-high landscape berm on a proposed RM-1 district adjacent to an OST district on the east and south side. *This deviation is supported because of topography and the provision of dense landscaping along both property lines.*
7. A landscape deviation from Section 5.5.3.B.ii for the required greenbelt berm and plantings along 12 Mile and Meadowbrook Road due to the existing natural areas to be preserved, and a heavily landscaped detention basin.

B. The following conditions shall be requirements of the PRO Agreement:

1. Preservation of approximately 10 acres of City regulated woodlands and woodland replacements in a conservation easement.
2. Preservation of approximately 15.5 acres of City regulated wetlands and wetland mitigation areas in a conservation easement.
3. Removal of invasive species within the existing wetlands on site.
4. Density shall not exceed 4.2 dwelling units per acre (More limiting than the dwelling units per acre allowed in the RM-1 District).
5. Providing the community amenities shown in the PRO Plan.
6. As an option, a clubhouse could be placed where the pickleball court and playscape are currently shown. The design of the clubhouse would need to meet Façade ordinance requirements at the time of site plan approval.
7. Dedication of 1,650 linear feet of Right of Way on Meadowbrook Road.
8. Building height will be limited to 30 feet, which is more limiting than the 35 feet permitted in the RM-1 District.

9. The traffic improvements as shown on the PRO Plan.

10. If pickleball court(s) are proposed at the time of Preliminary Site Plan submittal, a noise impact statement shall be submitted showing that the activity, with any noise mitigation measures required, will comply with the City's Performance Standards.

11. Sustainable design features will include:

- a. Pre-wired garages for one 240-volt EV charger.**
- b. All appliances used within the development must be EnergyStar-rated or applicable equivalent standards.**
- c. All applicable plumbing fixtures shall be WaterSense labeled or applicable equivalent standard.**
- d. Building material on the exterior façade of a majority of the exterior elevations are energy-efficient, durable, and low maintenance, including brick and composite siding.**
- e. Use of energy-efficient glass/glazing.**
- f. Use of energy-efficient insulation materials.**
- g. Offer a tankless water heater option.**
- h. Install smart scheduling technology for sprinklers.**
- i. Multi-modal non-motorized pathway network and infrastructure as shown on the PRO plan that reduces emissions and promotes pedestrian connectivity with bike/pedestrian friendly streets, and bicycle parking in units throughout the site.**
- j. Benches will be made with recycled materials will be used throughout the open space areas.**

C. This motion is made because, depending on finalization of an appropriate PRO Agreement, the proposed use of the PRO and RM-1 zoning district can be a reasonable alternative to the General Mixed Use with a Planned Unit Development recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the resulting benefits including:

- 1. A one-acre park area, accessible to residents and the general public, with pedestrian and bike rest stop area, at the northeast corner of the site along 12 Mile Road. The applicant states a public access easement will be placed over the park area.**

2. **A one-mile loop Grove nature area trail, accessible to residents and the general public, that extends from the newly created park area described above, along the east property line of the Property, providing scenic views of the adjacent 30-acre natural wetland area as well as natural features of the Property. The applicant states a public access easement will be placed over the trail area.**
3. **In order to address the impact of additional use of Beacon Hill Park by the new residents and planned access and interconnectivity for Novi residents and Grove Nature Trail, Developer agrees to provide the City with \$25,000 to be used by the City at its discretion, for Beacon Hill Park improvements, art, services and/or maintenance. *Enhancements of the public trailhead would benefit the overall community.***
4. **Consistent with Novi's mobility plans, over 700 feet of 10-foot-wide pathway/sidewalk, off-site on the south side of 12 Mile Road to create a connection from the existing bike path, located along the east side of Meadowbrook Road, and the new sidewalk being constructed with The Grove. *The provision of this missing sidewalk segment enhances connectivity of the project area and benefits the public.***
5. **Relocating the SMART bus stop to the east and enhancing the area with landscaping and seating along 12 Mile Road, which is supported by SMART. Additional bike parking has also been added for a total of 8 spaces. Maintenance and public access agreements would likely be required. *This would be considered a benefit to the public.***
6. **Approximately 1/3 of the property will be open space with most of the units abutting or overlooking open space and nature areas (1.65 acres usable open space required, 5.97 acres proposed). *Exceeding the Ordinance requirement for usable open space qualifies as an enhancement that could not otherwise be required.***
7. **Consistent with Novi's mobility plans, construct an 8-foot wide shared-use pathway within The Grove to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road. *The applicant states a public access easement will be placed over the pathway, so the pathway would be considered a benefit to the public at large.***

8. Proposed conservation easements protecting approximately 10 acres of woodland and woodland replacement areas and 15.5 acres of wetland and wetland mitigation areas. *The provision of conservation easements to protect the natural features, which represents over 47% of the property, is considered an enhancement that will benefit the public at large.*
9. Decrease in density from what would be permissible in the RM-1 zoning district (4.2 units per acre proposed, up to 7.3 units per acre permitted), *which is a site-specific limitation that is more strict than would otherwise apply to the zoning district and is considered an enhancement of the project.*
10. Dedicate right-of-way (60-foot width) along the entire Meadowbrook Road frontage, an approximate length of 2,166 feet. The total land area to be dedicated is approximately 2.5 acres, *which is a benefit in the interest of the public.*
11. The Façade review notes that the design of the buildings meet or exceed the requirements of the Façade Ordinance, and the high level of character and attention to detail represents an enhancement of the project that would be unlikely in the absence of a PRO.
12. The benefits to the City from the proposed multiple family development as proposed outweigh the detriments.

Roll call vote on CM 25-11-144

Yeas: Fischer, Casey, Gurumurthy, Heintz,
Martinez, Smith, Staudt

Nays: None

6. Appointment to the Planning Commission.

Mayor Fischer said this was a Mayoral appointment and nominated Sobha Reddi.

CM 25-11-145

Moved by Casey, seconded by Staudt: MOTION CARRIED 6-1

Approval of the Appointment of Sobha Reddi to the Planning Commission.

Roll call vote on CM 25-11-145

Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer

Nays: Martinez

7. Consideration of adoption of a resolution authorizing approval of a contract with the Michigan Department of Transportation (MDOT) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$1,118,375.

City Manager Cardenas said this has been a longtime coming and we are really excited about this. This is part of the Federal Grant we received to reconstruct and widen Beck between 11 Mile Road and Grand River Avenue. Initially, the project had planned for a roundabout at the 11 Mile Road and Beck Road intersection, but due to the timing requirements, that will not be included at this time. He gave kudos to Director Herczeg, Ben Croy, and Rebecca Runkel for all their hard work in getting this across the line.

CM 25-11-146 Moved by Casey, seconded by Smith: MOTION CARRIED 7-0

Adoption of a resolution authorizing approval of a contract with the Michigan Department of Transportation (MDOT) to agree to the rights and obligations associated with the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, with the City of Novi's estimated responsibility for construction in the amount of \$1,118,375.

Roll call vote on CM 25-11-146 Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey
Nays: None

8. Consideration of a resolution authorizing approval of a contract with the Michigan Department of Transportation (MDOT) for a pathway construction between the existing ITC Trail and Bosco Fields Park, for a total project cost of \$1,451,000, with a contract cost of \$290,980.

City Manager Cardenas said the \$290,000 is the obligation we have for this contract and the \$1.4 million is the obligation for the construction cost. He added that this has been part of the conversation in the Mobility Committee for quite some time.

Member Staudt said this is one of the things the Walkable Novi Committee envisioned 15 years ago when the City didn't have Bosco. They thought perhaps they could connect the ITC Trail to the Bosco fields someday, and here it is.

CM 25-11-147 Moved by Staudt, seconded by Smith: MOTION CARRIED 7-0

Adoption of a resolution authorizing approval of a contract with the Michigan Department of Transportation (MDOT) for a pathway construction between the existing ITC Trail and Bosco Fields Park, for a total project cost of \$1,451,000, with a contract cost of \$290,980.

Member Smith said he thought this would be great and will get a lot of traffic coming up. He said having the ITC Trail going into Bosco opens up going further east on 11 Mile. He thanked SEMCOG for increasing the TAP grant to help with the increased cost of the boardwalk. That was an important piece, and he was very appreciative that SEMCOG was able to work with us and get us more money.

Member Gurumurthy said this was a clear item in the Active Mobility Plan and she was very supportive of this. She thanked the City Manager for providing more detail because this was only one piece of the cost. She said when something like this comes up, she wants to see the overall total cost of a project as well as the itemized cost, and where it is budgeted. She said that would be good to have moving forward. She asked when the construction was planned for. City Manager Cardenas said Spring.

Roll call vote on CM 25-11-147

**Yeas: Heintz, Martinez, Smith, Staudt, Fischer,
Casey, Gurumurthy**

Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES:

1. Appointments to Council Committees.

Mayor Fischer said he would be working to fold the Consultant Review Committee into the Finance and Administration Committee, so both will consist of Members Fischer, Casey, and Staudt. The Mobility Committee will be Members Staudt, Smith, and Heintz. The Ordinance Review Committee will be Members Fischer, Casey, and Staudt with Heintz as the alternate. The Public Utilities Committee will be Members Gurumurthy, Heintz, and Martinez. The Rules Committee will be Members Fischer, Casey and Staudt. The SEMCOG Liaison will be Member Martinez with Member Heintz as the alternate. The Environmental Sustainability Committee will be Members Smith, Heintz, and Gurumurthy. The Long-Range Strategic Planning Committee will be Members Casey, Smith, and Gurumurthy.

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:35 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Diana Charles
Customer Service Representative

Date approved: December 1, 2025