



CITY OF NOVI CITY COUNCIL JUNE 22, 2026

SUBJECT: Approval of Purchase Agreement by and Between the City of Novi and the Novi Community School District Involving a Portion of Property Owned by the City at the Civic Center Complex, in Connection with Planned Improvements to the District's Educational Campus

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- The Novi Community School District is proposing major improvements to the high school campus that will increase stormwater runoff and require additional basin capacity.
- The School District has requested ownership of the City-owned stormwater basin and proposes expanding it to accommodate both current and future drainage needs.
- The proposed agreement includes an easement to protect the City's ongoing stormwater use of the basin and requires final review of a related access and utility easement document requested by the School District before execution.
- Ben Mainka, Novi School's Superintendent, will attend the meeting to address any questions.

BACKGROUND INFORMATION:

The Novi Community School District (NCSD) plans to make some significant improvements to its high school campus adjacent to the City Hall/Ella Mae Power Park area of the City's governmental campus. **A copy of School Superintendent Ben Mainka's recent presentation to the School Board is attached for some general information.**

As part of its plans, NCSD has identified a stormwater basin that is located on the City property as an area where it can discharge additional stormwater that will result from the improvements to the high school property. The basin currently accepts drainage not only from the City's government campus, but also apparently from a portion of the high school campus and the Novi Public Library property as well.

NCSD has approached the City with **a request for the City to convey the basin to NCSD.** As part of its high school campus improvements, NCSD would enlarge and

expand the basin in order to add more capacity to accommodate NCSD's planned improvements. Because the basin will continue to be used to handle stormwater from the City's government campus, as part of any conveyance to it, NCSD would be required to execute an appropriate easement document to allow not only for that continued use by the City for its current government campus purposes, but also allow the City in the future to design and build its proposed improvements to the basin property in a manner that would allow additional stormwater volume in the event the City decides to improve or expand the City's government campus with new or additional improvements.

Attached is a draft Purchase Agreement for City Council's consideration. The terms of the Agreement itself are generally acceptable to the City Administration and City Attorney, subject to some minor potential revisions.

The Purchase Agreement refers to two additional Easement Agreements, draft versions of which are to be attached to the Purchase Agreement. One is a Stormwater Easement that the School District would give to the City to allow the City to continue to send stormwater from City properties to the basin despite the change in ownership. The second document is an Easement that the City would grant to the School District for driveway access and underground utilities in connection with the improvements. The specific language of these two documents is not yet complete. The proposed motion addresses the need to resolve that language to the City Administration's satisfaction before the Purchase Agreement can be signed.

RECOMMENDED ACTION: Approval of Purchase Agreement by and between the City of Novi and the Novi Community School District involving a portion of property owned by the City at the Civic Center Complex, in connection with planned improvements to the District's Educational Campus, subject to final, minor revisions to the language of the Agreement by the City Manager and City Attorney, and also subject to the City Manager and City Attorney approving language of the Stormwater Easement and Driveway Access and Utility Easement referred to in the Purchase Agreement before the Purchase Agreement is signed by the City.