

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, DECEMBER 1, 2025, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 25-12-148 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the agenda as presented.

Roll call vote on CM 25-12-148 Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer
Nays: None

PUBLIC HEARINGS:

1. **Program Year 2026 Community
Development Block Grant (CDBG)
Application**

Mayor Fischer opened the public hearing at 7:01pm and closed it at 7:02pm with no public comment.

PRESENTATIONS:

Annual Comprehensive Financial Audit for year-end June 30, 2025 – Rehmann

City Manager Cardenas said every year we go through this exercise where we audit our books and bring in an outside auditor. Rehmann has been under contract for several years now. Mr. Nate Baldermann, our engagement principal, will bring everyone up to speed for our fiscal year 2024-2025.

Mr. Baldermann said he usually talks about the Independent Auditors' Report that's included in the 200+ page document that's included the Councils' packets. He said they issued an unmodified, or clean, opinion. That is what you're looking for when you get an audit. It means you can rely on the information that's in the document to make management decisions. He said the second report is on internal controls and is a two-page document that is sometimes referred to as a Yellow Book report. It's a report that's done on government auditing standards. In that report, they are required to report any material weaknesses or significant deficiencies that come to their attention as a result of

their procedures. It's not an opinion on your internal controls, but it is that level in their procedures. They come across things and would have to report them. He was happy to report that there were no material weaknesses or significant deficiencies. Also in that report, if they had had any issues or material non-compliance to the city as a whole that relates to laws, regulations, charters, , they would have to report them. He said he was happy to report that they didn't have any of those items. The other part of their report is one that they refer to as the Independent Auditors' Communication with Those Charged with Governance. It's the last letter included in the packet. It highlights things for the year and different things they are required to communicate with the City. One of the things that's highlighted this year is a change in accounting pronouncements. They had one, which was the standard on compensated absences. They changed how those items were reported and calculated. It did not have a material impact to the City, although it was a lot of work. Like most standards, you have to go through a lot of work to get to the point to say no, it doesn't have a material impact. That's the one standard. There's also some discussion about upcoming standards. There are a couple of new standards that will be coming into effect next year. It will mainly impact where things are reported, but not the numbers that are reported which is good for a change.

Mr. Baldermann continued by saying the other item that is included there is a management letter comment related to a capital improvement fund that's a planned deficit, but, technically, it's considered to be a violation by the state. There is reporting related to that that they highlight in that report. It has been there for years. Overall, when you're looking at the financial statements, there are two separate types of financial statements that are presented. The first financial statements are the government-wide financial statements. This reports items on the full accrual basis. It's on a different basis than the general fund, capital projects fund, those types of things that are reported on a modified accrual. This is a full accrual, more like a business. In that, you have two different types of activities. You have governmental activities which would all be all of your general fund and all your special revenue funds. They get rolled up into that and converted into that full accrual. He said the City's net position for that is \$228,000,000 which is an increase of about \$13,000,000. He said the City's business-type activities for the year that include the activities that are reported as enterprise funds such as the water and sewer funds, the ice arena, and so on totaled \$198,100,000—a decrease of about \$7,900,000. Mr. Baldermann said there are two separate component units. They are legally separate entities that are a part of the City's reporting unit under accounting standards. You can see the information on those for the Economic Development Corporation and the Corridor Improvement Authority. There are three major government funds this year. He said there was a change this year that moved the major street fund into the major fund category based on the calculations. There is the general fund that had an ending fund balance of just over \$13,000,000 which is an increase of about \$941,000. The major street fund came in about \$5,100,000. The Capital Improvement Program fund came in with a deficit of \$5,300,000. There is a separate slide for that one. All the other special revenue funds combine into that non-major category. There's about \$35,000,000 in total which was an increase of \$3,200,000.

Mr. Baldermann said when you're looking at the general fund, there's a statement for budget to actual. With that budget to actual comparison, you can see the change in fund balance that was originally budgeted, the final amended budget after all budget amendments up through the end of the year, and then what the actual results were. So you can see that in the first column, the city was originally planning on an increase of fund balance of about \$745,000. The final budget came in at \$562,000. The actual results were at about \$941,000, if he remembered correctly, when they were discussing that. That has to do with the timing of capital projects, those types of things and the money getting spent on those. You can see there the increase of \$941,000 for the general fund that brought the total to just over \$13,000,000 at the end of the year. He said there had been a discussion about the Capital Improvement Program Fund where the City had made the decision not to borrow, but instead to borrow internally because of accounting rules. When you borrow internally, you can't recognize that the same way as you would an external borrowing. It creates a deficit in those funds. That has been going down over the years. It was spread over the course of the property tax collections that are going to be coming in. He believes there are two or three years left. That deficit has been coming down as expected. The City files a Deficit Elimination Plan. It's been accepted by the State for the last several years. The City will just have to update with the final numbers that came in at the end of this year.

Mr. Baldermann said that for long-term debt, there are only two outstanding bonds. The 2006 library refunding will come due and be paid in-full in October 2026 which will be fiscal year 2027. The senior complex and recreational facility bonds have been paid off at this point in fiscal year 2026. You'll see that in next year's act for those amounts being completely paid off. The last thing to highlight is related to the Pension and the OPEB. For the pension plan, the unfunded liability on that is sitting at 63.4% which is about where it's been hovering the last several years. Then OPEB, as stated, in previous years continues to be overfunded.

Mayor Fischer thanked Mr. Baldermann and asked a question for staff. He said Mr. Baldermann had alluded to the Deficit Reduction Plan. The Mayor said the Council usually approves that around this time. He asked if they would see it at the end of December. City Manager Cardenas responded saying yes, the Mayor is correct. They will get it queued up for the December 15th meeting.

Mayor Fischer thanked Mr. Baldermann for their time and the work that goes into this. He said the staff has a lot of input and he asked Mr. Baldermann about the relationship between the staff and the auditors. Mr. Baldermann said the relationship continues to be very good this year. He said even with the interim situation, the staff did a great job, they were very well prepared. The timing was a little bit different, but overall, considering the circumstances, things went very well. He said they were issued in plenty of time for this meeting as usual. Mayor Fischer thanked the staff that went through the audit and well as Mr. Baldermann.

Interviews for Boards and Commissions

Mayor Fischer reminded applicants that they have two minutes to speak. He said that Council has the information that was provided in their applications and they'll make decisions based on the applications and what they say during their presentations. The decisions will be made at Council's next meeting, December 15, 2025.

1. Blair Bowman - Corridor Improvement Authority

Mr. Bowman has withdrawn his application.

2. Toby Brazwell - Cultural Arts Commission, Beautification Commission

Mr. Brazwell greeted the Council and thanked them for hearing his presentation. He said he was there to apply for one of two boards, the Culture and Arts Committee and the Beautification Committee. When he thought about culture, he thought it could be created, shared and lost in one generation. That's why it's so important. It's more than just where you were formed, where you were born or your ethnic ties to the community. It has a lot more to do with music and the art and food. Those all work together as threads in what we call community. It creates a tapestry. The more engaged the community is in that culture, the tighter the community is and the better the community can be when it comes to beautification. He feels that this city is wonderful and he feels like the aesthetics and the optics that the city have should reflect the beauty we see in our neighbors and in the community at large. He would like to be part of either of those teams. He believes he can be an asset, especially with his experience as an insurance professional and motivational speaker.

3. Lori Burke - Library Board

Ms. Burke greeted everyone. She stated her name and said she has been a resident in Novi for over 32 years. She has raised five children in Novi and is currently on the Novi Public Library Board. She would like to be reappointed. She said the current board has great chemistry and they all work together to support the fantastic gem that the library is. She's retired and she has plenty of time to devote. She has found the library to be a good fit. She has a finance background, and she currently serves on the Library Finance Committee, the Events, Marketing and Fundraising Committee and she is the chair of the Policy Committee. She was recently involved in requesting a reserve study for the library to identify future expenses. She said the building bond is coming up and the building is getting older. As with any building, as they age, things start to break. They've identified future expenses and they feel like they can anticipate anything that comes down. They have a 20-year timeline, and she'd like to continue that work. During her current appointment, they have successfully implemented two open houses and they've celebrated the 65th anniversary of the library. Each of these events were attended by well over 250-300 people. These events showcased our library and all it has to offer. She said she's proud to report that they are at 90% of their fundraising goal of \$65,000. She thanked Council for their time and for considering her reappointment.

4. Cheryl Champion - Election Commission, Library Board

Cheryl Champion was not in attendance.

5. Jonathan Gold - Public Utilities and Technology Committee

Mr. Gold thanked the Mayor and Council for hearing his presentation. He said we recently ran an election and would like to continue to serve our community in some way, shape or form. He has been involved in telecommunications and public utilities for three decades as his career. He thinks that his dedication to community and to his craft would be a great asset to the City. He'd like to continue to serve in any way he can.

6. Marc Jappaya - Zoning Board of Appeals

Mr. Jappaya said he is applying for the Zoning Board of Appeals. He has been a resident of the city for the past four years. He is a small business owner, and he does his best to be involved in the community as much as possible. He and his wife have three children who are in the school district. They have a vested interest in the growth, health and stability of our community. Professionally, he is the founder and principal of Lincoln Capital Funding, a local mortgage brokerage that he operates in Novi. In his work, he regularly reviews site plans, zoning class classifications, land use restrictions, variances, and property requirements as they relate to residential properties. He feels like this gives him firsthand experience with how zoning decisions directly affect residents, neighborhoods and quality of life. Outside of his work, he is actively involved with the Novi Chamber of Commerce and he regularly supports and sponsors local events, schools and nonprofit organizations. He said community involvement is extremely important to him and he enjoys giving back to the city his family calls home. If he were to be appointed to the Zoning Board of Appeals, he said he will bring a fair, detail-oriented, objective approach, listening carefully to all parties and considering the broader impact of each decision on the community as a whole. He said it would be an honor to serve the City of Novi.

7. Linda Krieger - Zoning Board of Appeals

Ms. Krieger said she has been a resident of Novi since 1981. She has seen a lot of change in the city. It has been a good year for the Zoning Board. She is back to reapply for a position on the Zoning Board again. In terms of experience, she has been able to lead as the chair twice in the last 20 years. She said she got it going smoothly and conducted it. She said you leave the bike on and talk your way through. Regarding motions, the other big thing, she has gone to class yearly with the City's Attorney. She said that helps a ton. She said to give back again would be great.

8. Yogesh Kumar - Election Commission, Zoning Board of Appeals

Mr. Kumar said he has been a proud resident of Novi for the last 11 years. He has been a commissioner on the Beautification Commission in Novi since July 2024. His wife serves in the community with her small business as an art teacher. She is also a guest teacher in

Novi schools. They have two daughters who are both graduates of Novi High School. Beyond that, he has 26 years of global experience in engineering leadership, program management and community focus work, alongside his role as a licensed realtor. He presented himself to the Election Commission and Zoning Board of Appeals. Regarding the Election Commission, he offered his skills for structured planning, compliance, accuracy and timely decision-making processes--skills that are quite essential for organized and trustworthy election processes. For the Zoning Board of Appeals, his background as both an engineer and a realtor, give him a balanced perspective on land usage, housing needs and community growth. He is motivated to serve Novi because it has been the home for him and his family since they came to the United States.

9. Kim Nice - Historical Commission

Ms. Nice thanked Council for the honor of reapplying for the Historical Commission. This year concludes her 10th year with the Commission. She started as a volunteer and then worked for three terms as treasurer. She has been the chair for the last three years. She'd like to continue the work she has done. They have many projects going on with the Commission like honoring our veterans at our local, historic cemeteries, continuing the development of more programs and traveling. They just did a big presentation at Fox Run last week on their miniature project on the Four Corners a hundred years ago. They've been looking at some other opportunities to continue with some of the city events and educating our youth about Novi history. They're looking into expanding that into other programs. She said working with the library has been wonderful as they've been their liaison for the Commission. They're very honored to have a beautiful history room at the library and she would like to continue that work and those projects if she were to be reappointed again. She thanked Council for their time.

10. Sophia Rusk - Beautification Commission

Ms. Rusk said she doesn't have any history of doing any work with the City of Novi. She moved here with her husband nine years ago. They retired a year ago, so now they have more time to volunteer. They both retired from engineering jobs. She worked at Ford Motor Company for 32 years as a project manager, so she has a lot of budgeting deadline experience in her history there. She did a lot of volunteer work with Ford. She did Habitat for Humanity, food drives, and their version of Toys for Tots. Now, she'd like to give back to her community here. She started by volunteering at Hospitality House in Commerce Township. She's really enjoying her time there. She would like to volunteer for the Beautification Commission. Part of that comes from her interest in looking around Novi. They're relatively new here, but she and her husband are both pretty active. They walk a lot. She is an avid runner and a biker. They bike and walk all around Novi and surrounding communities. She gets to see beautiful areas of Novi and areas that really could use some improvement. That's what brought her to thinking she'd like to be a part of the Beautification Commission.

11. Tracy Wick - Beautification Commission, Cultural Arts Commission

Ms. Wick said she has lived in Barclay Estates in Novi for the last 14 years. She is retired now. She is an art instructor at Assarian Cancer Center at the hospital in healing arts. She is volunteering to be on the Beautification Commission because it's a way she can give back to the community using her education, interest and skills. She completed her undergraduate and graduate degrees at the University of Michigan Ann Arbor. Her master's degree is in Urban Planning and Community Development. She has experience working on a capstone project in southeastern Detroit to make use of community development block grants for home repairs. Current residents could continue to live in their homes but receive grants so their roofs or siding could be repaired and it would be a habitable and warm residence for them. She worked with a big team and community stakeholders to bring a plan together there. That was when she was in school. When she graduated, she put her skills to use in working on new developments where they surveyed community residents to find out what things were missing in the community and how a new development could enhance their lives. Through that, they added things like tot lots to new developments that she would call "beige subdivisions." They also added soft amenities to mixed-use projects like loft buildings. For example, they would work with a local dry cleaner. She hopes her skills can be put to good use for Novi.

12. Peter Winter - Board of Review

Mr. Winter said he has lived in the City of Novi for about 49 years. He has been a member of the Board of Review for which he is applying to be reappointed. This means he has been through three or four assessors. He believes they have done a reasonable job during that time. He believes his background as a practicing attorney for about 50 years warrants his continuation on the Board. He has also been licensed as a real estate broker since 1998. He thinks the work at the Board of Review is one of the more important roles played in the city because they deal face-to-face with residents who are sometimes dissatisfied. He said, obviously they appeal from their assessment. Through the years, he has been a part of a number of Boards of Review with differing individuals. He has been able to work with different individuals and staff. He thinks staff does an excellent job. He requested that Council consider his reappointment.

13. Ezra Zimble - Economic Development Corporation

Mr. Zimble said he is a new resident of Novi. He is eager and excited to contribute and get involved locally. He has applied to be part of the Ambassador Academy for 2026 and he's looking for different ways to give back to the community and get involved. He moved to Novi in June. Over the last 10 years, he has been working for LinkedIn, bringing economic opportunity to people around the globe working from New York and Dublin, Ireland. He is most interested in the Economic Development Corporation. The first thing he'd like to do is learn about what has been done so far. His career has been within consulting and customer success where it's all about discovery, understanding complex systems, identifying opportunities and helping organizations move from data to action. He believes that is where he can add real value—by bringing a data-informed lens to Novi's economic story. He looked a bit at some of what the LinkedIn data says about

Novi. There are roughly 50,000 adults with 40,000 of them being on LinkedIn. This is a strong indicator of professional engagement in the community. The average compensation for Novi professionals is around \$85,000. Most are white collar workers with about 5,000 in the automotive industry. As expected, Ford and GM are two of Novi's largest employers, each with around 600 local employees. 8/10 of our top employers fall within automotive or healthcare which means we have some strength, but we also have some concentrated risk. His goal with this committee would be to help Novi maintain its strong relationships with these anchor employers while diversifying some of our local economy such as Miracle Software Systems. It is a Novi-based IT solutions firm and Novi's fourth-largest employer. It shows how technology-driven companies can thrive here. He'd love to learn from their story and see how Novi can use that to attract other similar firms to the area. Finally, he thinks there's a great opportunity to continue building strong bridges with our local universities—Michigan State, University of Michigan, Wayne State and Eastern Michigan all have strong alumni and student ties here in Novi. They can continue to play in great ways and continue to keep people in Novi as kids go to these colleges. In short, he is approaching this role with curiosity, data and a collaborative mindset.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

The head coach of a Novi Middle School Robotics Team, FTC Team RapidRobots (#10477) introduced himself. He was proud to share that this team qualified for the Michigan State Championship, a recognition the students earned through their hard work, innovation and strong teamwork. These students have designed, built and programmed a competition robot while also developing real world, STEM-minded leadership skills. The students are excited to present their work today and showcase the impact that robotics education is having on our youth and community. Team 10477 introduced themselves and said they have been designing robots, driving innovation and making a real difference in our community through hands-on outreach for the past 10 years. Their vision is to be a bold team, driven by core values, uplifting others, embracing challenges and leaving a lasting impact. Their mission is to grow as a socially-responsible team, pushing engineering boundaries and creating meaningful change on and off the field. This season, they took the initiative to reach out to the Richmond International Park School in Bosnia. After a tremendous amount of effort, this initiative led to the creation of Bosnia's first robotics team. They have also worked with multiple robotics teams in India and Japan. The students then explained how their team is divided into different groups that all work together to make a successful robot. They highlighted the various community out-reach work that they do. They thanked the Novi community for their support.

John McKenzie, an attorney with the Warner Norcross law firm, said he has been retained by the Villas of Stonebrook Condominium Association to place an objection to the site plan proposal for the development of Camelot Parc. He said Stonebrook Road is a

private road that is owned by the association. Camelot Parc is proposing to take an easement from the developer for ingress and egress into their new development. On the law, there are only three ways to have an easement. One is by prescription, two is by necessity and the third is by express grant. Express grant is what the township is dealing with in this proposal. He said the developer tried to reserve the right and the master deed. The issue is that it's not properly reserved. The grant is not correct. Under the Michigan Condominium Act, a developer may reserve a right to grant a future easement so long as the right is clearly reserved and defined in the master deed. He said in this master deed, we are dealing with Section 6.2 or 6.9. If you read Section 6.9, the developer reserved a right to grant a future easement to benefit the land. That's specifically defined in Article 2. If you look at the definition of land in the master deed, it's specifically the Villas of Stonebrook—not Camelot. The purpose of a future easement is for access roads to the units of the Villas of Stonebrook—not Camelot. The importance of this is that you can't expand the easement rights. They are strictly governed by the document, and the document did not properly reserve the right for the developer to provide an easement that benefits a separate development that is not the Villas of Stonebrook. He said he is aware of the PSLR agreement. He has reviewed that and he does not believe that it suffices under the Condominium Act to reserve the right to grant the future easement. He said the second issue is that Camelot Parc intends to tap into a utility easement that is in Stonebrook that benefits the township. He believes that is improper for the same reasons. He said the third issue is that, hypothetically, even if the developer did properly reserve the right to grant a future easement to a separate development, it would be problematic because Stonebrook is a private road owned by the Stonebrook Village Association. There are issues with maintenance and safety concerns. He said it is for all of these reasons that they are asking Council to reject the proposal from the developer to grant any easement rights off of Stonebrook for the benefit of Camelot Parc.

Venkat Thalla said that he has been a resident of Michigan for 27 years. He has spoken to Council a few times. He said Council is now made up of 11 members. These members came and finished the work. Whatever the task, whatever the transaction I wanted to do, they had already done it. He has learned in the last few days that our state is the 26th state. He has spoken here about 26 keywords and 26 milestones. He saw our previous two years' back runner up mayoral candidate. If he had used the write-in feature then, he would have already been a Council member. He mentioned that Mr. Martinez is an attorney. He said that Mr. Martinez obviously wanted to be a Council member or Mayor. He said he wants everyone to be educated about what is already within.

Deborah Domke 48801 Windfall Road, said she would like to speak against the possible approval of Camelot Parc. She spoke about an existing alternative access point for Camelot Parc in the northwest corner of their property. She said it shows in some of the diagrams and not in others, but it does exist. She pointed to a yellow semi-circle on a map of the City of Novi, Oakland County, Michigan, PSLR Overlay Preliminary Plan. She said there are two curb cuts into Wixom Road. The one is north of Camelot property and the other is in the northwest corner of it. She said on the newest submission from Camelot Parcs, it shows no curb cut at all. It's totally missing as though there is no egress available from their area. The next picture is dated December 1, 2025 and shows that existing

ability to egress onto Wixom Road. The third one shows where they have crossed out that egress point. She said she doesn't know why. It is available to them to exit onto Wixom Road. She then presented a picture of what she would suggest as an egress for Camelot Parc. She suggested that they build a road going up that would intersect with that existing curb out. She said there is no need for an exit onto Stonebrook Drive that would cut a 40' x 60' long chunk out of the existing 10' high berm that they all love and that protects animals behind it. She said she and the other residents at Stonebrook believe that there is no valid easement from Stonebrook Drive to the Camelot Parc property. She said the easement they refer to is invalid. She said it was signed after the HOA turnover and that Pulte had no legal right to sign it. She asked that the City pause approval until legal, safety and infrastructure issues are resolved.

Pat McLaughlin, 48667 Windfall Road, thanked Council for turning the Camelot apartment complex back to the developer so they could change the whole concept. She said they have been told more than once by the Planning staff and the Building Commission that this project is much like theirs at Villa of Stonebrook. She said she disagrees. She said even though they both have deviations; their development turned a blighted area into a beautiful community. Their development is a rare and desirable ranch-style condo neighborhood. There aren't very many children in the community, so it's a win for the City. Also, comparing the project proposal, she said they're going to make a one-time \$30,000 investment in Wildlife Woods Park. She said they would be maintaining a road forever. It would require care and maintenance every year. She said the City is in a sweet spot. Stonebrook Drive is private to the advantage of the public when it suits the City. It's also private when it's an advantage for the City. Public when the City increased wear and tear on the road when it established a trail head for ITC trail, brought in huge construction equipment to double the pickleball courts and triple the parking lot size. It increased the rentals there and the play field capacity at the park. Now, it wants curb cuts. She said all of this is on the back of 84 people to pay for the care and maintenance of this road. There is no need for the City to support any City services such as police protection, road care and maintenance, landscapes, snow removal, the removal of graffiti on benches at the park entrance. She said it's 84 people. Breaking the berm in the wetland could expose us to water issues and accepting a document from Pulte behind our backs when we own the property and they don't. She said she thinks they're being abused and that the City needs to pay attention to the 84 people.

Bashim Ayoub, 48648 Rockview Road, said he came for two things. One of them is about Stonebrook Road. He said it seems like the developer of this new project went around the residents and somehow worked it out with Pulte, but Pulte has no control over that road. The road is owned by the Association of Stonebrook. For something to go around the residents, that would be illegal and we should look at the legal ramifications of that. The second item he wanted to bring up is if and when they start construction, maybe the City can grant them a side road to Wixom Road during construction. Otherwise, he believes it will be a total mess. He said he's worried about the safety of the kids coming out of school and how the city handles that. If there could be an access road from that particular development to Wixom Road, that might ease some of the safety concerns they have. He thanked Council before he took his seat.

Steve Petocsky, 48849 Rockview Road, said he is the current president of the Villas at Stonebrook Association. He said it's been a lot of fun being an owner there over the last five years and seeing the ups and downs with this project and some other things that have gone on. Regarding the issue of the easement, he said the attorney said it best. He wanted to highlight that all the owners had master deeds and bylaws that may or may not have reflected a potential easement, but the establishment of the easement after the fact really destroyed their property values in many regards. He said he just doesn't think it's a fair and positive way of doing business. He still questions how they could do that along with the developer, the City Attorney and Pulte Homes when the ones that are most affected are the 84 residents and they didn't get a seat at that table. He believes this is wrong. He said his other thought is that when the apartment project was rejected, there was a comment on the entirety that said the city was going to find something that would be homogenous with the community, more in standing with what's going on. He questions what is in it for people a little bit older that might need first-floor compensated space as far as master suites or space for bedrooms. He said that Council approved a complex a couple of weeks ago where the developer was very proud to say that they would be providing 50% first-floor suites. He appreciated that question being brought up in that meeting so he could understand that. He would like to see something like that around them, too, something that would be more homogenous with their situation.

Ann Nelke, 48646 Windfall Road, said she concurs with all of the formal obligations stated by the Villas at Stonebrook HOA Board of Directors. After attending the September 10, 2025 Planning Commission meeting and voicing her objections, she noted that the Commissioners cited data from the City of Novi's Master Plan. She subsequently spent hours reading more than 160 pages of the Master Plan as it is available on the City's website. She said between the years 2020 and 2025, 1% of developments in Novi consist of ranch condos or homes, in spite of the fact that 40% of the population is over the age of 45 and are considered mature, experienced working professionals who feel stuck in their homes as they want to downsize in their community. Unlike many Michigan communities, over 40% of housing stock in Novi is in multi-unit townhouses or apartments. Among every age demographic, in Novi, a mean percentage of 82 desire detached single-family homes with 22% favoring townhouses even 10 years from now. A table on page 94 shows the current build-out status for Novi. 91% is already built out. 5% is property which could be redeveloped or repurposed and 4% remains undeveloped. The Villas at Stonebrook provides an example of redevelopment which also meets the desires and needs of the majority of residents. Here was an area of former industrial blight which checked all of the boxes for single-level living with age in place being met as well as smaller footprint homes, 1700-2100 sq ft. A search on realtor.com this afternoon had five listings that were ranch units. Conversely, there were 31 townhouses. Of the proposed future developments, the vast majority are townhouses, apartments and large- footprint homes. Perhaps it is time to heed what the residents wish to see. She thanked Council and took her seat.

Pete Winter, 21999 Bedford Drive, commended the Council, staff and people who work for the City of Novi on three things. He said DPW does a great job. He has been a resident of Novi for close to 50 years during which time he has seen a few changes. The DPW has consistently done a great job. He believes Council should recognize that. He appreciates Council for supporting DPW building a new building and giving the equipment that they needed to do the job. His second point was that the Friends of the Library should get some recognition. His wife is a member of this group. This group raised \$14,000 for the library and he believes they should get some recognition for that. His third point was to say that he is a member of CERT. He appreciates Council's support of CERT. He believes that CERT is a very important component of the city. He said they are second responders for police and fire and they work really hard. He believes they do an excellent job and they couldn't do it without the support of the Mayor and Council. Mr. Winter then voiced his support for his wife for the Board of Elections. He said she has done a lot for the City of Novi. She has served in many ways. He believes she has been an election worker for 10-12 years and he believes she is well qualified and would do an excellent job.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 25-12-149 Moved by Casey, seconded by Gurumurthy; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 November 17, 2025 - Regular Meeting
- B. Approval of a Storm Drainage Facility Maintenance Easement Agreement for Primrose Daycare located on the south side of Ten Mile Road, west of Novi Road (parcels 50-22-27-200-089 and 50-22-27-200-088).
- C. Acceptance of a highway easement and a temporary construction easement from the property owner of 26900 Beck Road (parcels 50-22-16-151-012 and 50-2216-151-010) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$181,000.
- D. Approval to award the Heating, Ventilation, and Air Conditioning (HVAC) Services contract to Lyon Mechanical Inc. for one year with the option of two additional one-year renewals at \$54,333 annually.
- E. Approval of claims and warrants – Warrant 1192

Roll call vote on CM 25-12-149

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

Nays: None

MATTERS FOR COUNCIL ACTION:

1. Consideration of approval of Labor Agreement between the City of Novi and the Police Officers Labor Council (POLC) for a term of July 1, 2025 through June 30, 2028.

City Manager Cardenas said they're excited to bring this agreement before Council for their consideration. He thanked the City Negotiation Team led by Tia Fox and Chief Zinser as well as their counterparts with the labor union. He said our fine officers represent our patrol officers. He believes one of the officers, the president, was negotiating for votes before the meeting. He said that was well done.

CM 25-12-150 Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0

Approval of Labor Agreement between the City of Novi and the Police Officers Labor Council (POLC) for a term of July 1, 2025 through June 30, 2028.

Mayor Fischer said he wanted to echo Mr. Cardenas's comments and recognize the hard work that went into this contract from our staff: Human Resources, the administration, and the POLC leadership. This is a very valued and dedicated group of employees who work very hard every day to keep our residents and visitors safe. He believes Council has an obligation to ensure that we remain a competitive employer and attract and retain the best that we can. We do that in the vein of balancing and ensuring that we have long-term sustainability in the city and that they are good stewards of the taxpayer dollars. He believes a lot of good people came together on this contract and showed what's possible when both sides continue to negotiate collaboratively and in good faith.

Roll call vote on CM 25-12-150 Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy
Nays: None

2. Consideration to approve the Program Year 2026 Community Development Block Grant (CDBG) Application in the approximate amount of \$140,000.

City Manager Cardenas said the CDBG is the responsibility of the Beautification Committee. Last year, the County allocated \$123,000 to Novi. This year, they got \$17,000 more. As a reminder, the entities that receive this funding are the Minor Home Repair for Novi, Haven, an organization that supports victims of sexual assault, the Hospitality House for Oakland County which provides a food pantry for those in need and the Novi Youth Assistance.

CM 25-12-151 Moved by Casey, seconded by Smith: MOTION CARRIED 7-0

Approval of the Program Year 2026 Community Development Block Grant (CDBG) Application in the approximate amount of \$140,000 and authorizing the Mayor to sign the application.

Roll call vote on CM 25-12-151

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

3. Consideration tentative approval of the Camelot Parc Townhomes Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan.

City Manager Cardenas said that what they have before them is an updated plan for Camelot Parc Townhomes which has been submitted for a vacant parcel totaling 8.24 acres south of Novi Promenade Shopping Center east of Wixom Road. The previous 2023 plan was denied for a previous PSLR request on the site with 46 apartment units. This new plan is the development of 22 townhomes and five two-story buildings. The units would be for sale, and each would have a two-car garage. Such property is zoned R1 One-family Residential with a PSRL overlay. This is just a tentative approval. This will come back to City Council for final approval of the actual PSLR agreement.

City Manager Cardenas said much has been discussed regarding the maintenance of the road that is a part of the Villas at Stonebrook's PSL agreement. Back in 2018, based on representation of the developer of this proposed development, the developer is willing to pay some amount toward the maintenance of the road. He said Council would see in the packet that the proposed motion, if Council decides to move forward with this tonight, includes a condition that the Camelot Parc developer will pursue in good faith a reasonable maintenance agreement for the maintenance of Stonebrook Drive. He said that arrangement would be between the two private parties and would not directly involve the city outside of the city reviewing any draft document that may be presented. He said the developers and staff including Ms. Macbeth and Ms. Bell were in the audience and could answer any questions.

Mayor Fischer asked the developers if they wanted to make a presentation or if they preferred to answer questions. The developers stood, thanked the Mayor and said some of the Council may have remembered their previous endeavor when they were denied. They highlighted a few points for any new members attending. They said the City was not looking for a renal component, but instead something that was more uniform with the adjacent Villas at Stonebrook projects that has private garages rather than parking on the streets for everyone. They listened to Council, went back and reworked the layout. They reduced the number of units to fit a townhome product-for-sale unit. These are typically two-stories. The developers showed an updated version of the plan dated December 1, 2025 which they believe met the requests of the Council at that time. They showed the location of the site south of Target, west of the Villas at Stonebrook and north of Deerfield Elementary School. The existing site has a fair amount of woodlands and wetlands occupying the property. The layout is very similar to what they've seen before. There is a different orientation of the buildings with the drives with the intent to minimize the impacts to the existing natural features on the property. This will make it so they can preserve those when they provide a preservation easement over top of the woodlands and the wetlands on the property.

The developers said the project density is only 2.7 dwelling units per acre which is well below the allotable density on the property. They highlighted a couple of points. They said they talked about the two-story for sale townhome units with private garages. There is a lot of open space. It's natural features, so it's not active open space, but they are providing a walking trail that meanders back through the wooded area with some benches to create a private active recreation within the development itself. It'll also be in close proximity to Wildlife Woods Park which presents a great opportunity for Novi residents to use the park and the pickleball courts and enjoy the facilities that the city offers here. They said this leads to the public benefit donation to improve those facilities—redo the bathrooms, repaint the structures, make it all nice for our residents and the residents of Novi who visit the park.

In terms of other public benefits, traffic and the intersections will be less congested by utilizing the shared access to Stonebrook Drive. Reducing the number of access points to Wixom Road improves safety. The type of housing provides an alternative type to serve the middle market for those people who aren't in the position where they want to be in a full, single-family home. This type of housing can serve those that are just starting out or those who are interested in downsizing. This development will enhance the habitat on the property by removing the invasive species that are currently there and planting native seeding to promote new growth within the wetland areas. As part of the construction process, they will build their own on-site wetland mitigation for all of the wetlands that are impacted. They will also enhance the emergent wetlands by placing other habitat structures within that wetland. These would include places for birds to perch, places for snakes to crawl under and developing new wetlands to try to promote the habitat within the existing wetlands on site.

Regarding the traffic, the developers said there are very few units on the development site, meaning it is a relatively low traffic generator—especially relative to the adjacent Villas at Stonebrook. They have four times the amount of units as this proposed development which means they produce four times the traffic. The thresholds on the studies are well below any of the city requirements to perform a formal study. With the recent improvements along Wixom Road (adding in the left turn lane into Stonebrook Drive), there is no longer a need to add additional improvements along that corridor. As City Manager Cardenas discussed, this development will be utilizing Stonebrook Drive. It is only fair that they contribute to a maintenance responsibility for the shared component based on the volume of traffic this development will generate and the length of the drive their residents would be using. Those numbers boil down to 7%. That's their position on the shared maintenance they are proposing to the HOA. That agreement needs to be finalized between the developers and the HOA.

The developers showed a slide of some architectural elevations. They highlighted some of the features such as using mixed-use façade materials to create some architectural diversity. They compared their designs with the existing architecture at Stonebrook Villas to show how they would look similar. They showed their proposed landscaping including supplemental tree plantings and retaining the existing trees within the woodlands. They

showed some street-view renderings along Stonebrook Drive where their development had been superimposed. They demonstrated that, with the large, mature evergreens along the existing berm, you can barely see the new development. They finished their presentation by showing a slide highlighting the proximity to Wildlife Park. They thanked City Council and offered to answer any questions.

Member Heintz asked the developers what the size of a potential conservation easement would be. The developers said it would cover all of the existing areas that have been designated as actual woodlands as well as the existing and proposed wetland mitigation areas. The exact boundary of that mitigation area needs to be delineated with a written description, but the intent is that it will cover all of those existing features that will remain and be preserved on the property in perpetuity. Member Heintz asked if there is a size the developers can share, saying that it is hard to vote on something without having all the information. The developers said they don't have specifics on how much acreage that is on the woodlands, but they'll preserve basically the entire north area of the property, the existing wetland you see up on the north, all those open green space areas and all those trees there. Basically, the north half of the property with the exception of the detention pond that's in there. Member Heintz asked for a range. The developers said the acreage on the property is about 8 acres. They guesstimated that this is in the range of four acres or so, or half the property. The developer said they'll have exact numbers in the site plan process.

Member Heintz said there were different wetland categories in the packet they were given by the developers. He asked if all the category types were factored into the .37 acres of wetlands that are impacted. The developers said yes, when wetlands are impacted, the mitigation they have to recreate is "in kind," meaning that if they impact wooded wetlands, they must recreate wooded wetlands at a specific ratio. All of those are accounted for in the proposed mitigation design. They need to put the detail into that mitigation design, but the area has been allotted for the recreation of those wetlands. Member Heintz asked what the total amount of wetlands that's impacted. The developers said .37 acres and that the mitigation provided is .61 acres mitigating out of that. This means it's an increase of overall wetland acreage on the property because of the mitigation ratio. Member Heintz asked if that's roughly 1 acre of wetlands that is impacted or if it's different because of the ratio. The developers said there is only an impact of .37 acres of wetland. That is all that is impacted. .37 acres is what is impacted and because of that, the developers will create .61 acres. The developers said they worked very hard to fit this layout into the available upland area and minimize the impacts to wetlands because the City requires that any impacted natural features, the wetlands, be mitigated on site. They worked with the township staff to figure out how they can fit it all together, making sure they had the available space to provide the required mitigation on site.

Member Heintz then asked about the deviation request for the 25' buffer. The developers then clarified and said when you're creating a wetland impact, you don't want to create an additional 25' of impact of actual wetland and then just call it a buffer. The buffer is an imaginary line around an existing wetland that you try to stay out of. When you're

creating this impact, you are inevitably within the buffer because you're impacting the wetland itself. To mitigate that, they will provide additional plantings, signage and delineation around where the impact limit would be in those wetlands to recreate that visual barrier that would make it clear where you can go to maintain the finite yard space adjacent to it.

Member Heintz said he appreciated that clarification because it is a concern of his. The developers reassured him by saying they have signage in the package that specifically addresses the mowing and fertilizer. The city staff has requested that they include additional plantings to create that perimeter border of the wetlands there to help further buffer anything from migrating into the actual wetland itself. Member Heintz thanked them for their responses.

Member Staudt asked the developers to explain what their roles are. The first developer spoke and said he is Jared Kime, the project engineer with Atwell. The second person introduced himself as Jim Polyzios, the property owner and developer. Member Staudt asked them if either of them had been at the last meeting when Council rejected this proposal. They said yes. Member Staudt said that, at that time, they told the developers that Council wanted to see something similar to what was there. He said apartments were completely out of line at that time. Member Staudt said this is not really something that is like what is there.

Member Staudt said the trade-off always is are we going to use the wetlands, mitigate and expand the footprint to have the single-floor condos like the ones that are in the Villas. Member Staudt he was there eight years ago when Council went through this whole thing that was a very controversial development for many, many reasons. He said a lot of people pushed back. There was a lot of contamination on the property. It was a hard sell, but they ended up doing it because they thought it was the right thing to do at the time. Now, here is this property. Member Staudt asked Mr. Polyzios how long he has owned the property. Mr. Polyzios said he has been affiliated with this property for five years. Member Staudt asked who had owned it prior to that. He also asked if it had ever been an option for Pulte to develop further onto that property and they chose not to or if it had been owned by someone who didn't want to sell it at that time. Mr. Polyzios said Pulte owned it at the time and they were interested in a development scenario with them. It never materialized in the way that they wanted with the apartments, so he phased out and they continued on to develop this site. Mr. Kime said he doesn't believe they can speak to what Pulte wanted to do with the property. Member Staudt said he was just wondering because he thought they made it fairly clear when they were here the last time that they wanted to see something similar, something homogenous to what the Villas is. Member Staudt said this new proposal really isn't and that when you look at the crowd here, the Villas filled a very important void that Novi had at the time and they are looking to expand that. They would like single-floor units where someone can go after they're ready to sell their 3,000 square-foot house. The Villas has worked out extraordinarily well. They have a very organized community. He would have liked to have seen a proposal more in line with that.

Member Staudt said he was just being honest. He asked the developers if they had ever had an opportunity to meet with them. That was something Council had asked the developers to do in 2023 when they were here last. Council has heard that they didn't. He asked the developers if they had had an opportunity to sit down and talk with them. Mr. Polyzios said he had reached out to Steve, the HOA president. He had someone from the HOA board reach out to him after the Planning Commission meeting who wanted to meet with him to get a better understanding of the shared contribution of the road maintenance scenario that he was proposing. They set up a date and time to meet. The member from the HOA board called a couple of days later to say the HOA was going to retain an attorney and explore their options.

Member Staudt asked Mr. Polyzios if he considers 7% a good faith offer. Mr. Polyzios said it was a formula, a starting point to discuss. Member Staudt told him to forget formulas and he raised the question if Mr. Polyzios considers it a good faith offer. Mr. Polyzios says it's proportionate to the number of units that Camelot Parc will have versus what the Villas at Stonebrook have. Member Staudt said he believes Mr. Polyzios is low-balling considerably. Member Staudt said they talked about this road at length when they approved the Villas. He said they all knew exactly what they were doing at the time. None of the residents were there at those meetings. He said he was there, Laura was, Justin probably wasn't, the rest of Council wasn't. He said they were very clear that that property was owned by somebody and needed access and that they didn't want a curb cut onto Wixom Road. Before anybody else was affected by this, they made the decision about the easement. They also made the easement decision as it related to our property and our park property. He said this isn't a case of trying to dump a bunch of burden on the Villas owners. This was all decided well in advance. He said they could have plenty of "dueling lawyers" talk about the intricacies of this, but he is not really interested in that; he knew their intention and he believes it was recorded very clearly. He believes any judge is going to be in very much support of them. He said they don't have a dog in the hunt. What they want is fairness. In this case, he said the developers have to think a little bit more about what they're going to do working with this homeowners' association, which, he said, unfortunately for them, is very organized and has a vision of what they're looking for. On the flip side, they have every right to develop the property, and he would love to see something that is more in line with what is in the Villas currently. He said this is what the developers brought forward and Council doesn't get to make decisions about how they develop things and what projects they bring forward. Some people in the social media world think the City Council is making these decisions, that they want townhouses all over Novi. Member Staudt said that is not the way it works. He said they take on what comes to them and then they try to act fairly with both the developer who has an investment and the property owners that are around it. He said this isn't a terrible proposal, but it is not consistent with what he thinks they made clear that they are looking for.

Member Staudt said there is always a trade-off between green space and density. He said the developer wants to put things together tighter and have more green space. The options are limited. You don't have single-family buildings when you have green space. He said the developers brought a proposal that is preserving green space like nothing

else he has seen in a long time. He applauded the developers for that. He said he really thinks the developer needs to go back and reconsider something that is in good faith—forgetting percentages, quotas and ratios. He said he will not support this proposal if it comes back in two or three months. He said that if Council pushes it forward, it will need to have a better and more fair understanding between them and the existing homeowners' association.

Mr. Polyzios said he'll sit down with the HOA board and discuss an increase in the proposed contribution for the maintenance of that road. He said he has no problem meeting with the HOA. He has been wanting to do that. He thought he had it in place and they rejected it saying they were going to hire an attorney. Last time he was here, he proposed apartments. He listened to everyone. Council said they needed to reduce the density and that they wanted for sale products. He builds detached condos and attached condos in Rochester Hills, Oakland County. When he looks at this map, he sees an elementary school and a middle school which makes him think this is an ideal place for families getting started. You're close to those schools. You're close to a park. He said this proposal is for 22 units—not 200.

Member Staudt said he appreciates that they came back with half the density. He said the garages absolutely dropped dead. He said nothing says a rotten development more than carports. He was pleased that the developer came back with garages. He said this was a vast improvement over what they proposed the first time. He said he would not support a curb cut or a road going through the wetlands to get to Wixom Road because that doesn't make sense. He said what makes sense is a good faith negotiation between the developers and the HOA. He said overall, it's not perfect, it's not exactly what he wanted, but it is something he could support because he does see a tremendous effort to preserve a big area of green space and that's one of the things that is important to Council right now.

Mr. Kime said somebody had mentioned construction access. He said it would be their intent that the emergency access drive location that they have that comes off Wixom Road would be used as construction access. They would not be pulling construction equipment in through Stonebrook Drive. It would be coming directly off Wixom Road. Member Staudt asked how they would get through the wetlands. Looking at the map, Member Staudt said it's off the stub right there. Mr. Kime said yes, it's right off of here in this area. Mr. Kime said there is a new pathway that is right up to the curb as it is. They would simply drop the curb there. It's an emergency access drive. During construction, it'll just be stone behind there. Then, they'll replace all of that with pavers or gravel or whatever the city specifications are for that fire truck emergency access.

Member Smith said he agrees with the earlier comments about making sure the developers are working closely with the HOA. He compared it to sharing a driveway with a neighbor, saying they would have to work pretty closely to make sure it all worked out well. He asked City Manager Cardenas what the current density for R1 is. City Manager Cardenas asked if Ms. Macbeth or Ms. Bell could help answer that. They turned back to a slide in the presentation called "Plan Features." Mr. Kime answered that the allowable

density on the property is 6.5 dwelling units per acre. They said that is based on the PSLR overlay allowance within. Member Smith said he was wondering what the current zoning would be without the overlay would allow there. City Manager Cardenas said about two units per acre, so about four units. Member Smith said two units per acre, 8 acres, that would mean 16 units.

Member Smith said it seemed like every deviation of this proposal had something to do with not enough space on the site. To him, that is saying that there's too much stuff trying to be put onto the site. He would like to see a little more open space. The area where they are up tight against the wetlands, maybe give that a little more room. He said, as was previously stated, the run-off from fertilizer, lawn chemicals, salt from the roads, things like that are a concern going in there.

Member Martinez said the phrase he keeps coming back to is a "recognizable and substantial benefit" to the community. That's the factor he is looking at most closely, especially when he sees the deviations that Member Smith brought up. He said City Council are not the developers, but they are tasked with the residents of enforcing the city ordinance as it is written. The ordinance provides that they can look for that "recognizable and substantial benefit." He said to Member Smith's point, the natural feature impacts and the open space, the fact that there's mitigation, and tree fund payments, all those things strike him as baseline compliance. That's what the city ordinance says. He doesn't see that as a benefit in and of itself. As to the density point, whether this is less dense than a prior concept that didn't come about, he doesn't view that as a public benefit. Council looks at the ordinance, the foreseeable feasible uses under the zoning—not a comparison to a prior plan that didn't come to fruition.

Regarding the Stonebrook Drive contribution, Member Martinez said he would have really, really liked to have seen a draft of some agreement, even if the agreement had not been signed, sealed and delivered. That would have made him feel a lot better to say that they're moving in the desired direction and that those conversations with the HOA have happened. He said the fact that they have nothing yet makes it indefinite. It's not really designed into the project. Council has to go off the lawyer battles to determine what a good faith effort means in this case. He said he doesn't believe 7% is good faith, but he is going to leave that to their negotiations.

Member Martinez said the missing private open space, the lack of enhancements, that's all stuff where you could find a "recognizable and substantial benefit" in. The missing middle housing, the walkability are also benefits to the community, not just those that use it—but to the community. He'd really like to see that before he gives his vote to this development.

Member Martinez said, on the other hand, he does give the developers credit. Traffic and utilities go pretty well in their favor. He said the daily trips, the not meeting the threshold for the traffic study, that minimal impact on public services all work in the developers' favor. As of now, when he weighs the compatibility and the character of this area, that's one of the factors they have to consider is the compatibility with that

surrounding area, from how he is reviewing it, that's not yet visible. He weighs that against the magnitude and the number of deviations requested, the shortfalls in the open space and the private outdoor areas, and in the absence of any even partially defined enforceable commitments to Stonebrook and their HOA and enhanced common amenities and he's not comfortable yet making a finding that this particular plan meets the high bar of a PSLR overlay in terms of the "recognizable and substantial benefit" that the city ordinance requires them to do.

Member Martinez said he would like to see this plan have some level of a path forward. He doesn't want to be a wet blanket on this proposal. He said they have a right to have use of that land. He thinks there are plenty of possibilities for them to do that. He would like to see a revised submittal that reduces the number and magnitude of the deviations, provides a stronger, more clearly defined public benefit package, including meeting or exceeding that 10% open space requirement, and providing a superior open space program with active amenities. He believes that would up the ante and meet what they have to look at under the ordinance. He said providing the additional open space and enhancing those common areas are those kinds of things he is looking for when Council makes these changes from a zoning perspective before they put anything out there and change what they've already zoned this area for. It needs to be comfortable under their ordinance. Right now, he does not feel that this proposal is there, but he welcomes a future opportunity to look at something the developers can bring before them.

Mayor Pro Tem Casey said she had a couple of questions for the developers. She appreciated them answering one of her questions early which was about the access for construction. She said she tends to focus a lot on the screening around developments coming in. She asked the developers to confirm that the only impact that will be made to the existing berm, that wonderful line of trees that runs along Stonebrook right now is the entrance into the development. She asked them if they talking about taking any other trees down. They said that is correct. They will not be taking any trees down. She asked them if they are intending to do any planting in that area to supplement what they are taking out. Mr. Kime said they would be supplementing in any thin areas or replacing any dead trees in there. The dead trees would be removed and replaced with new trees. The trees will not be 40', but they will grow.

Mayor Pro Tem Casey asked if the developers have plans to fill in a gap in the screening on the east side, just around the curve, so there is no visibility from Stonebrook to this development. Looking at a slide called "Proposed Landscaping," Mr. Kime said it was an extension of the existing berm. They did not do a tree survey offsite of the property. It is an extension of the existing berm that carries through over here. Mr. Kime used his cursor to point to an area along the right and said it is a wooded strip along the property. There is a little storm drainage ravine in there. There are existing trees occupying the space there. Showing a new slide called "Site Surroundings," Mr. Kime showed how they are 353' away from the nearest unit. You can see the existing trees in this space right now just before you get to the storm water access drive. Mayor Pro Tem Casey asked if there is the ability to supplement in that area, to do additional screening. She said she realizes they are a distance away. Mr. Kime said they would have to have a conversation

about that with the Stonebrook HOA because it is on their property. Mayor Pro Tem Casey asked if there is space on their property to add additional screening. Mr. Kime said no. He said they have provided the landscape up along the side of the building. They are not able to push the trees closer to the building due to the growth of the trees. Mayor Pro Tem Casey asked if they could put more trees further north on that side. Mr. Kime said they have proposed trees in the space further north and the rest is all open wetlands. There is nothing to view in there other than the open meadow right now. Mayor Pro Tem Casey said there is nothing between the two sets of trees that are displayed. Mr. Kime agreed and said there are some storm sewer utilities that have to outlet through that area, so they can't plant trees on top of that. She thanked them for clarifying.

Mayor Pro Tem Casey said moving to the west, there's a deviation requested to not put a berm up towards the north side of that property because that's where all the nice woodlands are. Mr. Kime agreed. Mayor Pro Tem Casey said south of the emergency access point, Mr. Kime filled in that they have a proposed berm to meet the city standards as much as possible. He said it's kind of short, so it can't undulate. It'll all be the same standard height in there and landscaped. Mayor Pro Tem Casey confirmed that yes, there will be a berm. She said that helps greatly.

Mayor Pro Tem Casey there had been a resident before them earlier who referenced the property in the drive to the far northwest corner of the property. Mr. Kime showed that drive on the slide called "Proposed Landscaping." He said it is a private residential drive that encroaches on their property. He said they have two curb cuts on Wixom Road, one of which will be removed, so they will have one access point now. There will not be an encroachment onto the property there. Mr. Kime said it is a 12' little standard drive that does not meet the city's requirements for a road, so even if they could route something up there, it's too narrow. They would have to substantially increase that. Mayor Pro Tem Casey thanked him for the clarification and said that she was seeking to understand if the developers had had a conversation with the owners of that property to see if the developers were going to grant them an easement to continue to use that driveway or if the developers were going to ask the property owners to remove it.

Moving onto the wetland, when Mayor Pro Tem Casey read the packet, units 19-22 on the north side, the standalone building butts up to a wetland. She said she is not savvy enough to know emergent versus forest scrub versus which of the three types it is. That is what's encroaching on the wetlands existing. Mr. Kime that encroaches some. He said the wetland is not a straight line, it has ins and outs. Some of the roadway itself and the grading that comes down from that roadway clips off some little corners and nooks of that. The turnaround over at the west end for the fire trucks encroaches into some of the wooded wetland which is why they need to mitigate that area. They also need to have a turnaround space.

Mayor Pro Tem Casey asked how close the four units are to the existing wetland. Mr. Kime says he believes they set that at either a 15' or 20' offset. He said they set them as a minimal offset from those buildings, assuming they would need minimal rear yard space

10', 15' to minimize the encroachment into that wetland. Mayor Pro Tem Casey asked if there are any specific efforts planned, any additional mitigation or action that they might be doing within the building to protect the basement from water sewage. Mr. Kime said the basement would be lined to prevent water migration in there. They see a lot of clay soil in this area hence the water accumulation creation of the wetland on the surface. They're not seeing a lot of water migration in the soils themselves, but certainly building in proximity to the wetland, there will be treatment on the outside of the structure to prevent water migration.

Mayor Pro Tem Casey said that it was helpful and thanked them. She said hearing the feedback they already heard and paying attention to what her colleagues are saying, she thinks there is still work ahead of the developers. She said she knows they are asking for a lot. They are asking them to increase open space and to continue to protect wetlands and woodlands. She says that's a balancing act. She looks forward to the developers figuring out how they can solve that to be able to carry this project forward.

Mayor Pro Tem Casey put a motion on the table to postpone. This gives the developers a chance to go back to have some conversation with the HOA and meet in the middle in terms of a solution for the road. She noted to the members of the HOA in the audience that she knows they have hired an attorney, but she encouraged both parties to meet somewhere in the middle. When Council approved the development initially for the Villas at Stonebrook in 2018, they were intentional about the road for Stonebrook. They were intentional about access, not just for Wildlife Woods Park which exists today, but also for this particular lot, however it got developed. She encouraged the dialogue between both groups. She'd like to see a draft form of whatever kind of agreement between the two entities before this comes back in front of Council. In the meantime, she made a motion to postpone to a future meeting so the developer can have those conversations with the HOA and come up with a version of an agreement that Council can see in advance. The second thing is for the developer to hear the feedback from Council and then come back with changes to your development.

CM 25-12-152 Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0

To postpone 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.

Member Gurumurthy said she appreciated how the developer reduced the number of units from 46 apartments to 22 townhouses. The missing communication part was very hard for her as she read through the packet. For her, she would have absolutely tabled this proposal until the developers had met with the HOA and come to an understanding with each other. Council does not want curb cuts from Wixom Road at all. She told the developers that it is very important for the current residents, the new residents and the Novi community that the developers and the HOA align.

Member Gurumurthy asked about the buffering the developers had mentioned. She asked if they would elaborate on that because she does not think they are doing the 25' that is required, especially around the buildings. Looking at the "Proposed Landscaping" slide, Mr. Kime said there are enhanced shrub plantings along the wetlands that delineate the boundary of the wetland and enhance the buffering from the adjacent uses like residents' activities or snowplowing the roads. They are there to buffer against anything that might get thrown in the direction of the wetlands. There will be signs placed along the wetland perimeter indicating that this is a preservation area where mowing and fertilizers are prohibited. In the plans, there is a detail of what these signs will look like. It has been reviewed by the city's consultants and incorporates the features they asked for.

Member Gurumurthy asked if there will be enough of a buffer between the buildings and the wetlands. Mr. Kime said only the buildings on the north side are in proximity. They are impacting some wetlands already. It would create more wetland impact to put a 25-foot buffer in there. The developers are proposing less buffer there because they don't want to push further into the wetlands. They want to preserve the existing wetlands and deal with a smaller buffer space rather than create more impact to fictitiously create buffer space. Member Gurumurthy asked them if they are confident that that is going to protect the wetlands. The developers said yes.

Member Gurumurthy asked about the 20 trees that are going to be impacted. She asked the developers to work with the city team to plant those trees within the site instead of somewhere else or the tree fund. Mr. Kime said they have to create a wooded wetland area. They haven't accounted for those trees in their calculation yet because they haven't designed the wooded wetland mitigation area. Their intention is that some of those trees that are currently listed as being paid into the fund would be planted onsite within the wetland mitigation areas. Member Gurumurthy questioned the word "some." She encouraged the developer to plant as many trees as possible. Mr. Kime said they will get as many trees as possible there. They are not supposed to plant trees in the emergent wetlands, but they're going to place some habitat structures to enhance that environment.

Member Gurumurthy thanked the developers for answering questions regarding the extra drive and the issues with aligning with the residents next door about the construction. She said it is very important for Council to see at least a draft form of an agreement between the developers and the HOA.

Mayor Fischer said there has been a lot of discussion about the road. He said there is an offer of 7%. He asked City Attorney Schultz if there had been any discussion on cost sharing this parcel back when this was contemplated. City Attorney Schultz said no, there was not. Mayor Fischer asked if there had ever been any intent to have a conversation or was the intent for the owners of the private road to have that road and grant that easement. City Attorney Schultz said as far as the City was concerned, the promise was that the adjacent property would be given an easement. The City did not require anything more than that. Mayor Fischer asked City Attorney Schultz if that easement was

granted not just for Wildlife Woods, but for some development on the parcel on the north side as well. City Attorney Schultz said that was correct.

Mayor Fischer asked if a public benefit is required under a PSLR zoning ordinance. City Attorney Schultz said yes, one of the factors is a recognizable public benefit. Mayor Fischer asked what the public benefit was from Stonebrook to the City of Novi. City Attorney Schultz said the Stonebrook property was zoned I2 not R1 like this property is. The idea was to get that area cleaned up. The developer put on the table a few identifiable things. The main one was probably this parcel having access because it removed that curb cut onto Wixom Road. The other more minor one was access to Wildlife Woods. Mayor Fischer said that was not the only access to Wildlife Woods. City Attorney Schultz agreed with that. He said it also confirmed that the oil company had access to them.

City Attorney Schultz said every development is different, but the list of conditions that the city puts in the development agreement has four items. Those are three of them. The use of this private road was a prominent part of the Stonebrook proposal.

Mayor Fischer said when the developers first came to Council, he told them he would like to see something similar to Stonebrook's floor plans. It would be hard for him not to support something like that. He was not looking for apartments, and it sounds like there is consensus on the Council about that. He told the developers they have done what they can and that he feels like they are almost getting penalized for trying to keep the mitigation of the wetlands to a minimum. He asked the developers if they had tried to scheme out putting the same type of unit as Stonebrook on this property. Mr. Kime said they have not looked at putting the specific Stonebrook duplex unit on this property. He showed Council the slides of their four- and five-unit buildings. He said they are approximately 60' deep from the front of the garage to the rear of the buildings. The Stonebrook duplex units are 62' deep. They are 72' deep if you include the sunroom projections on the rear of those buildings. The proposed units have a notched-out patio deck area that is internal to the building footprint. Adding outdoor space would make them 72' deep. If they were to take that same depth and apply it to their site layout, it would push the road further towards the wetlands. Then, the building on the north would also push further into the wetlands there.

Mayor Fischer asked how many units that would be. He said he was asking the developers to do some "schematic math" on the fly. Mr. Kime said their 4-unit building is 107 feet wide. The Stonebrook duplex units are 81 feet wide. There is a 26-foot difference between the two styles. There would not be enough land to create an additional building there. One of their fourplex buildings would become a single duplex building. If they were to do that, 10 units could reasonably fit there. That's the horizontal direction. That does not account for the vertical shifts due to the extra depth those units require. Mayor Fischer asked if this plan would be attainable or if they would need to add additional units and create more wetland impact. Mr. Polyzios said you get to a point where it's not economically viable. Mayor Fischer guessed if the developers chose to do duplexes, they'd be coming back to Council to ask for more units and to mitigate a lot

more wetland. Mr. Kime added that the challenge would be they wouldn't have any additional space on the property to create additional wetland mitigation. Mayor Fischer said they would then have to ask Council for offsite mitigation which Council doesn't favor. The developers agreed.

Mayor Fischer said he asked those questions because sometimes the Council gives comments that create a utopia, a beautiful, perfect world that probably doesn't exist. He said that Council needs to be cognizant of that when the developers come back. He said that Council has to either care less about the wetlands and where it is mitigated or they have to look at different housing stocks because eventually, the developer has the right to develop this land in an economically viable way. That is your right. He said he will support the motion for the developers to go back and communicate with the HOA about the road. He said the developers have some work to do as they contemplate open space versus the density versus the type of unit. He also believes Council has to be realistic with their expectations.

Member Heintz said he had been mulling over their proposal and how it compares to a different development that has recently come before them. Overall, he believes these developers are close. There are a lot of similarities between the two proposals such as percentage of open space. He said they have done a good job with many of the different factors including the public path they offer in the public benefit piece. He wishes first-floor living was an option, but he understands that they need to do what works for them. He asked if it would be possible for the path that they are proposing to connect to Wixom Road for the public to use. Mr. Kime said they had recently discussed that with the Parks Department and the Planning Department, and they did not look favorably on that option. That can be seen as an invitation into the property. The associations typically frown on that because they are the ones who maintain that space and they like being able to somewhat control who is going into it. Their recommendation was to not have a connection directly to Wixom Road as an alternative pedestrian pathway into the back side of the units.

Member Heintz said that's disappointing because he looks for opportunities to connect people with nature and he believes that would be a nice public benefit for people to explore that space. He said if there are additional opportunities to discuss that, that would be a good thing.

Member Staudt he is not opposed to the location of the buildings and the buildings themselves. He would like to see better interaction with the HOA. He said 7% isn't even close for him. He also said he has walked the wetlands four or five times and it has never been wet. He said it says "wetlands" by legal description, but it's pretty dry most of the time. He said if they could move away a little bit from the four houses and make it a little bit bigger buffer there, that would be a real plus. He thinks the developers are a lot closer than they think. He hopes they can work it out with the HOA. Mr. Kime asked if the trade-off Member Staudt would like to see is more of a buffer but a bigger impact to the emergent wetland area. Member Staudt said they always fight this battle of more wetlands versus some of the things Council is looking for. In this case, this isn't a super

serious wetland. Mr. Kime said it's emergent and it looks like an open field. Member Staudt agreed with that. He said he has walked it in the spring, the fall, and the summer and he has never seen it wet. He would give up a little bit more for a better buffer around the property. He thanked the developers and told them he thinks they are a lot closer than they think.

Roll call vote on CM 25-12-152 **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**
Nays: None

- 4. Consider approval of the final payment to M-K Construction Company, Inc. for the Middle Rouge Streambank Stabilization and Meadowbrook Lake Dredging project, in the amount of \$136,724.49, plus interest earned on retainage.**

CM 25-12-153 **Moved by Smith, seconded by Casey: MOTION CARRIED 7-0**

Approval of the final payment to M-K Construction Company, Inc., for the Middle Rouge Streambank Stabilization and Meadowbrook Lake Dredging project, in the amount of \$136,724.49, plus interest earned on retainage.

Roll call vote on CM 25-12-153 **Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith**
Nays: None

- 5. Consideration of awarding a contract to Anglin Civil, LLC, the qualified low bidder, for the Orchard Hill Place and Leavenworth Basin Improvements project in the amount of \$768,417.**

CM 25-12-154 **Moved by Martinez, seconded by Casey: MOTION CARRIED 7-0**

Approval to award the Orchard Hill Place and Leavenworth Basin Improvements project contract to Anglin Civil, LLC, the qualified low bidder, in the amount of \$768,417.

Roll call vote on CM 25-12-154 **Yeas: Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt**
Nays: None

- 6. Consideration of awarding engineering design services to OHM Advisors for the 2026 and 2027 Neighborhood Road Program (NRP) in the amount of \$318,500.**

CM 25-12-155 **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

Approval to award engineering design services to OHM Advisors for the 2026 and 2027 Neighborhood Road Program (NRP) in the amount of \$318,500.

Roll call vote on CM 25-12-155

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

Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Finance and Administration Committee – Mayor Fischer

Mayor Fischer said they recently met. The City Council and the City of Novi have had the opportunity in the past and has a policy on the books for PA 198 and PA 210 abatements. He said they have done a little bit of work with brownfield at Sakura and well as some other abatement programs, but there is a lot of stuff going on at the state level. He said PMR, our building reps for the police and fire buildings, offered to come in and share a little bit of a primer on those different programs. They made a presentation. The committee asked the staff to add that to our admin packet this upcoming Thursday. There is a lot of good information if you want to get caught up to the incentive landscape in the State of Michigan. He said he also requested that there is an abridged minutes or an executive summary of the meeting so Council can see the dialogue they had that gets shared with the full board this Thursday.

2. Mobility Committee – Member Staudt

Member Staudt said it was like the old days going back to the committee he served on for 10 years and had been off for five. He said there are a lot of good things coming down the pike. He said they just started planning the sidewalk prioritization which is always the highlight of his life. They are looking forward to moving forward with that. He asked Member Smith if he had anything to add. Member Smith mentioned the 9 Line and Member Staudt asked him to explain it. Member Smith said the 9 Line is a plan to connect Oakland County east to west along the Nine Mile corridor. It is for non-motorized transit. In Novi, it'll probably be more like the "9.5 – 8.5 Line" because there are some hard places to get through. He said Ms. Bell created an excellent comparison of the 9 Line project with our active mobility plan in that area. He encouraged people to review their packet from last week. He said this will be coming to Council. He said they did recommend bringing it forward, the Council to join the consortium for the 9 Line. It doesn't place any requirements on Council to do anything beyond what they currently have planned. He said they will be bringing it forward for Council approval.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:17 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Diana Charles
Customer Service Representative

Date approved: December 15, 2025