

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MARCH 23, 2026, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

Member Heintz removed the MedStar presentation as the presenter was not in attendance at the meeting.

CM 26-03-030 Moved by Heintz, seconded by Gurumurthy; MOTION CARRIED: 7-0

To approve the agenda as amended.

Roll call vote on CM 26-03-030	Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer Nays: None
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PUBLIC HEARINGS: None

PRESENTATIONS:

1. Plante Moran Realpoint Public Safety Building Project Update

Mr. Todd Fenton from Plante Moran Realpoint came with his colleague, Brian Weber. He said they were there to provide a high-level update on the work to date on this project, essentially where they've been, where they are today and where they are going since the voters passed the bond proposal in August of last year. The majority of their work to date has circled around site due diligence and regulatory issues, both with the PSB site and then the Fire Station 2 site, which is relatively new for everyone at the meeting and then the Fire Station 3 site on Venture. He said they are going through land surveys and doing Geotech soil sampling and analysis. They're doing wetland mitigation analysis and management planning, contaminated soils and moving soils around. He said they've probably seen what is referred to as "Mount Novi" is no longer there. That was part of the due diligence for the road project that they're going through. They've been doing storm water management as well.

Mr. Fenton said this part of the process is always fraught with what they don't know, so there's a lot of investigation going on in terms of what is under the ground. He said on that level, they are working with the City and with DTE on some infrastructure issues with utility relocations that could impact some of the site work on the PSB site. This is part of

the road project where they were able to determine that there was some infrastructure underground, specifically under Lee BeGole that they didn't know before. They've been pushing DTE and he thanked City Manager Cardenas and his staff for pushing them as well. He said they should have a lot more to say about that in three weeks where they're going to get a high-level timeline for that relocation work and budget. At that point, they're already looking at the scenario where DTE comes back to them with something that doesn't seem palatable, what their options are for moving the project forward. He said there would be more on that. He believes they have a Finance and Administration Committee meeting on April 13th that may be moved to the 20th, but they expect to have a lot more information on that topic that they'll present to Council at that point.

Mr. Fenton said a lot of their efforts to date have been on procurement. He said Council has probably seen that as a lot of these firms have gone through the approval process with City Council. They brought first on board the architect engineer which is HED/BRW. Council awarded that work in October of last year. They executed the contract in November of last year and they have been working diligently with Chief Martin, Chief Zinser, and their people on design development, getting into schematic design which right now, they're looking to present to Council in June 2026. The FAC will see it probably a couple of weeks before that, but that is where they're moving towards right now. He said Council will see floor plans and a conceptual construction estimate of the project. He said Council will see how the buildings fit on the sites that they've been working on to date. The construction manager joined their team. The contract was executed in January of 2026. That's Christman. He said Council members went to see the Lansing Public Safety site that they're currently constructing as well to see their work. It's a very, very large project with a lot of moving parts. He hopes they were able to get at least an idea of the complexity. The people on board that are going to ultimately put this project into fruition for the citizens of Royal Oak.

Mr. Fenton said technology was the latest firm they brought on board. Their contract is out for execution. He believes it was in Mayor Fischer's hands the day of the meeting for a final signature. They're working very, very closely with HED/BRW, Chief Martin and Chief Zinser on making sure that it is a state-of-the-art building from a technological perspective. Mr. Fenton said for future procurement, a commissioning agent RFP is on the street right now. He said Council will also be seeing materials testing, building envelope consultant and an FF&E vendor (furniture, fixtures and equipment). Governance, in terms of how they are working with Council and with the City Manager's staff was a very important part of this process to establish with the Finance and Administration Committee. Part of that is the frequency of when Council will hear from them. He said many of them know they provide weekly updates for this project. They're planning on at least two public updates to Novi City Council, but he said he'll put an asterisk on it that says, "as needed"—either for Council if they want to hear from Realpoint on an issue that's going on with the project or there may be other circumstances where they need to be on another agenda that they hadn't anticipated before in order to get Council's direction on a particular item. He said how they really work with the Finance and Administration Committee (FAC) is when there are certain items that need approval from City Council, Realpoint will bring them before the FAC first to get a recommendation and to get feedback from them. Then, they take that feedback, go back to the office and

sharpen their pencils and return with a different strategy. It's been really great working with Mayor Fischer, Mayor Pro Tem Casey and Councilmember Staudt on a lot of conceptual issues that they needed to get established at the beginning of the project. He said they meet with the City Manager's staff monthly for an OAC (Owner-Architect-Construction Manager) meeting. Those meetings happen bi-weekly and design meetings are weekly and on-going.

Showing a slide called "Governance," Mr. Fenton said these are the City Council approvals that they've established. He said they have gotten through nearly half of them. "Schematic Design" is the next slide he showed. He said this is the next big one. They're targeting a June date for that where both Council and the public will get to see some floor plans of what the new fire stations will look like. They also anticipate a conceptual plan on what the public safety building will look like at that time. That is a joint police station and Fire Station 1.

Mr. Fenton showed a slide called "Budget" and said the FAC blessed a much-more detailed version of this budget; however, from a larger perspective, the numbers before them are basically what they're working with. They are very similar to the numbers they were able to present back in March 2025 when Council was looking to add approving the bond language for this program. The PSB is approximately \$74 million. The two fire stations are about \$13 million. \$2 million are going into improvements on Fire Station 4. Then the road and infrastructure improvements with Lee BeGole Drive and the surrounding connectivity around there is approximately \$18 million. That is a city-managed project. Mr. Fenton showed a slide called "Budget" and said this dashboard was brought before the FAC about a month and a half ago. They plan on launching that in the third quarter of this year, as they are able to populate it. There isn't a lot of work that's going on right now that's really worthy of the dashboard. But, they'll see in real-time where they're at in the construction schedule, where they're at in the timeline of each different element. They'll be splitting them out between the PSB, FS2 and FS3.

Mr. Fenton showed a slide called "Design Activities" and said this has been the focus of a lot of the work between the City and their design team since December. There have been tours that Chief Zinser and Chief Martin were able to partake in, one in Texas in December of last year and then the Lansing Public Safety Center project just last month. HED/BRW has been on site for a matter of days in early December and again at the end of February, running design workshops with Chief Zinser and Chief Martin as well as their staff, coordinating their thoughts and ideas into how you can make these buildings more functional than the buildings they are in right now. They're really getting into the weeds of the project during those design meetings. Those meetings occur every week. They are also starting to work with Mr. Bullard and his staff on the site plan approval process.

Mr. Fenton asked where all of this is going. He said they are looking at substantial completion of Fire Stations 2 and 3 in December 2027. They are putting most of their focus on the design of those buildings right now. Once they resolve some issues at the PSB Lee BeGole site with utility coordination, they'll be able to give a slightly more accurate timeline for that building. What they're looking at right now, they'll be beginning construction of that building in 2027 or early 2028. There will be a conceptual design

presentation of all the buildings to the FAC in April of next month. They'll follow that with a schematic design presentation which is where Council will get to see what the buildings will look like in June of this year. They were aiming for May, but Council may be canceling one of the meetings that was their original target date. It's not going to impact their schedule too much. Once they get approval from schematic design, they will go to the public with neighborhood meetings on Fire Stations 2 and Fire Stations 3 so they can address any concerns that people in the community may have and show them what is going on in those respective areas of town.

Mr. Fenton showed a slide called "Look Ahead Schedule." He said it is their understanding that they are still trying to bid the Novi Road project in spring/summer 2026. Regarding the future procurement items he had alluded to earlier, he said Council will see a commissioning agent probably within the next 45 days. Then, they'll have those neighborhood meetings where the neighborhoods impacted by Fire Stations 2 and 3 will get to see the designs and what they're doing to address any sight and noise concerns that residents might have.

Mayor Fischer told Mr. Fenton he was under the impression that they were doing an FAC meeting on April 13th in support of them coming back on the 20th for the Council meeting. He said he knows there's conceptual design and there's schematic design. He said the timeline isn't making sense to him through this presentation. He asked Mr. Fenton to walk him through that process again in "little kid" terms. He said part of that is to make sure the April 13th meeting makes sense. He wants them to have as much time as they need to get solid in what they are going to present to the FAC and it should be a very short time between the FAC and the Council meeting. Mr. Fenton said it's really conceptual. What they're seeing is block planning on what these buildings would look like. He asked Mayor Fischer if it's critical to have that input from the FAC. He said he would defer to Mayor Fischer on how involved he'd like to be in that. He thinks schematic design is where most of the Mayor's and City Council's input is desired. That will not be ready by April 20th, which is why they need to move that date back. Part of that is there are potential impediments to the PSB site that are triggering a pause in the design of the PSB until they understand a path going forward through that and resolving that. That does not impact Fire Stations 2 and 3. When he says schematic design in June, they're talking Fire Stations 2 and 3. They will be at that point where Council can start seeing floor plans and square footages and how they're laid out on the site itself.

Mayor Fischer asked Mr. Fenton if they anticipate the conceptual design to be presented to all of Council. Mr. Fenton said, at this point, they were not anticipating the conceptual design to be presented to Council, at least not for approval, but they can certainly work that conceptual design into the presentations in June where HED/BRW will there to present the schematic design. He said they can have them show Council where, in particular, the PSB looks to be headed at that point. Mayor Fischer said the schematic design process is much more detailed in depth. That will be at the Council table. He said that's the next big step is seeing those designs and providing that input. Mr. Fenton said yes, they are seeing the layouts of everything from where the kitchen is to the utility rooms in Fire Stations 2 and 3.

Member Gurumurthy thanked Mr. Fenton for putting together the look-ahead schedule and the design activities. She said she can see that the entire design process will be done for Fire Stations 2 and 3, but she wanted to know the timeline for the Public Safety Building. Mr. Fenton said it will be completed later this year. There are some issues that came about through the road project. They are currently navigating the appropriate path forward. The new path may impact the layout, especially if the site isn't what they originally intended. Instead of having them design the layout to the original plan, they need to deal with the realities of the present. They can still work forward to implement Chief Zinser's and Chief Martin's opinions for layouts of the building, but they can't really get to the point of schematic design until they understand the breadth of the issue that they may be dealing with at Lee BeGole.

Member Gurumurthy asked Mr. Fenton if the project is on schedule based on what they had planned. Mr. Fenton said today, yes. He said they built some time into the timeline to account for things they didn't know yet. From when they were originally presenting this project, they've expedited Fire Stations 2 and 3. They're taking some of that design manpower and shifting it to Fire Stations 2 and 3 to get those up, out of the ground and completed as soon as they can.

Member Gurumurthy asked if they could pull the dashboard ahead in quarter two. She said she knows they don't have a lot of details, but even having key milestones in 2026 would be helpful. Mr. Fenton said they'll talk in-house when they get back and figure it out. He wanted to temper expectations that it will not look the same in a month as it will in a year when you're seeing a lot of activity each week coming through that dashboard. Member Gurumurthy said no problem, just the schedule alone.

Mayor Fischer said keep up the good work. He asked Mr. Fenton to keep Council apprised of any good news or any challenges.

CITY MANAGER REPORT:

City Manager Cardenas said the Oakland County Treasurer's Office wanted them to get the word out to anyone that is facing foreclosure on the 2023 taxes. That deadline is next Tuesday, March 31st. The treasurer's office is advocating for anyone that is experiencing hardship or that might be looking at a foreclosure to please call (248) 858-0611 or visit their website for more information.

Secondly, he said they had a guest from the Council of Local Authorities for International Relations, CLAIR. This is a relationship the City has had for almost 16 or 17 years. They had seven representatives in the audience. He introduced them and asked them to stand. Mr. Ken Fujino, the Executive Director, Kakeru, Emma, Saki, Satomi, Yumika and Hiroko. He said they are visiting from New York. They spend a couple of years in New York, on loan, so to speak, from the prefectures or the respective prefectures from Japan. They're visiting Novi for a few days. This visit is giving them a chance to see what "real" America is like in Novi and seeing what Novi has to offer through their great relationship with the Japanese community.

Mayor Fischer said Member Gurumurthy, Mayor Pro Tem Casey and he had the pleasure of joining them for dinner the day before. He said Novi is proud of their relationship with the Japanese community and how many Japanese residents and businesses they have. He also said it was an honor to have them in attendance.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Steve Potocsky, 48849 Rockview Road, said he lives in the Villas at Stonebrook. He said they have been discussing road agreements and things like that. They do not have an agreement as of yet. Respectfully, the residents in Stonebrook would like to do what they can to somehow come up with a meeting to be scheduled with the city officials to discuss a few items related to Stonebrook projects.

Pauline Wolstencroft, 40611 Oakwood Drive, said they have owned their home for almost 22 years. Currently, there is a project where they are installing fiber lines to improve the infrastructure. Their home backs up to 9 Mile. She said she went outside her back gate leading out to 9 Mile and she almost fell into a four-foot trench that the installers had put there and did not tell the homeowners about. She said no one had told them that they were going to dig that far down or that they were putting a trench at the opening of their back gate. They marked off the area with caution tape for the people walking along the 9 Mile sidewalk but did not bother to inform the homeowners that the trench was there behind the gate. Secondly, near the middle of the yard, they installed a huge structure. This is not consistent with the other things that have been installed within the neighborhood. She said she lost a quarter of her yard. She lost a part of her yard when a contractor went through and cut down her trees and put in the sidewalks. She said no one contacted her from the City. She asked how the City can take her property and not tell her. She said that is not right. She asked why their lot was selected. She asked why they couldn't go across the street, why not go next to 9 Mile on the other side of the sidewalk. She has already lost trees, her vegetable garden, her square footage. She said she is still taxed on that square footage and the City is not paying her. She wants all of those structures removed from her property. If they have to be there, they need to find a place where they can put them where it's not interfering with her daily life. She said even though there is a privacy fence, she can still see them through the slats. She said since started putting in this fiber optic stuff, her internet does not work. She is really disappointed. She has lived there most of her life and she is disgusted with what she has had to give up for the infrastructure in Novi with no communication whatsoever from the City.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-03-031 Moved by Smith, seconded by Martinez; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
March 9, 2026 - Regular Meeting
- B. Approval of Resolution granting the Novi Parks Foundation a one-time exemption from the City's policy regarding alcohol on public property for purposes of its July 24, 2026, "Pour on the Shore" fundraiser at Pavilion Shore Park.
- C. Approval to award a service contract to Urban SDK for access to their traffic data software platform, in the amount of \$26,500.
- D. Approval to award engineering design services to AECOM for the Neighborhood Sidewalk Repair Program, in the amount of \$73,934.65.
- E. Approval to purchase one 2026 Ford F-350 Truck from Lunghamer Ford through the MiDeal Cooperative purchasing contract, and required upfits and decals for service, to be completed by Truck and Trailer Specialties, Inc., through the Rochester Hills RFP, in the total amount of \$87,778.
- F. Approval to award engineering design services to OHM Advisors for the design of water main replacement along 12 Mile Road between Beck Road and Novi Road, in the amount of \$88,000.
- G. Approval of the 2026 Summer Maintenance Agreement between the City of Novi and the Road Commission for Oakland County for street sweeping selected County Roads in Novi; and adoption of resolution authorizing Novi to provide summer maintenance on selected County roads.
- H. Approval of Resolution renewing participation in the Southeastern Oakland County Public Works Association Mutual Aid Agreement.
- I. Adoption of a resolution amending a contract with the Michigan Department of Transportation (MDOT) for the construction of the ITC Trail to Bosco Fields Park Pathway.
- J. Adoption of a Resolution requesting the Michigan Department of Transportation (MDOT) includes the existing bridge on Nine Mile Road at Center Street over Thornton Creek in the State Local Bridge Program List for Replacement.
- K. Approval of Resolution to enter into Oakland County P25 Simulcast System Interlocal Agreement
- L. Approval of claims and warrants – Warrant 1199

Roll call vote on CM 26-03-031

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

MATTERS FOR COUNCIL ACTION:

1. Consideration of a contract for mowing services to Ground Control Property Services, at an estimated annual cost of \$148,590.

CM 26-03-032 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Approval to award a unit price contract for mowing services to Ground Control Property Services, the lowest qualified bidder, at an estimated annual cost of \$148,590. The contract term is one year with three optional one-year extensions.

Member Heintz asked if the lawn equipment is factored into the review of the application process. If not, he'd encourage the City to consider the value of electric equipment in the future for anything like this as electrical lawn equipment is quieter compared to fossil fuel equipment and better for the environment, producing less nitrogen oxide emissions and VOC emissions. Those combined lead toward the production of ground-level ozone which is going to be harmful to human life with environmental impacts as well. City Manager Cardenas said, to his knowledge, that has not been part of the bid packages for companies to be required to. That is something they can definitely look into in the future. He knows that the City's equipment doesn't have any electric mowers at this point. That is something they have looked at for the future, but it's something they haven't acquired just yet. If that is something the Environmental Sustainability Committee would like them to look into, that's something they can evaluate. It might limit their pool of candidates for contractors.

Roll call vote on CM 26-03-032

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

Nays: None

2. Consideration of a recommendation from the Environmental Sustainability Committee to support a food scrap composting pilot program, in partnership with My Green Michigan, in an amount not to exceed \$10,000.

Assistant City Manager Mahoney said this is for a pilot program to evaluate the feasibility, participation and operational considerations of a residential food scrap composting program here in Novi. This is for a drop-off model, so not curbside collection, in partnership with My Green Michigan. They will help Novi in identifying and establishing appropriate collection locations. As mentioned, the not-to-exceed cost is \$10,000 with reimbursement through the recycling user fee revenues and repayment to the rubbish fund. This does support the Environmental Sustainability Committee's resource efficiency pillar by advancing food waste diversion and sustainable materials management efforts. She also said that Rob Harper from My Green Michigan was in attendance to address Council and answer any questions they might have.

Rob Harper said he is the Director of Operations for My Green Michigan. He has a history of food waste recycling. They have been in business since 2014. They are looking to eventually do curbside collection residential. They are the premier food waste recycling company here in southeastern Michigan. He said 40% of all food that is generated in this

country is thrown away. Their goal is to keep the food waste out of landfills. They work with a number of municipalities, including the City of Royal Oak where they started a year ago with a pilot program with one bin at their farmers' market. They now have 14 bins that My Green Michigan collects twice a week. He said the program has been successful. They have gone into school districts, working with children in the schools. They collect Royal Oak's school system's waste and convert it into compost. He sells the bags of compost back to the children at cost (\$4.99 per bag) and they sell it for \$12-\$15 per bag for a fundraiser. They also donate compost back to the school gardens. They are actively involved in Ferndale, Canton, Portage, and Lansing municipalities. Their area runs from Lansing to Grand Rapids to Port Huron down to the border.

Mr. Harper said they have state-of-the-art trucks. They do not leak. They collect all the water. They also know that food waste collecting is a messy business. They understand that. They work diligently with their clients to maintain the cleanliness by using compostable bags. They've also invested in a bin washing machine that's portable. They can go to a location and use 200-degree water on a gyroscope and clean these bins on the inside, so they look brand new. A lot of people don't realize the smell you get from the food, the rotting food, is not from the food itself, it's from the liquid. So, they educate their clients into using paper products, cardboard, and sawdust to minimize the smells. He said the composting process takes place in Wixom and Lansing. They have two processing facilities and they're currently in negotiations to take over a recycling facility in Rochester.

He asked what can be composted. If it's organic, if it grows, it goes. They can take food waste, bones, milk, meat and compost all of those items. He said they get heavily involved with the communities they work with on the educational component because a lot of people think that when they see a recycle bin and they throw something in it, they're doing the right thing. They have to minimize contamination because they have their compost tested. They are adamant about making sure that the compost that they create is clean and there are no chemical byproducts in there. They're really excited about that process. Mr. Harper said all of their clients have access to their website and they have their own portal. At any point in time, they can go into the portal and see how much food waste from your collections was kept out of landfills. It also shows how many miles were offset, how many tons were recycled, and how many gallons of gas were offset.

Member Heintz thanked Mr. Harper for his presentation. He appreciated having more information. He also thanked Assistant City Manager Mahoney for her support during this process. He is thrilled that this has come up for discussion. It's something they have been working on for a little bit. He is a huge supporter of this. He wanted to highlight a few points Mr. Harper shared. One of the benefits, in his mind, is that this could be a potential saver for the residents. During this process, when you're putting your food scraps in a bin with your food waste, you see those things that you couldn't eat—whether it be food that's gone bad or other things like that. You can identify some of the food you bought too much of and that can help you save money by not buying so much food the next time. This does a great job with that piece.

Member Heintz said one of the beautiful aspects of composting is it doesn't require any sort of expensive new equipment. They're just taking stuff and rather than putting it in one bin, put it in a different bin. There are some amazing benefits, as Mr. Harper pointed out, like reducing greenhouse gases through its composting process rather than going into a landfill and producing the composting product itself. Member Heintz said the RRRASOC, the recycling group that helps the City out, did a survey a little bit ago in 2024 and they found that 87% of respondents saw diverting food scraps as being important. 88% were interested in participating in a curbside program if it were available to them. Speaking of which, Farmington is another participant with My Green Michigan and they're utilizing drop-off bins at their location with the farmers market. They're moving on to doing some co-mingling or adding their food scraps in with their yard waste. That would be hauled off to Spurt, one of the composting facilities in Wixom. There are potential opportunities for Novi to look into a similar path where they could utilize a facility or company like My Green Michigan to have that drop-off program and look for other ways to have that balance of making it easy for residents to have different options to see what works well for them without adding too much significant cost. He thinks these are amazing ways that will have a wonderful impact on the environment and that will support our different state initiatives of reducing food waste by 50% by the year 2030. This will also help Novi continue to be a community leader with a green and sustainable approach.

CM 26-03-033

Moved by Heintz, seconded by Smith: MOTION CARRIED 7-0

Approval of a recommendation from the Environmental Sustainability Committee to support a food scrap composting pilot program, in partnership with My Green Michigan, in an amount not to exceed \$10,000

Member Smith thanked Mr. Harper for coming to talk to them. He said he's an engineer. It's easier for him to get excited about the shiny new way of diverting greenhouse gases. For anyone who's listened to him talk to developers, he's always asking about solar panels and in-ground heat exchangers and things like that. Those are important, but they are not the only solution. Composting and waste reduction isn't shiny and new, but it's very important. It's one of those root cause problems that if they can address that, it fixes a lot of things. By putting less waste into the landfills, they need less landfills which is a good thing. They reduce greenhouse gases coming off of those landfills, and they spend less gas driving the garbage around to get to the landfill. On the other side, if this makes people more aware of what they're throwing out, they can reduce the other side, too. They can save money and spend less energy growing food, transporting food, preparing food and they can address the other side of the equation. Member Smith said he's not sure how many people in Novi remember when the City started doing solid waste recycling. It was in the late '80s, he thought, and it started in a way similar to this. They had bins in the back of the Civic Center that people would bring their recycling to. That has gone up and improved considerably. They now have curbside pick-up. 30% of their household waste is either recycled or composted. It's yard waste. Novi is currently recycling about 400 pounds per household which is, according to RRRASOC, one of the better communities in the area and a sign of a really healthy recycling program. He

supports this and he hopes it grows. He is really looking forward to what the residents of Novi will do with it.

Member Gurumurthy said being part of the Environmental Sustainability Committee, she is really excited for this pilot program. They always want to enable the Novi residents. Because they are starting small, they want to be able to showcase the success, find the data and come back. She hopes it will be a great success. She said the timing is perfect. In terms of when she was looking at things, it was interesting to see that by spending a little more time composting and identifying what goes where, she learned a lot. She is hopeful that this will help residents see what they are throwing out and even what to stop buying. Also, with the data, if they average one 64-gallon cart that equates to 250 pounds per week. If you have four carts for 52 weeks, that equates to 52,000 pounds or 26 tons of food that would be diverted from a landfill. That same amount also equates to 80-95 metrics tons of CO2 emissions which is 17-20 passenger vehicles that you can remove from the road. Those numbers are impressive and align with what they are trying to do. She said this is a pilot program. In six months, she'd like to see clear success criteria such as participation, contamination (under a specific percentage), and then, most importantly, resident satisfaction (above a certain percentage). She said, of course, they'd like to see that they are getting the demand they are hoping for. She is sure the demand will exceed the current capacity. Hopefully, in six months, they can present the pilot findings and continue the program.

Member Staudt asked how much does did they anticipate this program would cost the City if fully implemented. Mr. Harper said if he were to speculate, he would say probably in the neighborhood of \$30,000-\$35,000 per year.

Member Martinez said he believes it is really innovative. He is glad to see that Novi is on the leading edge of trying to implement these kinds of things. He said for a novice like him, he assumes that Mr. Harper would not like him to grab his eggshells in his hands and dump them into a bucket. He asked if My Green Michigan will do anything to help get the word out to residents about the types of containers they can use to make sure people are able to use this and not just putting food scraps into a garbage bag and leaving the garbage bag at the site. Mr. Harper said yes, they welcome the opportunity to provide educational material on what can and cannot be put in there, and working with the local press, if Council would like. He would also welcome the opportunity, once the sites are set up, to commit time to being there to be able to talk to people. When they launched in Farmington at the Farmington farmers market, he set up a table with displays, information, and compostable bags and had a dialogue with people. He said everyone thinks they're doing the right thing by throwing things away. They had people at Royal Oak that were diligently bringing their food waste tied in plastic garbage bags that they couldn't accept. They could break them open. He is doing the same thing with the Henry Ford Health System. He is spending every day for a week in West Bloomfield with the staff so they can customize an educational program where they have on-site representation. He said it's not perfect. They do get contamination. They diligently extrapolate it from the food waste at their facilities. In Royal Oak, they started with one bin and now they're at 14 bins and the community has embraced it. He lives in the area, so he is able to drive by once a week. He looks in their bins. Their drivers, when they pick up the food waste

from the bins, if there is contamination in there, they take pictures. He then sends the pictures to the client so they can see what is going on. They don't mind a clamshell or an occasional aluminum can, but it's a mind shift. Little kids are very teachable. They're sponges. They would be happy to provide educational material and to be on-site.

Mayor Pro Tem Casey said she appreciates the hard work and the level of analysis that went into building this pilot. Council has an opportunity with a fellow, a graduate student at U of M, who is going to come help them understand, measure, build out the best way to handle this. One of the things that this fellow is going to do is monitor the bins to get an understanding of how much is going on, what's going in and to make sure the area around it is clean. People are people and things can get messy and they don't want to invite pests. She feels like they have a great solution for the summer when they have the fellow. Her question is how to monitor those bins when the fellow is gone. It becomes internal staff time to keep an eye on the bin. She thinks this is a very good program. She said the car washing is listed right now as optional. She hopes when they see the budget, it is mandatory. Mr. Harper said what they have found in the communities and municipalities that they're working with, community volunteers like retirees or students, get involved. Royal Oaks' farmers market has 5-6 volunteers on the weekend. Farmington has 15-20 local residents that monitor and get involved. They want success to be a logical outcome. It is a messy business, and they work to find ways to minimize the mess collectively.

Mayor Fischer thanked Mr. Harper for attending the meeting. He said he encourages the idea about the educational component. In the presentation he received, it talked about some of the great events that Novi has like the Novi Community Fest. They also have some Ambassador Academy reunions. He thinks that could be a great time for Mr. Harper and his staff to come and educate the residents. There is also a homeowners' association picnic where all the homeowners' association boards get together at one time. That could be another opportunity for them. He said Mr. Harper could work with the community relations staff and get those dates on their calendar.

Mayor Fischer said he noticed a lack of engagement from the community school districts and the kids. He said he'd encourage figuring out ways to educate and help the school children become volunteers who will help sustain this program in a financially palatable way. Mr. Harper pointed out that there was an upstanding young man about a year ago, Vishal Swami, that was working diligently with the Novi School system. Mr. Harper produced a video when he was with the other company, CoSustainability. They did a video with Vishal as the moderator as they went through the Royal Oak School system, talking to the kids and the janitors. That video is available for anyone who wants to see it. He said they'd welcome the opportunity to work with the schools in Novi. Mayor Fischer said Novi is actually serviced by South Lyon, Walled Lake and Northville schools and that might be a way to expand into those other communities as well.

Roll call vote on CM 26-03-033

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

Nays: None

3. Approval of a Resolution of Intent to Create and Provide for the Operation of a Brownfield Redevelopment Authority for the City of Novi.

City Manager Cardenas said Novi currently uses Oakland County's Brownfield Authority which means any brownfield-related projects must go through the County's lengthy process. This involves going through the board of commissioners and committees and full board consideration with limited input by the City on financing aspects. The Ordinance Review Committee discussed and recommended proceeding with establishing the City of Novi's own Brownfield Redevelopment Authority. This is the first step in a six-step process. They don't necessarily have to go through with actually establishing it at the end. They can get the first couple of steps in preparation as they prepare for possible projects that may come forward to the Council for consideration that might involve brownfields.

CM 26-03-034 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Approval of a Resolution of Intent to Create and Provide for the Operation of a Brownfield Redevelopment Authority for the City of Novi.

Roll call vote on CM 26-03-034

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

4. Consideration of final approval for Zoning Map Amendment pertaining to The Grove, a 232-unit multiple-family townhome development.

City Manager Cardenas said the Planning Commission recommended the approval of the PRO plan back in October of last year. City Council granted tentative approval on November 17, 2025 of the draft agreement. It is now for consideration for final approval before Council.

CM 26-03-035 Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0

Approval of 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 the attached Planned Rezoning Overlay (PRO) Agreement and exhibits including the corresponding PRO Plan, the conditions of this motion, and the conditions listed in the staff and consultant review letters, and also subject to any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and

City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.

This motion is made because, based upon the following requirements and findings, (a) the use of the PRO and RM-1 zoning district is 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 (b) the resulting benefits from the proposed development, with the conditions stated in the Agreement that are more strict or limiting than the RM-1 standards, result in an overall benefit to the public that outweighs its potential detriments: :

- 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 being part of the required improvements.**
- 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 being part of the required improvements.**
- 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. Dedication of 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.**

Member Gurumurthy said in her last comments, she was fully supportive of this development. Because they have been having a lot of the public benefits discussions, she asked, in terms of the different benefits in this agreement like the park and the trail, who would be maintaining this public benefit. Gary Shapiro from Ivanhoe Companies said yes, in the PRO agreement, Council was quite clear and it's quite extensive that the parks will all be maintained by the association of the four villages. Member Gurumurthy asked how that will be made clear to the future residents. Mr. Shapiro said it's clearly in the PRO agreement and it will be expressed in the condominium documents which will be approved by the administrative staff. He said it will be very expressed and very clear for Novi's sake and their disclosure's sake. The PRO mandates it and they'll make sure that it gets done in the condominium documents.

Member Gurumurthy said, last time, she had a question about parking at the park, like the visitor parking was not thought out. She asked if there had been any discussion about

public parking that would have access to the park. Mr. Shapiro said there have been many changes to the plans from the 400 down to what they have. It's a passive park and it's approximately 1,500 feet to the Beacon Hill Park. They contributed \$25,000 to the Beacon Hill Park for whatever, but it's meant to be an extension of Novi walkability. There are parking spaces there and there will be reciprocal signage which is also part of the PRO. They are public roads. If there's some overflow, there are no units there, but there are no provisions. Most of those are all conservation easements in that area. Member Gurumurthy clarified that mostly the expectation is more walking and going there versus accessing the park versus coming in cars and parking and stuff because she thinks they have to park on the roads. Mr. Shapiro said it's meant to be a walking trail with passive benches that connects to the Beacon Hill Park that has spaces and it's really a passive for the walkers and bikers of the trail. They do not anticipate, nor did the City Parks and Recreation Department anticipate a need for parking which is provided by Beacon Hill. When the discussion came up, they agreed to pave. They're going to put an 800-foot-long connection immediately for that 1,500 feet across the corner Trinity property to the park, so they'll know it's one entity. He doesn't anticipate any problems.

Member Gurumurthy said one last thing was the SMART bus stop that's going to move. She said she'd encourage them to continue to talk about covered parking as much as possible for the SMART bus stop when they have those discussions. Mr. Shapiro said that goes through their process and they mandate the specifications. The one thing they did get approval on them early, but they'll do the mandating in the final of what the specifications are. They know they are going to do the park and amenity, the passive pocket park adjacent to it, but the specs are mandated by SMART at the appropriate time.

Member Heintz said he wanted to reiterate what Member Gurumurthy just said. He said he finds potential value. He is supportive of this. There are a lot of great aspects of this and the very green and sustainability-focused development such as offering tankless water heaters and different things like that. He applauds the effort they have put in. He said there is that consideration of looking for opportunities for where, if people don't live immediately adjacent to that potential development, they can still take advantage of this one-mile trail. He would like people to have the opportunity to use that space if they are driving by, so he would like the developer to consider having parking available whenever possible.

Roll call vote on CM 26-03-035

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

5. Consideration for tentative approval requested by Avalon Investment Group, LLC, for Camelot Parc Townhomes, a 22-unit for-sale townhome development.

City Manager Cardenas said this came before Council on February 23, 2026. At that time, Council directed both sides to come back with a mutually agreed-upon agreement. He said he wasn't sure if that had happened or not, but the petitioner was there to address City Council and to answer any questions.

Jared Kimesaid they prepared a brief presentation to summarize and address specific points that had been mentioned at that previous conversation. He showed a slide called "Deviations and Safeguards" and said Member Martinez had asked questions regarding deviations and safeguards, so they wanted to highlight the deviations that were requested as part of the PSLR agreement. He said the majority of these deviations are not detrimental to the community; they're primarily for preservation here. He said he was highlighting just a couple of the items that have material impact as it relates to the ordinance itself. 50% of the open space being preserved shall be active. For this particular development, because they are preserving so much open space, it increases the amount of that 50% requirement above what they would normally see on a typical development. In addition to that, because of the preservation, they've added some additional features to the walking trails. It's a bench fit system. Instead of just having benches and trail, there will be signage at each of the bench locations with a couple activity steps there to enhance the activity of that space, make it an active workout trail for those that are participating in the trail there.

Mr. Kime said some of the other items on there, specifically for the minor drive exceeding 600 feet in length, it's only a minor deviation from that, but noting that their access road to that 600+-foot road access it from the center, so you really only have about 300 feet in either direction for that trail. Those are really some of the main deviations that aren't really preservation related. They just wanted to highlight those there, so it's clear in understanding the deviations and safeguards for the development.

Mr. Kime showed a slide called "Public Benefits." He said this is the same slide they have shown before. He just wanted to reiterate the public benefits that they're providing for the community. First and foremost is a \$30,000 contribution towards the Wildlife Wood Park renovation project. In addition to the public access for the nature trails with the easement that they'd be placing over it, and the extensive preservation on site and the habitat enhancements. He showed another slide called "Preservation Area" and said this was a refresh on the slide they presented in February 2026. It highlights the extensive areas of green space preservation on the property. He showed another slide called "Public Nature Trail" and said this was a blow-up image of what that the added activities at the benches would look like. There would be a sign mounted on a pole at each of the bench locations with exercises to complete at each of those steps.

Mr. Kime showed a slide called "Tree Mitigation" and said one of the comments they received was to try to incorporate the additional trees. At that time, they had 11 or 13 trees that still needed to be paid into the tree fund last time. What they propose to do is along the trail that goes between the preserved wetland and where they'd be creating the wetland mitigation, they'd implant some of those trees within the mitigation area. It will help provide some shade for the pathway and it will get them to the full installation of all the trees that were required for replacement. He said while this does have a minor impact on the ability to plant all the other required plantings as part of the mitigation, they're different types of trees, different sizes. They feel as long as they're putting them along the border, they won't have an overly detrimental impact to the additional planning requirements for that mitigation.

Mr. Kime showed a slide called "Stonebrook Drive Shared Maintenance" and said on the Stonebrook shared maintenance plan, they updated the proposed maintenance area and contribution amounts. They are now including the full length of the Stonebrook Drive for the full corridor and all the landscaping, pavement, and snow removal. They also increased the percentage contribution from the pro rata share of 21%, based on the number of units, to 25% for the full length of that drive. Their understanding is that the agreement has not formally been agreed to yet by the HOA, but they have been actively trying to contribute to reach an agreement.

Mr. Jim Polyzios said with respect to the negotiations with the Villas regarding the agreement, shortly after their last appearance before Council, he reached out to express their desire to increase the scope of coverage all the way up to the entrance of the Villa, so the entire length of Stonebrook Drive. He offered to increase the percentage. That caused a breakthrough where the Villas provided Mr. Polyzios with certain calculations that he agreed upon as to square footage rates and then they hypothetically ran through some numbers based on their 2026 budgets and both parties mutually agreed that this was the formula and format to go forward. He incorporated that into the shared maintenance agreement that he had previously sent them and he waited for feedback. Mr. Polyzios said the HOA responded last Thursday or Friday with 10-12 essential provisions and conditions they wanted incorporated into the agreement. He was able to add all of them except four. Those four would be incorporated into the development agreement. They were not really meant to be in the maintenance agreement. He has accommodated their last-minute requests and he thought they were on track to get something done and on Monday (the day of the meeting), the HOA said they were not prepared to move forward. He said he has done the best he could. Mr. Kime said that brings them to the end of the open items Council gave them in February.

Member Smith said, seeing as he was the one that proposed postponing this for two weeks, he should probably weigh in on it a little bit. He said two weeks ago, he moved to postpone until this meeting to allow both parties to continue good faith negotiations on how to share the road and the other open issues. When the Villas was approved, it was known that there was going to be a development here. It was known that the road was going to be shared in some format. There was no mention of cost-sharing with the Villas at that point. He thinks the developers have done a great job of responding to the concerns of City Council and working with the residents. He is disappointed the HOA wasn't able to come up with accepting the agreement yet, but he said a couple of weeks ago that Council is there to do the hard jobs, and he believes it is time to do that.

CM 26-03-036

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

Consider Tentative approval of the request of Avalon Investment Group, LLC, JSP25-02, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Camelot Parc Townhomes based on the following findings, City Council deviations, and conditions, with the direction that the applicant shall work with the City Attorney's Office to prepare the

**required Planned Suburban Low-Rise Overlay Agreement and
return to the City Council for Final Approval:**

1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.92 acre area of woodland to be preserved, which meets the 10% site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. There are benches in separate locations as enhancements of the common open spaces shown on the site. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to enhance the natural features of the property. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail. The applicant also proposes to contribute to a list of improvements to the Wildlife Woods Park pavilion and restrooms as a benefit to the larger public.]*
2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided and woodland replacement credits will be planted on-site to the extent practical.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*

4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):
 - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty-foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road.
 - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor.
 - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted.
 - d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 32% provided), as the development proposes connection and improvements to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts.
 - e. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
 - f. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.

- g. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
 - h. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet. The anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
 - i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
 - j. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
 - k. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
 - l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and
- 6. *The following conditions shall also be made part of the PSLR Agreement:*
 - a. *Consistent with its representations at the Planning Commission meeting, the applicant shall work in good faith with the Villas at Stonebrook to enter into a reasonable Maintenance Agreement that requires the applicant's property to share in maintenance costs for Stonebrook Drive (subject to City review).*
 - b. *A conservation easement shall be provided for the remaining woodland and wetland areas, woodland credit replacements, and wetland mitigation areas, to ensure permanent protection of these natural features (approximately 4.25 acres). Such easements shall also be reflected on the Master Deed for the property.*
 - c. *A public access easement shall be placed over a portion of the nature trail through the northern area of the property, west of the stormwater detention basin. Such easement shall also be reflected on the Master Deed for the property.*

- d. Wetland areas and buffers shall be enhanced with appropriate seeding and plant selection, placement of habitat structures, as well as invasive species removal, which will be shown and reviewed during site plan submittals.**
- e. Wetland and Woodland impacts shall be permitted by the Planning Commission during site plan review under the process and conditions of the Code of Ordinances.**
- f. Disturbance of the wetland buffer area shall be discouraged by the installation of appropriate landscaping and signage.**
- g. The applicant shall provide funding to the Department of Parks, Recreation and Cultural Services to complete the improvements to Wildlife Woods Park pavilion and restrooms, as proposed in the applicant's letter dated November 17, 2025, in order to address potential impacts of use by residents of those facilities.**
- h. Items noted in the Staff and Consultant review letters, except as otherwise noted in the Agreement, shall be addressed in the site plan process.**

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

Mayor Pro Tem Casey said she was pleased to see the number, the dollar figure, for what Camelot Parc residents are going to be asked to assume from a cost perspective to cover the maintenance of the road, the trees, the snow removal, etc. She didn't have an idea of what that was going to look like, so she's pleased that at least for 2026, the forecast would be about \$350 per unit. She was afraid it was going to be much higher. \$350 is significant, but she was afraid it was going to be much higher than that. She said the developers have done a lot of great work to get an agreement settled. She is somewhat surprised that they have agreed to go all the way from Wixom Road to the entrance of Stonebrook. Truthfully, they had her when they suggested going to the park. She appreciates what they've done. \$351 is going to be added as part of the HOA fee on top of what other HOA requirements that these residents are going to take on. Now, they're going to take another \$350+ as it grows over time with inflation and any kind of cost increase for materials and work. These residents are going to be taking that cost. She thanked them for the work they've done to get this far and she's looking forward to seeing that this gets approved by the residents of the Villas as well.

Member Staudt asked City Attorney Schultz if this would come back to them for final approval. City Attorney Schultz said yes, for the agreement and for final approval. Member Staudt clarified that they have a time period between tentative approval and final approval where they can finalize any negotiations they may have. City Attorney Schultz said yes. Member Staudt said if they are unable to come up with a number, Council is not entitled under the development agreement to do anything. City Attorney Schultz said Council is not obligated to. That's correct. Mayor Fischer said, following up on Member Staudt's question, how long did City Attorney Schultz anticipate that this

would take. He said part of that question is, if Council wanted an agreement incorporated as part of the PRO, it would not be wise to wait until the day of the PRO final coming to Council. City Attorney Schultz would need that information; the agreement needs to be made earlier in order to be incorporated. City Attorney Schultz said yes, absolutely. Mayor Fischer asked City Attorney Schultz how far ahead of time. He asked how long the Grove took. City Attorney Schultz said a little over a month.

Roll call vote on CM 26-03-036

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

Nays: Martinez

6. Discussion on the future of the Novi Ice Arena based on a referral from the Finance and Administration Committee

City Manager Cardenas said as a result of the FAC meeting that occurred on February 19, 2026, the Committee directed city administration to bring forward three options for City Council discussion and possible action as it pertains to the future of Novi's Ice Arena. Those options were: (1) Solicit bids for sale of the Ice Arena with potential deed restrictions on any potential resale of the property or building. (2) Obtain bids on additional studies such as a 20-year capital needs assessment, site building and operational due diligence and operational ownership option analysis. (3) Maintain current operations. City staff will continue to monitor the financial performance and projections of Suburban Arena Management who is the operator of the facility, including the arena's capital needs. City Manager Cardenas said representatives from Suburban Ice were there to address any questions Council had. Mr. Jeff Muck was also there for the same reason.

Mayor Fischer thanked the committee and the staff for all the work that went into this. If Council looks at the packet that was put together, they'll see it is quite comprehensive. They dove into many different aspects of the financial conditions of the Ice Arena, talking about projections for future capital needs and going back and forth multiple times to really deep dive into that kind of analysis. He said there was a lot of comprehensive information, but they were able to boil it down to give Council an idea of what they're looking at. He recognizes that not everything in the city should be viewed and evaluated like a business. He knows he tends to get a rap for that, but he understands that, at the same time, they are a city and their job is to provide services that matter to the residents—not because they necessarily generate profit. At the same time, when they're talking about something like an ice arena, which is a large capital asset set up as an enterprise fund, it's certainly prudent to occasionally take a look at the ownership structure, make sure it still makes sense, and ensure that they expect to operate this entity in a financially sustainable way. What he has learned through this process is they're not out there to make money on the ice arena. He wishes there were ways to do that, there are for-profit enterprises that do that. He wishes they could extract some of that so they could reinvest it in Novi's Parks Department. They have learned that the law and the way things are set up, they aren't able to do that. At best, they're meant to break even. So, they have this operation and they've seen all the financials, it breaks even. Meanwhile, they have a 25-year-old asset with increasing maintenance costs and likely growing capital needs. Realistically, they are breaking even, continuing to carry a lot of downside risk with zero

meaningful upside. He said it's kind of like looking at your car after about 100,000 miles. At some point, it's great, it's paid off, it's still running, but at some point, those repairs are going to become more frequent and they're going to become more costly. You'll need to decide if that continued investment makes sense. He believes this is where they are with the ice arena.

Mayor Fischer said another analogy is that it is like businesses that evaluate their assets or their business units or their products. He was at Ford when they decided to eliminate their Mercury brand—not because it didn't have value. It did. It made profit, but it was underperforming the other brands. It was no longer aligned with the strategy. Ultimately, by shedding that brand, the company was able to invest in Ford and Lincoln and make them stronger, viable, sustainable operations. He considers this portfolio evaluation very similar to that. He said he wanted to be very clear: this is not about ice skating or hockey. Those are services that Novi residents value without question. This is a question about whether Novi's continued ownership, including all the risks, is the best way to continue delivering ice arena type of activities going forward. He is in favor of Option A. He would support seeking an offer from Suburban directly, solely, given that they are a longtime partner. Those that have been around long enough, recall this ice arena was built 25 years ago and for many years, it lost a lot of money that had to be subsidized by the City and the general fund. Ultimately, Suburban came in and is now running it in a very well fashion and that's why he'd consider pursuing some sort of offer from them.

Mayor Fischer said if they do pursue Option A, it does not mean the ice arena goes away. It's very hard to uproot an ice arena and move it out of the city. He's no expert in ice arenas. Neither City Manager Cardenas nor Jeff Muck is an expert either. If they turn ownership back to experienced operators, it's likely that the facility is going to be maintained better, operations might improve and overall, once again, the risk to the city, at the same time, will diminish. Mayor Fischer said this would be a real win-win. Then, as mentioned by City Manager Cardenas, he believes they could pursue this in a way that puts guardrails in place to ensure that this facility is used for recreation, ice-arena type use in the future, that Novi's homeschool programs would be able to continue to use that and that they continue to see youth programming there. He believes they can put those guardrails in place, and if structured correctly, Novi will continue to have an ice arena in the city. Operations might improve, maintenance might improve and the city might get a large set of funds that they could reallocate to other uses in the Parks and Recreation area.

Mayor Fischer said, as seen in the packet, they have an appraisal for \$4 million plus or minus as a potential starting point for negotiations. As far as the timing, he thinks it is important to recognize that this is a good market for selling something like an ice arena. It is a wonderful facility. He gets a lot of compliments from people who use that facility for ice skating or hockey purposes, and they tell him it's one of the best in the area. The best time to sell something is before that asset starts to depreciate more. He would love to see that money, if they pursue a sale, put aside and dedicated to investing in some sort of capital recreation opportunities within Parks and Recreation. There is a lot of talk out there. They've talked about the ITC, the extra 80 acres they have there. They have Bosco Fields, the back 40 acres that they need to devise a strategy and funding plan for that. They also

have a police station that will be vacated soon, and they don't know what they could do there. He thinks there are a lot of different opportunities to serve more residents with that funding that they could extrapolate from the ice arena. He supports Option A for that reason and dedicating the funds for future use in capital investment in Parks and Recreation which he thinks will impact a broader range of Novi residents.

Mayor Fischer said ultimately, doing nothing (Option C) is certainly a possibility, but it's one that he thinks is riskiest and the option he likes the least. He said he is not in favor of Option B. He thinks the capital study and some of the other ones that were proposed gave them all the data. The city staff did an excellent job of combining all the information for them. He doesn't know what spending \$8,000-\$10,000 will really help them do. Realistically, as much as he likes the idea of potential other ownership structures for \$45,000, he doesn't think that it would accomplish everything they want it to. They would still end up holding much of the risk in some sort of joint venture or sale leaseback arrangement. It doesn't really mitigate the risk as much as they'd like it to. He doesn't see why they'd spend \$45,000-\$50,000 to ultimately not achieve divesting of that risk.

Mayor Fischer said it's important that everyone on the Council comment with their opinion because, as City Attorney Schultz kindly reminded them, doing something like this would take five votes. If there are three votes that are a very firm "no," please make that very well known because, obviously, it's dead on arrival and there would be no reason to continue discussing it. If there are five, six or seven people who are interested in pursuing Option A or B, that will give staff clear direction as well. Mayor Fischer said, as usual, at the end of something like this, he reminded everyone that this is their job. They get paid the really, really big bucks to make hard decisions. He asked the Council to make their comments clear so staff would know how to act next.

Member Smith said he is favor of Option 1. He looked at the various suburban facilities in the area, and he didn't see any difference between the offerings of what's in Novi, what's in Rochester, what's in Royal Oak, Macomb and Farmington. He said the prices were the same, the offerings were the same although it differed a little bit depending on how many sheets of ice they had. Selling the facility to Suburban would have essentially no impact on people that use it that live in Novi. They would have the same rate structure, the same hours, the same programs. Currently, as Mayor Fischer said, the City is not receiving any money from this. By selling it, the City would get the \$3 million or \$4 million from the sale, and it becomes a privately-owned property which is subject to property tax. There would be some money coming in, depending on what the sale and evaluation and all of that is. Some money coming continually into Novi, he would want to direct as much of that as they can to other recreational opportunities that aren't as well served by the private sector. There are a lot of ice arenas. That's pretty well established as a thing that businesses offer. Some of the services that the City might want to offer like recreation centers, aren't as well-funded by private sectors. They could look at doing something like that. Member Smith said getting rid of the financial downside of risking repairing roofs and ice equipment and things like that, buying new Zambonis. As much fun as it would be to buy a Zamboni, he doesn't know if the City really needs to do that. He is in favor of Option 1.

Member Staudt said he started talking about this two or three years ago. He just purchased two buildings that were built in the late '90s and learned how expensive it gets to build out those facilities, and even more importantly, to refresh them. He believes that in the event that a private entity bought that, they would probably do an internal overhaul which would be a significant improvement to the building. The City isn't in the position to do that. The City doesn't have any capital left from revenue-related bonds to pay for something like that. The money would have to come from the City's operating cash or from reserves from operations. The complexities of that are just too much in his mind. He thinks this is a good time to consider this. The debt has been paid. The ice arena is in very good shape which means that the purchaser is getting a very good entity. He thinks that good things have to come to an end. It's time to move on from the ice arena business and repurpose those dollars to things that are really important to the City long-term like the Parks and Recreation facilities. He totally supports Option 1 and he doesn't think there is any better partner than Suburban to consider and negotiate with. There are no guarantees that they can come up with an agreeable number, but he thinks they have a vested interest in being fair with the City and working it out with them. He said it's interesting, back when they did the ordinance review committee and considered their agreement (a couple of years ago now), one of the questions Council asked was if they'd be interested in the event that the City wanted to sell the ice arena. They answered in the affirmative and that has stuck with him. He's glad they are at this point where they are at least considering it. He said, as an accountant who oversees multiple buildings, he knows the cost of 25- to 30-year-old buildings gets exponentially more expensive. He strongly recommends that they transfer that liability to a private owner who can do far different things than the City would. He supports Option 1.

Member Gurumurthy asked City Manager Cardenas about the percentage of Novi residents who benefit from the ice arena. City Manager Cardenas said he is not sure if Suburban's representatives or Mr. Muck could speak about that. He said there are numerous different programs that Novi residents participate in. The going percentage right now of Novi youth that are enrolled in the hockey program is probably something Mr. Muck could speak to. He believes the percentage might be 10% of the program.

Mr. Jeff Muck stood to address Council. He said Mr. Jeff Mitchell, the Ice Arena Manager for Novi through Suburban was also in the audience to answer questions. Mr. Muck said they put in the packet that Suburban estimated around 31% of current users are Novi residents. That number is for the programs they take registrations for and that data they track. That is not going to be tracking every single person from a rental who comes in the door asking them if they're from Novi or not. This number does not also reflect spectators or anything like that. That number is strictly for the hockey programs, the learn-to-skate programs and things like that.

Member Gurumurthy said she has heard that things will be even better with maintenance if they decide to sell. It will be seamless if they go with Option 1. She asked in terms of the study, what exactly will be different or what information will they get that they don't currently have. Mayor Fischer clarified that she was asking about the studies for Option 2. She said yes. City Manager Cardenas asked Mr. Muck if he remembered the different specifics that Plante Moran was looking to provide in terms of the different areas. Mr. Muck

said he believed Mayor Fischer hit it on the head. He said that was one option. If they'd like to do a deeper dive, he'd say of all the studies, the 20-year capital study is probably the most important. The other options, including things like looking at their overall operations, looking at different markets and the other arenas around Novi and what they do, he can say that Suburban does that on a constant basis. That's how they set their ice rates. That's how they set their fee structure. To him, that's a redundancy. Mr. Muck said the other study incorporated a lease option or a public/private option which doesn't sound like most of Council is supporting. Member Gurumurthy said they already have the estimated inflates CapEx like 2034-2025 already put in the packet. Overall, Member Gurumurthy said if they can repurpose the amount for something else in terms of Parks and Recreation, she would be in favor of that. She supports Option A.

Member Heintz said this one has been tough. He has talked with some people and they say, "Oh, that's a good idea" and then he talks with other people and they say, "That's helpful." It's from that continued framework of taking information that while he would be open to Option 1, his first thought would be to focus on Option 3, not long-term, but at least in the mindset of being able to then incorporate some of the Council goals, like the biannual citizen survey that they are hoping to have ready by the end of calendar year 2026. Through something like that, they could try to collect critical information to solidify if we should have that fork-in-the-road decision between Option 1 or Option 3. For example, as pickleball has become more popular, Novi has responded and tried to build more courts. He understands that the cost between that and ice arenas can be completely different, but the main argument there is just that Council wants to make sure that they're addressing the needs of Novi residents. It's helpful to hear the overall usage of Novi residents compared to overall usage. That's something that should definitely be factored into the decision-making process. Other things would be the impact if they were to sell it. Clearly, if they are in this not-for-profit model and they sell it, chances are the price that residents would have to pay to utilize the facility would likely increase if it's going to be a company that would try to have a for-profit model. Through talking with other people, another concern that has come up is there is a company that has been involved with buying up ice rinks as they become available and incorporating alcohol sales with their facilities. There are potential issues if there were to be a kids hockey game and the vendors are selling alcohol at that time. They would have to make sure that they work through these kinds of things if they decided to sell to an external company. He reiterated that with a big, substantial decision like this, with the Council goal of trying to understand the citizens' needs and interests and with community facility planning, he thinks it would be useful to make sure they make an informed decision. He leaned toward the initial focus on Option 3, maintaining the current operations. He asked if they have enough data in front of them, not necessarily from the operational studies, but more from the residents' interests before they pursue anything further like Option 1.

Mayor Pro Tem Casey said there was a lot of data in their packet. A lot of data came in front of them as the FAC. She asked Mr. Muck if he could give them a rough number of the number of users on an annual basis. Would this number be close to 1,000? 10,000? 25,000? She asked him to ballpark a number. Mr. Muck asked Mr. Mitchell to respond to this question because he lives and breathes it every day. Mr. Mitchell said the number of users is going to vary. Looking at the foot traffic coming through the building would be a

better number to look at. They just finished up this past weekend with the High School State Figure Skating Competition and then they have USA Hockey Nationals this week. He said they're probably around 700,000 users. They're not all users, meaning that they're buying ice and doing all that, but they are buying concessions and different things like that. They are people visiting the facility. Mayor Pro Tem Casey said that is an astonishing number. She asked if he could get closer to the number of users. He said he doesn't know. There are so many different users between ice rentals and their learn-to-skate program. There are 2,000 users there. Between the HB Hockey Club and the Novi Hockey Club, there are between 500 and 700 users there. The adult league is around 1,000. Then, you need to add the figure skating programs, ice dancers, private rentals. It's hard to put a number on that because it ebbs and flows every year. He didn't have an exact number of users.

Mayor Pro Tem Casey said the reason she was asking the question was to talk about how much use they see from Novi residents. She said Mr. Muck said it was 31% of users. She said that's not 31% of Novi residents; that's 31% of the users you can track to being Novi residents. That's why she was trying to get a number of how many people they see in the door as users and try to get to that 1/3 number because they are not talking about the vast number of Novi residents being users of the ice arena. She said, as being a member of the FAC committee, she has gone back and forth battling between head and heart. Her heart says of course they want to keep the ice arena. She has family members who were coaches for Novi Youth Hockey, and they should keep it because it's part of Novi. Her head says they are having this conversation for a reason. They see a 25-year-old building. They see a lot of capital needs coming in front of them. They also see that they would have to balance capital needs for the ice arena versus capital needs for other things. That being said, she supports Option 1 which is to solicit bids.

Mayor Pro Tem Casey said she has some concerns that she had already shared with the FAC. Her concern is not the first sale. She would have every amount of comfort going and talking to Suburban and having some conversation about having them buy the ice arena. Her concern is the second sale, absolutely 100%. One of her colleagues referenced the article that they had as part of their packet that talked about Black Bear as a VC company that is going in and buying up ice arenas. They raise the rates. They do a lot of cool stuff internally. The one that got her in that article was the fact that they no longer allow parents and visitors to record anything on the ice. They have their own camera system, and they require a subscription service for people to be able to watch the games and watch their children learn how to skate. That hurts her a little bit. Her concern is really that second sale, especially if it were to be to a VC or another company that would not take the same level of care that Novi has and that Suburban has on Novi's behalf. She would be looking for really stringent requirements on that second sale. She would want whoever is on City Council at that time to have a chance to veto that. If Council doesn't like where the sale is going, she wants them to have the right to say no. She would like to be able to sell the ice arena and keep the land. Even if they write into the contract that it always needs to be an ice arena and that Council has the first right of refusal if they try to sell, it could come to pass that no one wants to buy an ice arena in 10, 15, 20 years. Then, the City would have a plot of land that they would have to maintain either as an ice arena or to get that land back into the City's inventory so that it doesn't go for any other purpose. It wouldn't get bought by a developer who wants to put in housing or retail or whatever

could be imagined. She said she would like to maintain every opportunity for Council to keep that property as something within the City. She said she was throwing ideas out at City Attorney Schultz. She knows he was translating what it is she is looking for, the level of authority that the City would continue to maintain for the second sale. That's her big concern—not Suburban, not the first-time sale. Her concern is if the first-time buyer chooses to sell at some time in the future, that would leave the City with no options. She went on the record for supporting Option 1 which is to solicit bids, but that will come with when they get to vote at the table, she will be looking for the firmness in the contract before she votes at that point.

Member Martinez said he has learned that if he lets Mayor Pro Tem Casey speak first, she usually says a lot of the things he is thinking and he can talk less. It's the subsequent sale that concerns him. He thinks the land-use idea can be a double-edged sword. If Council says it always has to be an ice arena, is it an empty ice arena or a functioning ice arena? He thinks the distinction matters. He asked City Manager Cardenas, without committing him to anything, if and when the CIP millage renewal passes, if those funds would be available if the City were to try and explore renovations before his second point. City Manager Cardenas said that's really the option of and the decision of Council. Yes, the budget is Council's biggest policy document, so whatever that millage is directed toward is for whatever that purpose is. Member Martinez said the concern is that, if they go down that road, it's kind of a money pit. He asked City Manager Cardenas if that was a fair characterization. City Manager Cardenas said it could be, yes. Member Martinez then asked City Manager Cardenas if this is a separate parcel from the adjacent Novi dog park that is behind it. City Manager Cardenas said that is not correct. It's currently the same parcel. If there is a sale, the City would do everything they could to parcel that off from the dog park and most likely the cell tower as well. Member Martinez said that would be pretty high on his list. He would want that to be divided so they could retain possession of the dog park in any sale. He said he's not saying anything that anyone else on Council would disagree with in that sense. Council put a lot of effort into that.

Member Martinez said his only other concern is that Council got a list of a lot of different ice arenas in the area, some of which are owned by Suburban. When he hears figures like 31% of users are from Novi, that seems to him to give maybe not a green light, but a yellow light to consider consolidating operations elsewhere. Like Mayor Pro Tem Casey, he is battling head and heart on this. This is a building he spent a lot of time in growing up, but Council has a responsibility to the residents to make sure that they're being good stewards of their resources and the property they have. Between these options, he certainly understands his colleague's inclination to go with Option 1. If he has to choose between these options, he's happy to hear what offers they get and see what that could become. He wants to ensure that they can still have hockey and ice skating in Novi. These are valuable things. We raise Olympians in this city. We train Olympians in this city. That is such a feather in Novi's cap. He would hate to see a subsequent sale or some other unforeseen thing as of this moment take that away from Novi. Between these options, he'll go on record as saying he'd like to see some bids with the option of them having a discussion at some point in time about what they receive.

Mayor Fischer told City Manager Cardenas that he believes they have some direction from the discussions so far. City Manager Cardenas agreed.

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT:

Mark Burke, a resident of Farmington Hills, introduced himself as the President of the Novi Hockey Association. His son moved on to play college hockey, yet he was still serving as the president of the association. It's not because he has nothing to do with his time; it's because he loves the association. He loves the kids. It's a great sport. He grew up playing hockey. He plays three times a week now and it's a phenomenal sport. He does it because he loves the kids and he thinks the kids love hockey. He came to the meeting to tell Council that COVID made a big impact on their association just like it did on many other associations. Since COVID, he is pleased to report that the NYHA (Novi Youth Hockey Association) has grown every year. They are currently at the highest number of teams and association members this year than they have been over the last five years since COVID. They have 200 members this year and just under 30% are Novi residents. He believes that selling the rink would most likely end the NYHA. He believes that is going to happen, whether it's Black Bear or even if that's Suburban. He thinks that if Suburban took over the ownership of the rink, they would bring in their teams exclusively. He can't fault them for that, of course, but that is probably what would happen. Under the current management, under the current state of the rink right now, there are Suburban teams skating at the ice arena because they are there to fill spots. However, the NYHA is continuing to grow more and more every year. They're projecting to have probably closer to 250 next year. They just brought in a hockey director who happens to be the head coach of the Northville hockey program. He's phenomenal. He is committed to growing their association. He's committed to expanding the number of teams they have, both house and travel. They have a very bright future ahead of them. This just happened with the hockey director, literally a few months ago as a result of their discussions with Jeff Mitchell who was just very involved in those discussions with the association to try to figure out how they can better the association and increase their association numbers. He wanted to make sure Council was aware of that. They have a great working relationship with Suburban as managers of the rink. He thinks the life of the NYHA would be impacted if the rink is sold.

COMMITTEE REPORTS:

1. Ordinance Review Committee - Mayor Fischer

Mayor Fischer said they met recently and talked about a facility use policy. The long and short of it is they have several different policies on how facilities are to be used in the City. The Ordinance Review Committee encouraged the staff to do a little more work in combining and being a little more comprehensive. Their first draft was good, but they asked for a little more comprehensive review of that.

2. Finance & Administration Committee - Mayor Fischer

Mayor Fischer said they had their finance consultant come in and talk about the FY27 budget overview and had an opportunity for them to ask some questions. He believed City Manager Cardenas shared the presentation with the rest of Council. They got a little bit of a preview, and it sounds like each of them are having a one-on-one with City Manager Cardenas, too.

3. Environmental Sustainability Committee - Councilmember Smith

Member Smith said they met that evening primarily to talk about getting ready for Mr. Harper's presentation. They also talked to a resident who is interested in e-waste collection which they are going to be talking about in future meetings. Their next meeting is May 13th at 5:30 p.m. Typically, it's in the Mayor's Council Office. Any residents who are interested in coming out should come out and talk to them.

4. Public Utilities and Technology Committee - Councilmember Gurumurthy

Member Gurumurthy said they had a very long, packed agenda for their public utilities. They had DTE come for the first 45 minutes and then they had GLWA. With DTE, she thanked Rob for coordinating all of it for them. It was a handful. For DTE, she wanted to highlight a resident named Bob Eix who spent quite some time touring along some of the Nine Mile area. She went with him and saw how the wires are, the tree trimming that is necessary, etc. He put together the Novi map and highlighted some of the areas where there is potential for tree trimming. DTE also showed them the power improvement map detailing all the ongoing work, including tree trimming, grid rebuilding and everything. They presented reliability data showing Novi's power availability at 99.97% for 2025 which they mentioned was best in class. The committee requested information on DTE's overall tree trimming schedule. She believes there is a five-year cycle for distribution lines and a three-year cycle for sub-transmission lines. They also requested grid maintenance from them. They asked for regular reporting, a regular cadence. They want to get that. They also want to see the top 10, the aged priority list that they are going to tackle. Member Gurumurthy said overall, whether it's DTE or GLWA, she thinks there is an opportunity for setting up a website, particularly for that where they can direct residents to the DTE or the GLWA site. For GLWA, she thanked Suzanne and her team for responding immediately and getting a representative to join their committee meeting. The first thing is the 42" main replacement, the pipe 504 is on schedule to be completed by the end of April. Road and green belt repairs will continue through June. The 48" main pipe that failed has been repaired with four segments replaced. That is ongoing as well. They had a very nice piece of paper with all the different pipes color-coded with the last inspection, so it was very clear. They also had remarks of priority about what they are going to do. One of the questions the committee had was about the back-up plan. If a particular pipe fails, what is the backup plan for that specific pipe. GLWA is going to update that and send it to them. GLWA said the inspection program started in 2016 and aims to inspect 20 miles of its 800-mile system. Overall, they mentioned that water usage has been trending down. That's why the whole development, even though there are developments happening, the water usage is still not high. The committee requested weekly email updates on the projects, and they've signed up to do that. They also asked

GLWA to join their monthly meetings until the project is done and until they have a plan. Overall, the committee agreed to explore a specific webpage by GLWA for Novi, like glwa.org/novi, so residents can go directly there and also have a separate section for frequently asked questions. The questions that come through Novi's web form, they requested them to answer that and have that over there. Lastly, they requested a town hall for residents because all this is happening. If they are able to schedule something, that would be great.

5. Mobility Committee - Councilmember Staudt

Member Staudt said they had three issues that they discussed during the Mobility Committee. The first was the DPW sidewalk replacement panel program. That's going to be significant for this summer. He said people will see a lot going on. There is some additional carryover money that they're going to be able to use to do a lot more panels. Secondly, they revitalized and pulled back up the sidewalk prioritization schedule that was kind of the reason they even had a committee in 2007. They're reassessing the value points that they assigned, the priorities and that is in progress now. Finally, they asked during their last meeting for a list of the PROs and the public benefits that are assigned to them that involve sidewalks and pathways. They're talking about how to tie those together into their current sidewalk and pathway structure that's public. This is the first meeting where they've had this information. It was useful to have it all on a couple of documents and they're moving forward. Hopefully, they can generate some additional things that they want to get done in the next few months.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:01 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Diana Charles
Customer Service Representative

Date approved: April 13, 2026