



CITY OF NOVI
Administrative ePacket
May 14, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Shockey Consulting Novi 2050 Strategic Plan Update](#)

[Letter of Opposition to House Bill 5529-5532 and 5581-5585 to Michigan Legislature](#)

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(5/12 - 5/18\)](#)

[Property Development Planning Goal - Boulard](#)

[2025-26 Winter Maintenance Report - Wiktorowski](#)

For Your Information

[2025 Novi Solid Waste and Recycling Metrics - RRRASOC](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #65

As of:

5/13/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – May 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- ~~Commissioning Agent interviews held on 4/24; PMR issued Addenda to add Building Envelope Commissioning services to original RFP. PMR looking to place approval of these services on a May-June City Council agenda.~~
- Open House strategy meeting with City, PMR and HED occurred on 5/12.
- Technology kick off meeting occurred with City, PMR and HED on 5/11.

Upcoming Activities

Governance

- City Council's remaining approvals consist of schematic design; design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.

Design

- FAC will review PSB options during its June meeting. City Manager is scheduling.
- HED resubmitting FS 2 and FS 3 package to the city by 5/15/26. City Manager will forward package to City Council, as the contents of this package will be shown at the 5/21 Open House.
- ~~Open House scheduled for 5/21 for public to see FS 2 and FS 3 renderings.~~
- Fire Station 2 and 3 schematic design presentation scheduled for 6/8/26 City Council meeting, with FAC meeting to be scheduled the week of 6/1/26.
- The next PMR's Owner's Meeting with Novi will be on 6/1/26
- PMR compiling financial data into draft dashboard and reviewed initial draft with City on 5/4/26. Revised draft circulated to City Manager on 5/8.
- ~~Technology kickoff meeting currently being scheduled between Howell Design, the City, HED and PMR.~~

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- HED/BRW resubmitting FS 2 and 3 materials on 5/15/26
- City of Novi will address any necessary survey and treatment of invasive species for public safety sites.

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- City planning on bidding road project in Spring 2026.
- City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE revised estimate submitted 4/24 of \$2.3 million. City is seeking clarification of various scope items.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing.



City of Novi – Strategic Plan Status Update

As of: 5/14/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Underway	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
• Summary from April visit engagements and next steps (see attached) • Planning for next in-person visit – June 22-24 • Agenda creation for Sounding Board workshop – June 9th • Adjusted community engagement plan to include: ○ Additional outreach via City newsletters ○ Exploration of outreach via schools and religious groups • Draft topic-specific surveys sent for staff review. Topics include: ○ Community Identity & Belonging ○ Housing	• Draft vision statement • Engagement synthesis memo • Virtual Meeting with staff executive team • Launch of topic-specific surveys

Input Needed
• Details on outreach via school/district newsletters • Edits to topic specific surveys • Finalized dates, times, and locations for next in-person visit • Date and time for executive team virtual meeting



May 13, 2026

Edward Sleeper
Michigan House Committee Clerk's Office
Anderson House Office Building,
124 N. Capitol Avenue
P.O. Box 30014
Lansing, MI 48933

Mayor and Council,

Please see the following letter submitted to the committee hearing testimony on the bills looking to limit local control on zoning decisions.

- Victor

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

David Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

Re: Opposition to House Bill 5529-5532 and 5581-5585.

On behalf of the City of Novi, I write to express strong opposition to the recently introduced package of legislation (House Bill 5529-5532 and 5581-5585) that would significantly preempt local zoning and land use authority, including provisions related to accessory dwelling units (ADUs), density standards, parking requirements, and residential development approvals.

The City of Novi recognizes the importance of expanding housing opportunities and increasing housing diversity throughout Michigan. In fact, Novi has already taken meaningful local action to address these challenges. Our recently adopted Master Plan recommends accessory dwelling units, higher densities, and greater flexibility in appropriate areas as part of a thoughtful long-term housing strategy. The City West planning and zoning framework also actively encourages additional multi-family and mixed-use residential development where appropriate. These efforts were developed through extensive public engagement, infrastructure analysis, market evaluation, and community-driven planning processes.

What makes Novi's approach successful is precisely the ability for local officials, planning professionals, residents, and stakeholders to collaboratively shape development in a manner that reflects the unique character, infrastructure capacity, transportation network, environmental conditions, and long-term vision of our community. The proposed legislation would undermine that process by imposing one-size-fits-all mandates from Lansing that fail to recognize the differing needs and circumstances of Michigan communities.

While proponents of these bills suggest they are intended to address housing supply concerns, removing local discretion over zoning standards, density, setbacks, parking, and public review processes risks producing unintended consequences that could negatively impact existing neighborhoods, municipal infrastructure, traffic patterns, stormwater management, public safety access, and overall community planning efforts. Local governments are best positioned to balance housing goals with these critical considerations.

Importantly, Novi is not opposed to housing innovation or modernization. We are already pursuing those objectives locally and responsibly. However, communities that are proactively planning for

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growth should not be penalized by state legislation that strips away the very local tools necessary to guide that growth effectively.

The City respectfully urges the Legislature to reject legislation that broadly preempts local zoning authority and instead pursue collaborative approaches that support housing expansion while preserving local decision-making and community-led planning solutions. Michigan's communities are diverse, and land use policies should retain the flexibility necessary to reflect those differences.

Thank you for your consideration and for your continued service to the residents of Michigan.

Sincerely,

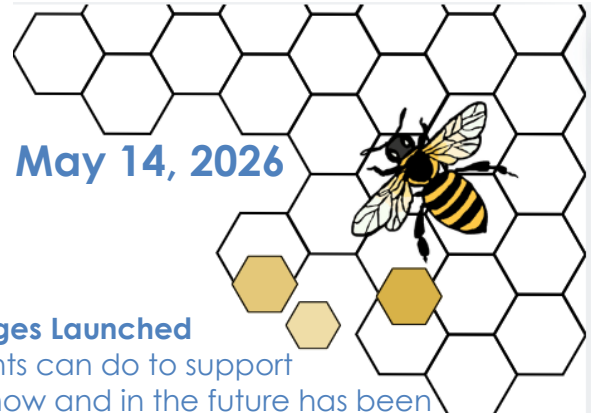
A handwritten signature in black ink, appearing to read "Victor Cardenas", with a stylized, sweeping flourish extending to the right.

Victor Cardenas
City Manager
City of Novi

CC: Mayor Fischer and City Council
Representative Breen
Michigan Municipal League

Buzz Report

May 14, 2026



Hot Topics:

- **Sustainability and Food Scrap Composting Program Webpages Launched**

A City webpage focusing on Sustainability and what residents can do to support keeping Novi a beautiful, healthy, and thriving community now and in the future has been launched at <https://cityofnovi.org/sustainability/>. Alongside this, a landing page for the soon-to-start Food Scrap Pilot program has been created and will be updated as the formalities of the program are put into place.

- **Residential Property Maintenance Program**

The City of Novi Code Compliance Officers are continuing the Residential Property Maintenance Program. For the current phase, they are focused on: Turnberry Estates, Meadowbrook View Estates, Club Lane, Meadowbrook Manor, Carriage Hill, Charrington Green, and Turtle Creek subdivisions. There are also a few miscellaneous homes included that do not belong to the subdivisions. Letters were sent out on Friday, May 1st and Inspections are planned to start June 1st. For more information on the program, please see the [12/18/25 Administrative ePacket](#) detailing the program and materials circulated to residents.

- **State Representative Breen Hosting May Event at Novi Civic Center**

Michigan State Representative Kelly Breen will be hosting a Roundtable Discussion event in the Banquet Quarter of the Novi Civic Center on Friday, May 15th from 2:30 - 4:30PM.

- **New Informational Webpage for Public ROW and Telcom Providers Launched**

In light of the increase in telecommunications utility work in various areas throughout the City and the increased questions on the matter from residents the City has launched a webpage (<https://cityofnovi.org/row>) to help educate on the topic. The webpage explains public right-of-way (ROW), how the Michigan Metro Act applies to the Telcom providers and local government, provides answers to Frequently Asked Questions, and provides contacts for the Telcom companies currently doing work.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. **Mainline pipe is now installed and complete.** Crews are now focused on preparations for the 14 Mile Road restoration. <https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

Map of Development projects

- **Townes at Haggerty** – Haggerty Road just south of 9 mile
175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public notice has been sent/advertised, and it will go before the Planning Commission on May 6th, for their initial review. City Council will most likely see it sometime in June.
- **Hotels at the Adell Center**
The two remaining hotels at the Adell Center have submitted their stamped building plans for review. A Home 2 Suites (5-story hotel with 141 rooms) and a TownePlace (5-story hotel with 129 guest rooms)
- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Initial permits have been issued. There is not yet a timeline for when they plan to open.
- **Central Park South** – Beck Road, South of Grand River Ave
The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Awaiting submission of Final Site Plan for review.
- **Providence Meadows** – Grand River Ave, West of Providence Parkway
Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **Grand-Beck Development** – Grand River east of Beck Road
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of Final Site Plan for review. Estimated Completion Date: Unknown
- **Taft Knolls III** – Taft Rd, north of 10 Mile Rd
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions. *Estimated Completion Date:* Unknown
- **Novi 10** - 10 Mile and Novi Road
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **Novi Acres (FKA Station Flats)**
The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on [February 23rd](#) for a tentative approval of their PSLR Agreement and Concept plan.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued. *Estimated Completion Date:* **Late 2026**
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been approved and work is underway. *Estimated Completion Date:* **Spring/Summer 2026**

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

None at current



2026 WEEKLY CONSTRUCTION UPDATE

May 12 through May 18

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

Prime Contractor: Dan's Excavating, Inc.

Start: April 15, 2025

End: November 15, 2026

Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates.

<https://www.rcocweb.org/698/Novi-Road-8-Mile-Road-to-9-Mile-Road>

The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

Traffic Control/Deviations: Pg 4 of 9 - Detour map attached as an appendix

Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Beck, 10 Mile, and back to Novi Road.

Work Status:

Construction, closure and detour started on Monday, March 30th. Contractor is working on the southbound side first and have shifted southbound traffic on the northbound side for the first stage.

Project: **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

Prime Contractor: E.C. Koneff Co.

Start: March 2, 2026

End: August 15, 2026

Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates.

<https://www.waynecounty.com/departments/public-services/roads/road-construction-updates.aspx>

The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Deviations: Pg 5 of 9 - Detour map attached as an appendix

8 Mile Road will be completely closed in both directions at the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

Work Status:

The closure and construction began on Monday, March 2nd. The contractor is progressing well.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

Prime Contractor: TBD

Start: July 1, 2026

End: October 30, 2027

Consultant: Internal RCOC Design and Inspection Staff

Description:

<https://www.rcocweb.org/713/12-Mile-Road-Nov-Road-to-Farmington-Road>

The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Deviations: Pg 6 of 9 - Staging plan attached as an appendix

The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:

Bid opening was scheduled for May 1st. So, probably a mid-June start for Stage 1. Should have a better idea of schedule at the pre-construction meeting, to be held soon.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

Prime Contractor: Ric-Man Construction, Inc.

Start: January 12, 2026

End: April 30, 2026

Consultant: Brown & Caldwell and DLZ Corporation

Description:

<https://www.glwawater.org/14millionaproject/>

The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/Deviations: Pg 7 of 9 - Closure and Detour plans attached as an appendix

14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

Work Status:

Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. Mainline pipe is installed, tested and officially back on line. Crews are now focused on preparations for the 14 Mile Road restoration.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

Prime Contractor: TBA

Start: July 15, 2026

End: August 15, 2026

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates.

<https://www.rcocweb.org/666/Bridge-Preventative-Maintenance>

The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Deviations: N/A - Detour map is attached as an appendix

The County's contractor will maintain one lane in each direction for the duration of the project.

Work Status:

The contract will go out to bid in June. Construction is slated for mid-summer (July to September).

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)		
Prime Contractor: Dan's Excavating, Inc.		
Start: April 6, 2026		
End: November 1, 2026		
Consultant: AECOM-Great Lakes		
Description:		
Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.		
Traffic Control/Detours:	Pg 8 of 9	- Detour map attached as an appendix
Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. Local traffic will still be able to use northbound Beck Road north of 10 Mile, but there is a hard closure just south of 11 Mile Road.		
Work Status:		
The contractor has milled out the existing asphalt in the southbound lanes as well as finished construction of the new 43" X 65" elliptical cross culvert just south of Heritage Drive. Traffic has been shifted over to the east side. Over the next week, the contractor will be finishing the construction of the new storm sewer along the west side of Beck Road.		
Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)		
Prime Contractor: Santos Cement Co.		
Start: June 8, 2026		
End: August 1, 2026		
Consultant: Spalding DeDecker		
Description:		
The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.		
Work Status:		
The contractor, Santos Cement, will plan on starting construction on June 8th after school lets out for the summer. Construction is expected to take approximately two months to complete.		
Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)		
Prime Contractor: Fanson Company, Inc.		
Start: June 6, 2026		
End: September 30, 2026		
Consultant: AECOM-Great Lakes		
Description:		
The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.		
Traffic Control/Detours:	Pg 9 of 9	- Detour map attached as an appendix
Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.		
Work Status:		
The contractor will begin setting up the westbound detour and demolition work in early June after school lets out for the summer. Construction is expected to take approximately 4 months to complete.		
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #1)		
Prime Contractor: TBD		
Start: July 1, 2026		
End: November 15, 2026 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description:		
This will be the first contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) on the following asphalt street segments: full list of streets forthcoming.		
Traffic Control/Detours:	N/A	- detour map attached as appendix
Work Status:		
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #2)		
Prime Contractor: TBD		
Start: July 1, 2026		
End: November 15, 2026 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description:		
This will be the second contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation and/or repair) on the following street segments: full list of streets forthcoming.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
Work Status:		

CITY PROJECTS

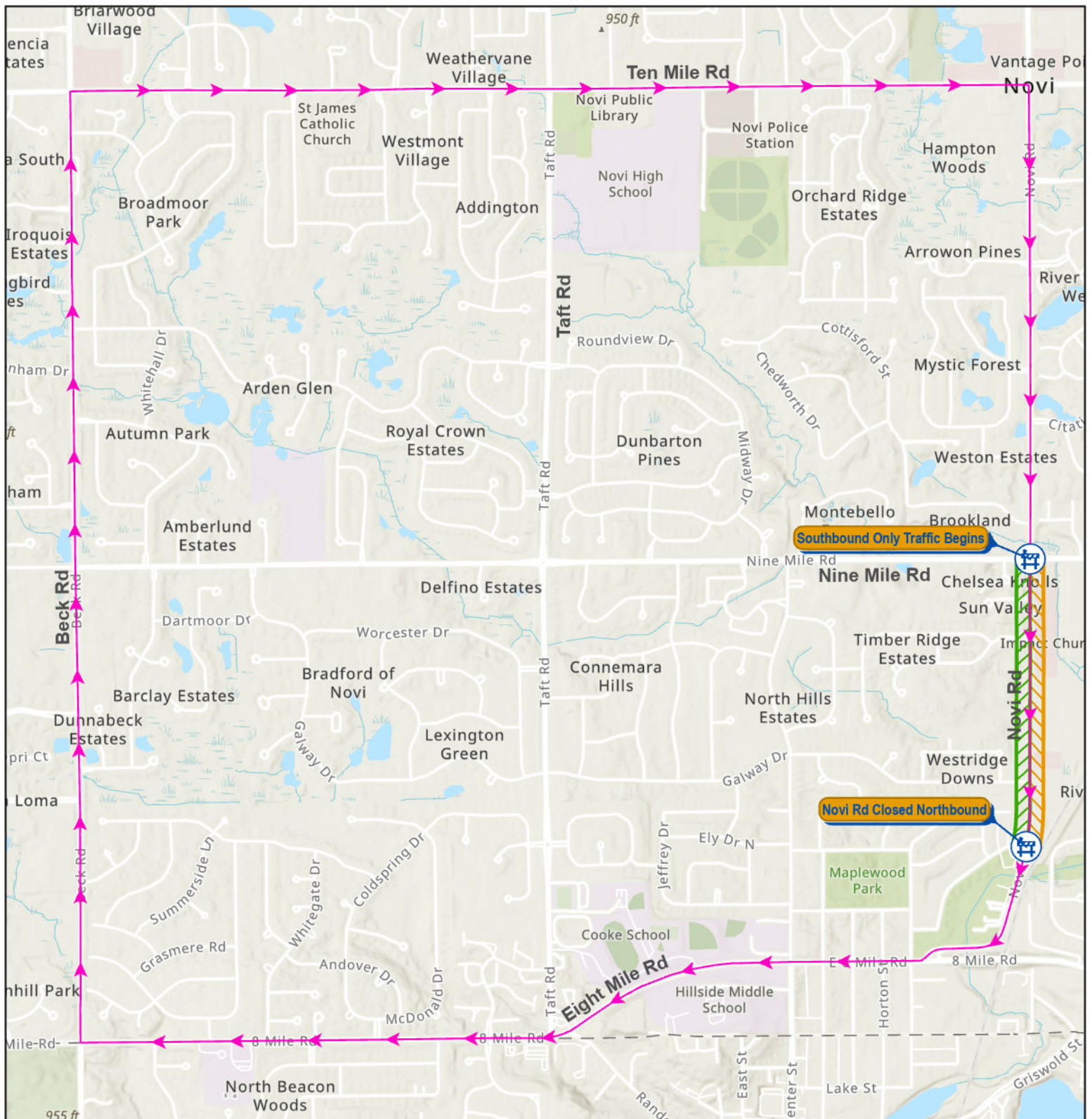
Project: CEDAR SPRING ESTATES WATER MAIN LINING		
Prime Contractor: FER-PAL Construction USA, LLC		
Start: May 1, 2026		
End: July 1, 2026		
Consultant: OHM-Advisors		
Description: The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.		
Work Status: Contractor has been selected and will have a pre-construction conference this Thursday to discuss schedule.		

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)		
Prime Contractor: TBD		
Start: June 15, 2026		
End: October 15, 2026		
Consultant: OHM-Advisors		
Description: The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a "looped" water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but will involve a moving or "rolling" lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.		
Work Status: Plans are currently being finalized and will go out to bid this summer.		

Project: 2026 CONCRETE PANEL REPLACEMENT PROGRAM		
Prime Contractor: TBD		
Start: July 1, 2026		
End: October 15, 2026		
Consultant: OHM-Advisors		
Description: The City has identified several neighborhood concrete streets with discrete areas or singular panels exhibiting severe cracking or deterioration that is need of replacement, rather than rehabilitating or reconstructing the roadway at great costs.		
Traffic Control/Dehors:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but may involve a small, distinct lane closure at the specific work area. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.		
Work Status: The approved list of streets are being finalized and the project will go out to bid in the coming months.		

Project: VILLA BARR PARK CONCRETE PATHS		
Prime Contractor: Mattioli Cement Company, Inc.		
Start: May 1, 2026		
End: June 15, 2026		
Consultant: AECOM-Great Lakes		
Description: City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.		
Traffic Control/Dehors:	N/A	
No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.		
Work Status: The contractor will mobilize to the site as soon as the weather allows and the ground conditions warrant construction equipment.		

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS		
Prime Contractor: L.J. Construction Company		
Start: February 25, 2026		
End: June 15, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.		
Traffic Control/Dehors:	N/A	- Detour map attached as appendix
No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.		
Work Status: The tree subcontractor has completed the removal of all trees, stumps and roots within the proposed pathway/boardwalk limits. The week of May 18th, the helical pier subcontractor will begin drilling-in boardwalk piers.		



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

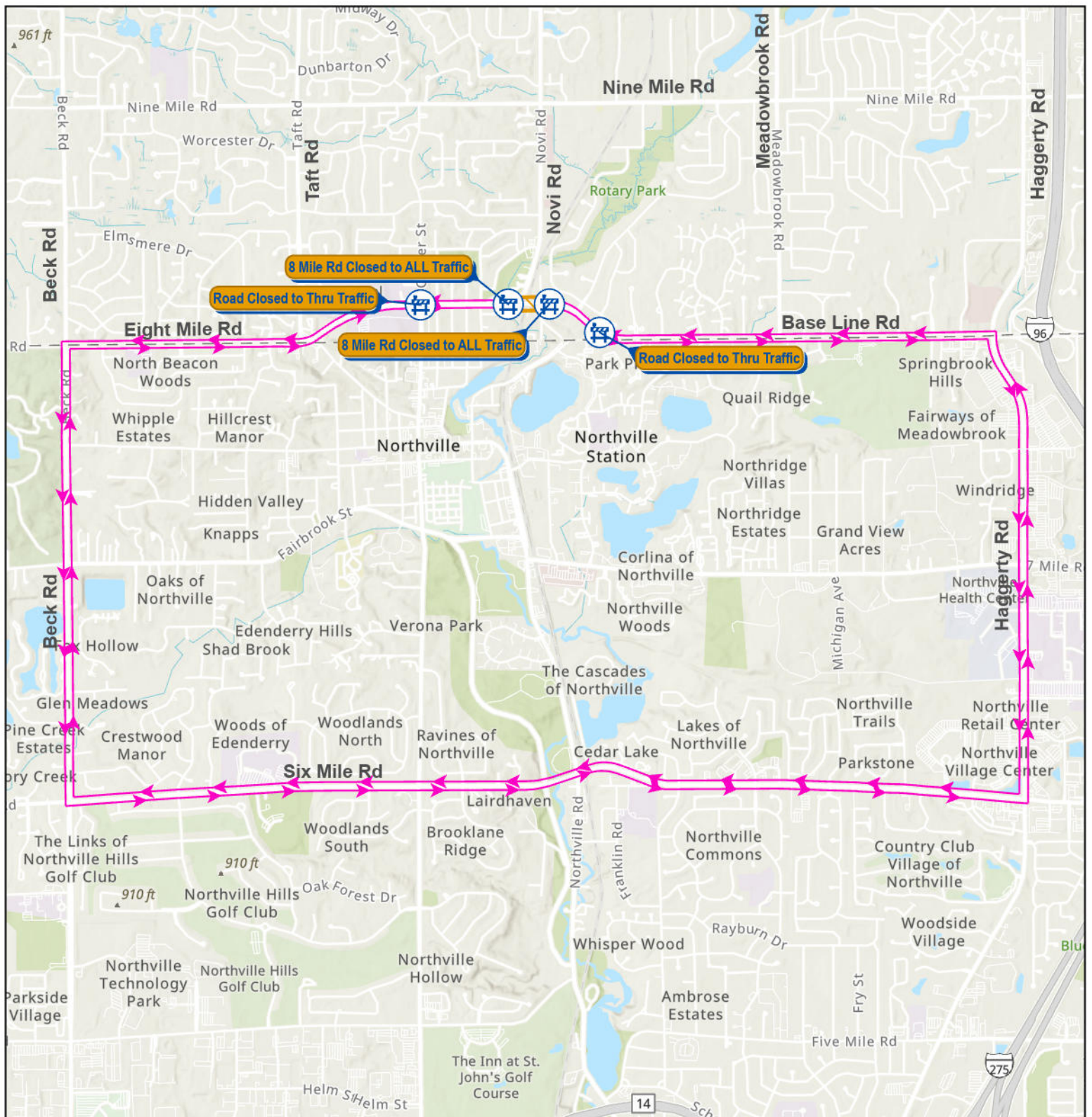


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet



Map Print Date: 2/24/26
Map Author: K. Blough



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

-  Detour Route
-  CLOSED to Traffic

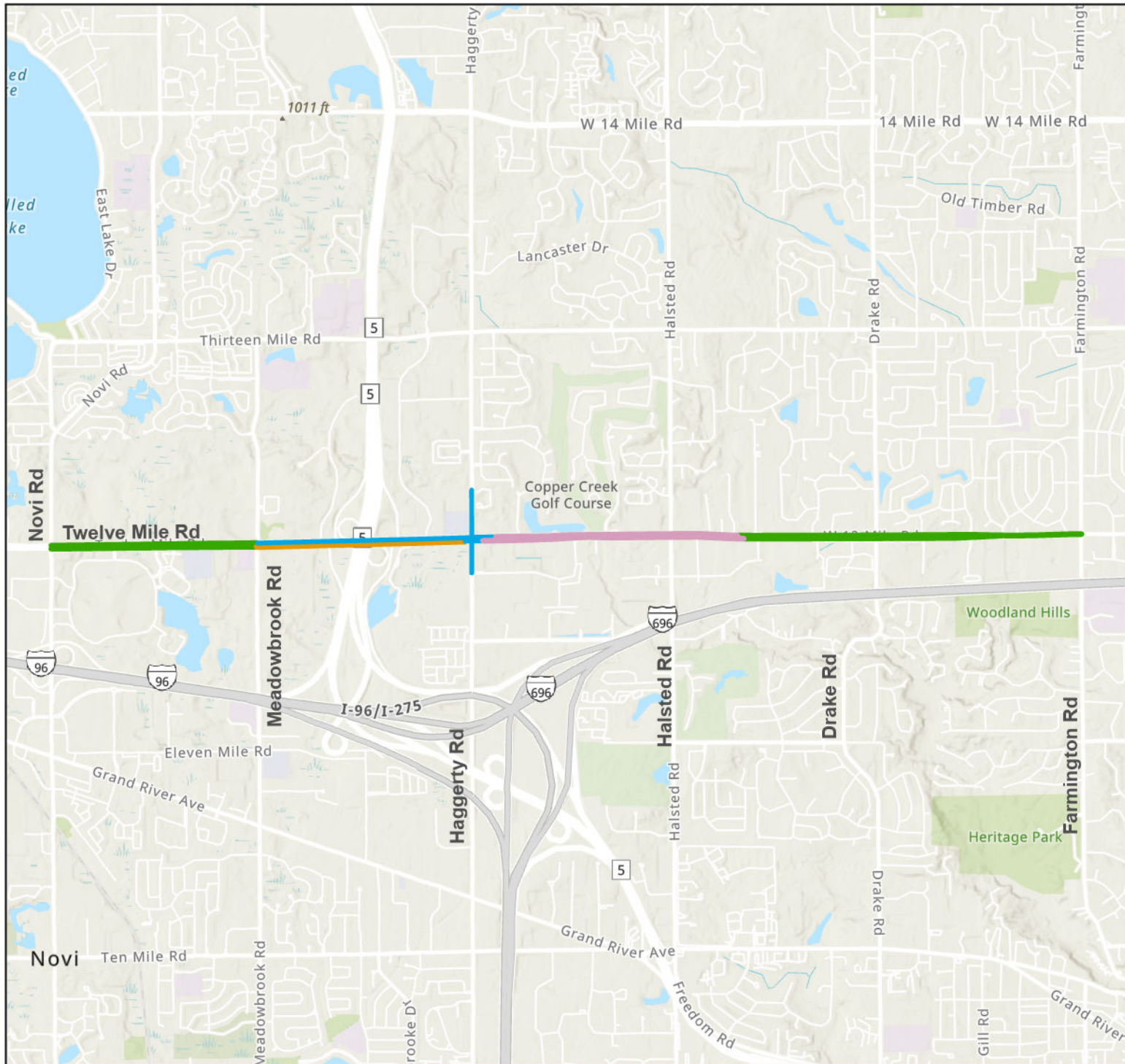


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



Map Print Date: 3/14/25
Map Author: K. Blough



Staging Plan

- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr

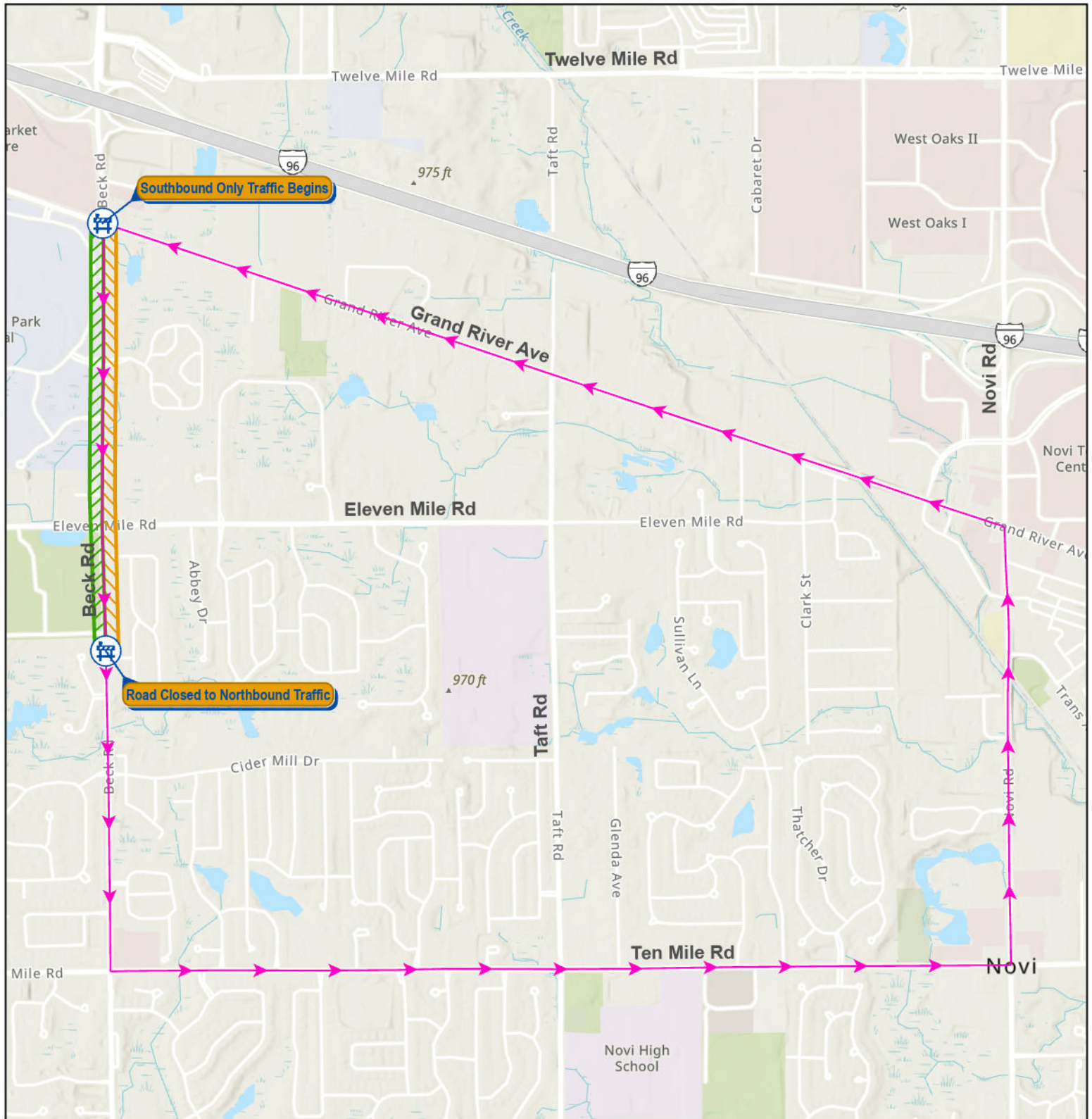


Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd

0 1,800 3,600 7,200 10,800 Feet



Map Print Date: 2/24/26
Map Author: K. Blough



Beck Rd is **closed to northbound traffic** from Sanford Dr to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

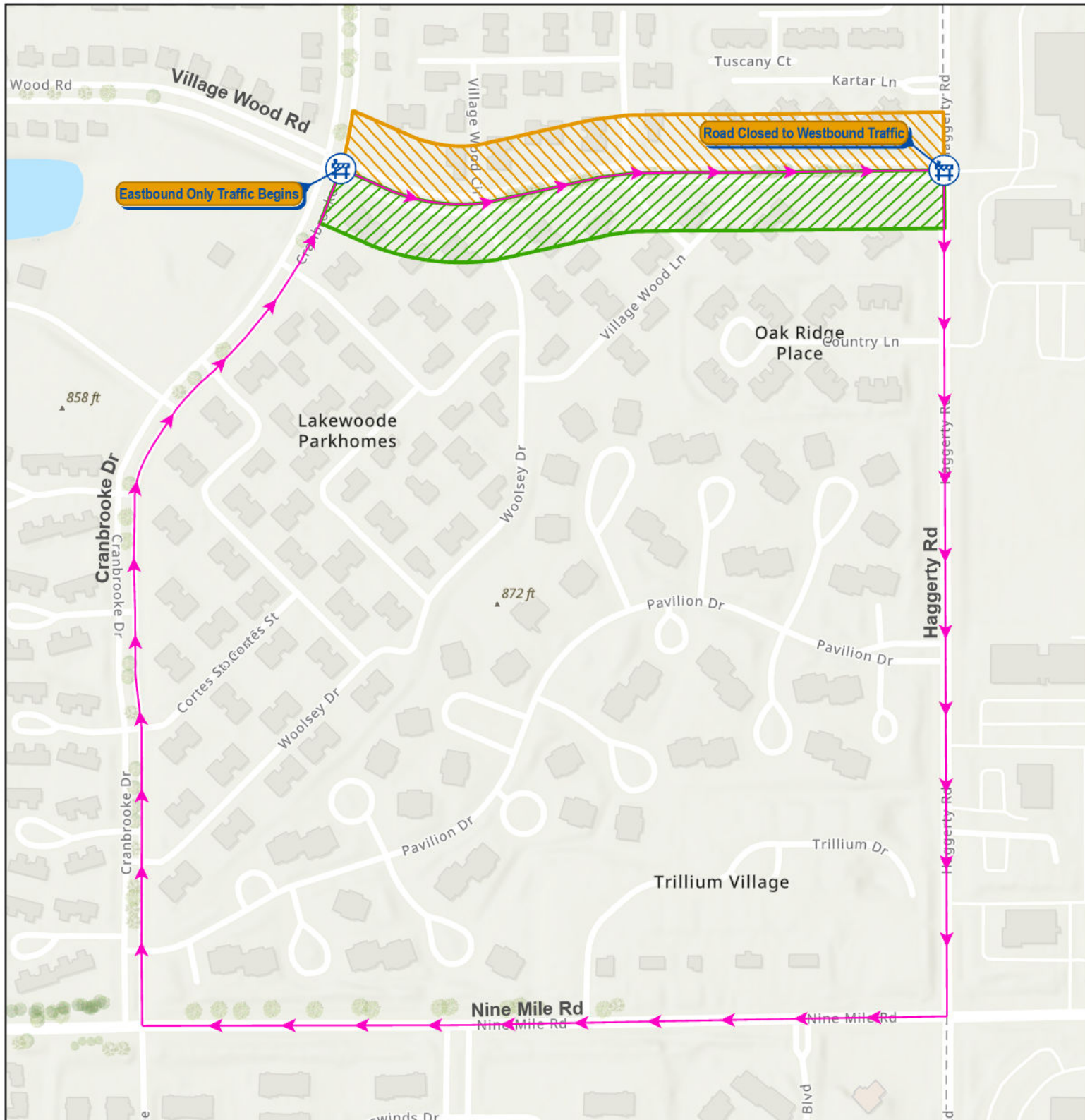


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 4/7/26
Map Author: K. Blough



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet



Map Print Date: 2/23/26
Map Author: K. Blough

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
DANIELLE MAHONEY, ASSISTANT CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEVELOPMENT DIR.
SUBJECT: PROPERTY DEVELOPMENT PLANNING GOAL
DATE: MAY 14, 2026

Background:

City Council Goals from the January 10, 2026 Goal Setting Session were approved on January 26, 2026 and included the following goal with respect to future use and development of City owned properties:

Property Development Planning:

By the end of FY27, develop and formally vet a comprehensive property development and reuse strategy for key City-owned sites (including the Bosco "Back 40," the ITC East Property, and the existing Police Station site) to guide future development decisions, align with community and economic objectives, and to ensure readiness for implementation once the new police facility is operational.

Progress to date:

- Creation of an updated summary of all City owned parcels with designation, areas and current zoning classification
- Addition of current Fire Station 1 parcel as appropriate to address in this strategy
- Initial evaluation of the needs, initial options and challenges to further develop the strategy
- Parcels currently used for Stormwater Management, Right of Way, Conservation Land, Cemetery, Preservation Land, other Developed/Undeveloped Park Land and miscellaneous Vacant Lots were excluded.

Site Details:

ITC Sports Park (74 acres) + Expansion Parcel (88 acres)

Redevelopment is intended as mix of active and passive recreation opportunities. The development may include renovations of existing baseball/softball and soccer fields, cricket pitch, tennis and pickleball complex, nature trails, paved parking lot, park shelter renovations, etc.

While the existing park reconstruction was planned in the past, the acquisition of the adjacent parcel to the east requires an updated comprehensive redevelopment plan to make best use of the combined park footprint. The Water Main loop project for the southwest portion of the City is currently planned along the existing road within the park.

Funding needs:

- Funds for Plan: currently not allocated/budgeted
- Funds for Construction: currently not included in CIP

Proposed schedule:

- Planning: Plan could kick off summer 2026 if funding is identified
- Review and approval of plan
- Construction

Next steps:

- Compile and issue RFP for public/stakeholder input and creation of revised park plan

Bosco Fields (includes Southwest area and Taft/Beck corner parcel) (73.87 acres +3.93)

ITC Trail connection- Scheduled completion summer 2026. Potential improvements including paved parking lots for current park area, potential future community center location, amenities around the pond (fishing pier, benches, etc.), permanent bathrooms to service soccer fields, playground near splashpad, etc. Development of Southwest portion of the property for active/passive park.

Funding needs:

- Funds for Wetland delineation for Southwest area: currently not allocated/budgeted
- Funds for Plan needed for both parking improvements and Southwest area development: not currently allocated/budgeted
- Funds for construction: currently not included in CIP

Proposed schedule:

- Wetland delineation: Spring 2026 if funded
- Park Plan: Plan could kick off Fall 2026 if funding is identified
- Construction:

Next step:

- Compile and issue RFP for public/stakeholder input and creation of park plan

Current PD HQ Site (6.36 acres) Zoned R-4

Approximate portion of current Civic Center site occupied by current building/parking
Need to determine desired future use (Assume no intention to sell or lease)

Next step:

- Plan once preferred use is determined

Current FS #1 Site (2.4 acres) (parcel includes drive/parking area leased to Atrium Building)

This parcel will become available for Public Use, Private sale and use (with or without a development agreement), or public/private development partnership once the current use ceases.

If the property were to be developed as a Community Vitalization space the potential funding needs could be as follows:

- Funding for Public Space Planning
- Funding for Development
- Funding to program

Current FS #2 Site (.62 acres) zoned R-4

Suggested strategy: market for Residential development once cleared

Next steps:

- Secure appraisal and market property once existing structure and paving is removed

Current FS #3 Site (.84 acres) zoned I-1

This parcel is quite small for stand-alone development for commercial use. Initial suggestions would be to market for expansion of adjacent business parcel or retain for potential future utility/substation

Next steps:

- Determine desired uses
- Secure appraisal
- Market property

Summary:

ITC and Bosco Parks:

Planning for development/redevelopment for the park projects could begin now with creation and issuance of RFPs for design. The input and design could then begin one after another as soon as design funding is allocated. Alternatively, these tasks could follow identification of construction funding sources.

PD HQ site:

Some City Council guidance on future use will need to precede creation of redevelopment plans. If the site is not to be reserved for a future community center alternative opportunities can be explored.

Fire Station 1:

While availability of the site is some time off, determination from City Council on desired use can occur now and development of a plan for public use or marketing for private development can begin in the background. Marketing of the parcel to a private party would also require determination regarding the south parking lot portion of the site currently leased to the Atrium Building owners.

Fire Stations 2 and 3:

Appraisals for marketing and sale purposes should be completed shortly before availability for accuracy (approximately summer 2027). Initial inquiries with franchise utilities to determine potential interest in the F.S 3 site could also begin now.

PARNUMBSA	GISACRES	PROPERTY TYPE	PROPERTY DESCRIPTION	PROPADD	PROPCITY	PROPSIP	NOTES	SCHOOLDIST	ZONING	SECTION	NOTES
50-22-22-226-004	2.39	CEMETERY	NOVI CEMETERY	NOVI RD	NOVI	48375	CEMETERY	63100	TC-1	22	
50-22-35-101-003	0.54	CEMETERY	KNAPP CEMETERY	NINE MILE RD	Novi	48375	KNAPP CEMETERY	82390	R-1	35	
50-22-23-176-019	2.40	CITY BUILDING	FIRE STATION NO. 1	42975 GRAND RIVER AVE	NOVI	48375	FIRE STATION NO 1	63100	TC-1	23	
50-22-21-103-001	0.58	CITY BUILDING	FIRE STATION NO. 5	25804 BECK RD	NOVI	48374	FORMER FS#4	63100	R-A	21	
50-22-35-127-001	0.84	CITY BUILDING	FIRE STATION NO. 3	42785 NINE MILE RD	NOVI	48375	FIRE STATION NO.3	63100	I-1	35	
50-22-14-451-002	32.81	CITY BUILDING	DPW FACILITY	26300 LEE BEGOLE DR	NOVI	48375	DPW SITE	63100	I-1	14	
50-22-23-426-018	18.64	CITY BUILDING	MEADOWBROOK COMMONS & ACTIVITIES CENTER	25075 MEADOWBROOK RD	NOVI	48375	Meadowbrook Commons: Novi Senior Housing	63100	RM-2	23	
50-22-26-101-018	15.01	CITY BUILDING	ICE ARENA	42400 NICK LIDSTROM DR	NOVI	48375	ICE ARENA	63100	I-1	26	
50-22-02-380-027	0.62	CITY BUILDING	FIRE STATION NO. 2	1919 PARAMOUNT ST	NOVI	48377	FIRE STATION NO.2	63290	R-4	2	
50-22-27-100-010	38.84+/-	CITY BUILDING	CIVIC CENTER W/O POLICE DEPT.	45175 TEN MILE RD	NOVI	48375	From -005 on 7/17/23 __ CIVIC CENTER/PD	00183	R-4	27	
50-22-27-100-010	6.36 +/-	CITY BUILDING	EXISTING PD BUILDING SITE	45175 TEN MILE RD	NOVI	48375	From -005 on 7/17/23 __ CIVIC CENTER/PD	00183	R-4	27	
50-22-10-300-027	3.78	CONSERVATION EASEMENT	LIBERTY PARK CONSERVATION EASEMENT				WETLAND AREA	63100	R-A	10	
50-22-10-300-018	1.88	CONSERVATION EASEMENT	LIBERTY PARK CONSERVATION EASEMENT				SNDSN WETLAND	63100	R-A	10	
50-22-28-200-016	29.64	CONSERVATION EASEMENT	WESTMONT VILLAGE CONSERVATION EASEMENT				CONSERV ESMT L20390 P34 OCRD 4/29/99	00183	R-3	28	
50-22-32-100-021	35.29	CONSERVATION LAND	GARFIELD RD CONSERVATION LAND				GARFIELD SITE	82390	R-A	32	
50-22-32-100-016	27.41	CONSERVATION LAND	GARFIELD RD CONSERVATION LAND				GARFIELD SITE	82390	R-A	32	
50-22-32-100-015	44.03	CONSERVATION LAND	GARFIELD RD CONSERVATION LAND				GARFIELD SITE	82390	R-A	32	
50-22-22-400-009	8.03	CONSERVATION LAND	TEN MILE NORTH BOARDWALK	NOVI RD	NOVI	48375	EXEMPT 2020	63100	OS-1	22	
50-22-10-300-016	10.59	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-A	10	
50-22-10-300-015	39.42	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-A	10	
50-22-10-300-025	4.29	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-A	10	
50-22-23-151-029	3.64	DEVELOPED PARKLAND	WATER TOWER PARK	25460 NOVI RD	NOVI	48375	NOVI LANDMARK WATER TOWER	63100	I-2	23	
50-22-03-476-016	0.06	DEVELOPED PARKLAND	PAVILION SHORE PARK		NOVI	48377	PAVILLION SHORES PARK	63290	R-4	3	
50-22-09-426-001	0.83	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63100	R-1	9	
50-22-25-301-024	14.09	DEVELOPED PARKLAND	VILLAGE WOOD LAKE PARK	40944 VILLAGE WOOD RD	Novi	48375		63100	R-4	25	
50-22-25-301-026	0.28	DEVELOPED PARKLAND	VILLAGE WOOD LAKE PARK				DONATED 12-29-2010 TO CITY	63100	R-4	25	
50-22-35-200-016	2.30	DEVELOPED PARKLAND	ROTARY PARK	NINE MILE RD	NOVI	48375	E OF ROTARY PARK	63100	R-2	35	
50-22-03-405-007	0.08	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-455-007	1.67	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-405-009	0.07	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-455-009	0.14	DEVELOPED PARKLAND	LAKESHORE PARK	613 SOUTH LAKE DR	NOVI	48377	LAKESHORE PARK	63290	R-4	3	
50-22-04-428-002	6.71	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-2	4	
50-22-03-351-040	9.78	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-476-002	0.24	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-35-200-008	3.62	DEVELOPED PARKLAND	ROTARY PARK				DRAINAGE COURSE	63100	I-1	35	
50-22-35-200-014	5.22	DEVELOPED PARKLAND	ROTARY PARK				E OF ROTARY PARK	63100	R-1	35	
50-22-27-100-008	8.41	DEVELOPED PARKLAND	FUERST PARK	45325 TEN MILE RD	NOVI	48375	From -006, -007 on 7/17/23__ FUERST PARK	00183	R-4	27	
50-22-09-201-002	16.04	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63100	R-1	9	
50-22-09-201-003	14.98	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-1	9	
50-22-09-426-003	94.47	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63100	R-1	9	
50-22-04-476-002	59.14	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-2	4	
50-22-03-405-010	0.06	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-476-001	0.29	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-25-176-014	7.78	DEVELOPED PARKLAND	BROOKFARM PARK	23585 WILLOWBROOK DR	Novi	48375	BROOKFARM PARK	63100	R-4	25	
50-22-35-352-015	0.65	DEVELOPED PARKLAND	ROTARY PARK					63100	R-4	35	
50-22-09-201-009	4.35	DEVELOPED PARKLAND	LAKESHORE PARK					63290	R-1	9	
50-22-35-127-014	2.34	DEVELOPED PARKLAND	ROTARY PARK				ROTARY PARK	63100	I-1	35	
50-22-30-300-017	4.01	DEVELOPED PARKLAND	VILLA BARR ART PARK	22600 NAPIER RD	NOVI	48374	BARR HOUSE	82390	R-A	30	
50-22-10-100-006	81.29	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-1	10	
50-22-10-100-005	80.92	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK	63100	R-A	10	
50-22-03-351-011	0.34	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-03-351-013	29.98	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3	
50-22-20-200-021	3.93	DEVELOPED PARKLAND	BOSCO FIELDS	25901 BECK RD	NOVI	48374		63100	R-A	20	
50-22-20-200-022	3.47	DEVELOPED PARKLAND	JESSICA'S SPLASHPAD	25805 BECK RD	NOVI	48374		63100	R-A	20	
50-22-20-200-011	73.87	DEVELOPED PARKLAND	BOSCO FIELDS	47481 ELEVEN MILE RD	Novi	48374	BOSCO FIELDS	63100	R-A	20	Included Back 40
50-22-31-300-002	74.08	DEVELOPED PARKLAND	ITC COMMUNITY SPORTS PARK	51000 EIGHT MILE RD			COMMUNITY SPORTS PARK	82390	R-A	31	
50-22-31-300-003	88.32	UNDEVELOPED PARKLAND	ITC SPORTS PARK EXPANSION	50500 EIGHT MILE RD	NORTHVILLE	48167		82390	R-A	31	

50-22-35-176-018	3.43	DEVELOPED PARKLAND	ROTARY PARK				Vacant land	63100	R-4	35
50-22-35-176-019	48.61	DEVELOPED PARKLAND	ROTARY PARK				vacant land	63100	R-4	35
50-22-17-300-020	28.56	DEVELOPED PARKLAND	WILDLIFE WOODS PARK	26600 WIXOM RD	Novi	48374		63100	R-1	17
50-22-29-326-041	0.19	DEVELOPED PARKLAND	ITC TRAIL COMFORT STATION	49272 NINE MILE RD				82390	R-A	22
50-22-09-201-010	58.85	DEVELOPED PARKLAND	LAKESHORE PARK					63290	R-1	9
50-22-12-351-051	3.28	DEVELOPED PARKLAND	BEACON HILL TRAILHEAD PARK	41300 TWELVE MILE RD	NOVI	48377		63290	R-4	12
50-22-03-476-017	0.02	DEVELOPED PARKLAND	PAVILION SHORE PARK				PAVILION SHORES PARK/LAKE FRONT	63290	B-3	3
50-22-03-477-001	4.46	DEVELOPED PARKLAND	LAKESHORE PARK		NOVI	48377	LAKESHORE PARK	63290	R-4	3
50-22-03-457-001	27.23	DEVELOPED PARKLAND	LAKESHORE PARK				LAKESHORE PARK	63290	R-4	3
50-22-10-251-009	72.68	DEVELOPED PARKLAND	LAKESHORE PARK				NORTH NOVI PARK & SHAWOOD LAKE	63100	R-A	10
50-22-03-484-001	1.28	DEVELOPED PARKLAND	PAVILION SHORE PARK	THIRTEEN MILE RD			THE LANDING & E LAKE - PAVILLION SHORE	63290	R-4	3
50-22-03-484-002	2.14	DEVELOPED PARKLAND	PAVILION SHORE PARK	THIRTEEN MILE RD			THE LANDING & E LAKE - PAVILLION SHORE	63290	R-4	3
50-22-02-358-016	1.98	DEVELOPED PARKLAND	PAVILION SHORE PARK	THIRTEEN MILE RD			NE Corner of PAVILION SHORE PARK	63290	R-4	2
50-22-02-358-018	5.07	DEVELOPED PARKLAND	PAVILION SHORE PARK	THIRTEEN MILE RD			East Lot & SE Corner PAVILION SHORE PARK	63290	R-4	2
50-22-14-451-030	14.64	FUTURE PUBLIC SAFETY HEADQUARTERS	WEST SIDE OF LEE BEGOLE DR	26125 LEE BEGOLE DR	NOVI	48375		63100	I-1	14
50-22-30-300-020	23.77	PRESERVATION LAND	NOVI CORE HABITAT	NINE MILE RD	NOVI	48374	PARKLAND	82390	R-A	30
50-22-30-300-029	21.71	PRESERVATION LAND	NOVI CORE HABITAT	NINE MILE RD	NOVI	48374	PARKLAND	82390	R-A	30
50-22-30-401-014	56.98	PRESERVATION LAND	NOVI CORE HABITAT				DRAINAGE COURSE	82390	R-A	30
50-22-26-201-013	34.61	PRESERVATION LAND	ORCHARD HILLS WEST				CONSERVATION EASEMENT	63100	R-4	26
50-22-26-201-011	1.27	PRESERVATION LAND	ORCHARD HILLS WEST				CONSERVATION EASEMENT	63100	R-4	26
50-22-26-201-012	4.79	PRESERVATION LAND	ORCHARD HILLS WEST				CONSERVATION EASEMENT	63100	R-4	26
50-22-10-300-024	0.24	RIGHT OF WAY	TWELVE MILE RD ROW				12 MILE RD ROW	63100	R-A	10
50-22-10-300-023	0.76	RIGHT OF WAY	TWELVE MILE RD ROW				12 MILE RD ROW	63100	R-A	10
50-22-10-300-022	3.33	RIGHT OF WAY	TWELVE MILE RD ROW				12 MILE RD ROW	63100	R-A	10
50-22-15-200-091	1.77	RIGHT OF WAY	WEST OAKS ROADS				WEST OAKS ROADS	63100	R-C	15
50-22-14-376-008	0.91	RIGHT OF WAY	CRESCENT BLVD ROW	CRESCENT BLVD	Novi	48375	CRESCENT BLVD EXTENSION ADJACENT TO -010	63100	OSC	14
50-22-15-200-081	0.29	RIGHT OF WAY	WEST OAKS ROADS				WEST OAKS ROADS	63100	C	15
50-22-15-476-050	0.01	RIGHT OF WAY	LAMBERT DR ROW				RING ROAD PROPERTY	63100	I-1	15
50-22-15-476-052	0.00	RIGHT OF WAY	LAMBERT DR ROW				RING ROAD PROPERTY	63100	TC	15
50-22-14-451-023	1.18	RIGHT OF WAY	LEE BEGOLE DR ROW				DELWAL DRIVE	63100	I-1	14
50-22-15-476-051	0.01	RIGHT OF WAY	LAMBERT DR ROW				RING ROAD PROPERTY	63100	I-1	15
50-22-15-477-006	0.34	RIGHT OF WAY	SOUTHWEST RING ROAD ROW					63100	TC-1	15
50-22-26-201-009	0.17	RIGHT OF WAY	TAMARA DR ROW				TAMARA DRIVE	63100	R-4	26
50-22-15-476-060	0.41	RIGHT OF WAY	CRESCENT BLVD ROW	GRAND RIVER AVE	Novi	48375	Crescent Blvd ROW	63100	I-1	15
50-22-15-477-012	0.60	RIGHT OF WAY	SOUTHWEST RING ROAD ROW	43707 GRAND RIVER AVE	NOVI	48375	house has been demo'd	63100	TC-1	15
50-22-24-100-066	0.96	RIGHT OF WAY	JO DR ROW				JO DRIVE	63100	I-1	24
50-22-36-400-020	0.55	RIGHT OF WAY	HAGGERTY RD ROW		NOVI	48375	HAGGERTY ROAD ROW	63100	OSC	36
50-22-12-351-050	1.25	RIGHT OF WAY	MEADOWBROOK RD ROW	MEADOWBROOK RD	NOVI	48377	R.O.W. 2019+	63290	R-A	12
50-22-15-476-053	2.86	RIGHT OF WAY	CRESCENT BLVD ROW	VACANT CRESCENT BLVD			RING ROAD PROPERTY	63100	I-1	15
50-22-15-151-014	0.27	RIGHT OF WAY	TAFT RD ROW	TAFT RD	Novi	48375		63100	R-A	15
50-22-15-476-057	0.50	RIGHT OF WAY	LAMBERT DR ROW	VACANT LAMBERT DR	Novi	48375		63100	TC	15
50-22-22-226-007	0.79	RIGHT OF WAY	BOND ST ROW	BOND ST	Novi	48375		63100	TC-1	22
50-22-15-476-058	0.19	RIGHT OF WAY	CRESCENT BLVD ROW	VACANT CRESCENT BLVD	Novi	48375		63100	TC	15
50-22-03-483-004	0.08	RIGHT OF WAY	AUSTIN DR				ROADWAY	63290	R-4	3
50-22-02-176-018	0.21	RIGHT OF WAY	NEW CT ROW	EAST LAKE DR	NOVI	48377	NEW COURT - 40' ROW	63290	R-4	2
50-22-02-357-018	0.08	RIGHT OF WAY	MONTICELLO ST ROW				MONTICELLO ST - 30.76' ROW	63290	R-4	2
50-22-02-329-010	0.08	RIGHT OF WAY	PARKLOW ST ROW				PARKLOW ST - 30' ROW	63290	R-4	2
50-22-13-200-012	2.46	STORMWATER MANAGEMENT	DRAINAGE COURSE				WETLAND AREA	63100	OST	13
50-22-24-276-013	4.35	STORMWATER MANAGEMENT	DRAINAGE COURSE				DRAINAGE COURSE	63100	I-1	24
50-22-36-200-011	3.88	STORMWATER MANAGEMENT	DETENTION POND		NOVI	48375	DRAINAGE COURSE	63100	R-3	36
50-22-29-278-006	5.16	STORMWATER MANAGEMENT	DRAINAGE COURSE					63100	R-1	29
50-22-36-477-005	1.79	STORMWATER MANAGEMENT	DETENTION POND				DRAINAGE COURSE	63100	OSC	36
50-22-09-451-010	20.57	STORMWATER MANAGEMENT	DRAINAGE COURSE				WETLAND AREA	63100	I-2	9
50-22-17-126-014	2.45	STORMWATER MANAGEMENT	DRAINAGE COURSE					63100	B-3	17
50-22-15-351-032	3.98	STORMWATER MANAGEMENT	DRAINAGE COURSE				DRAINAGE COURSE	63100	R-4	15
50-22-11-127-015	0.28	STORMWATER MANAGEMENT	DRAINAGE COURSE	NOVI RD	Novi	48377		63290	R-A	11
50-22-11-107-002	2.54	STORMWATER MANAGEMENT	DRAINAGE COURSE	NOVI RD	Novi	48377		63290	R-4	11
50-22-24-100-052	6.00	STORMWATER MANAGEMENT	DRAINAGE COURSE				DRAINAGE COURSE	63100	I-1	24

50-22-10-400-055	3.11	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	OS-1	10
50-22-26-377-022	0.35	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	I-1	26
50-22-23-376-001	0.62	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	63100	I-2	23
50-22-29-276-009	2.21	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	R-1	29
50-22-26-377-023	1.62	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	63100	I-1	26
50-22-15-351-036	0.45	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	63100	R-4	15
50-22-23-377-003	4.16	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	63100	R-4	23
50-22-21-400-042	3.96	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	00183	R-4	21
50-22-15-351-046	0.12	STORMWATER MANAGEMENT	DRAINAGE COURSE			DRAINAGE COURSE	63100	R-A	15
50-22-22-100-014	5.50	STORMWATER MANAGEMENT	DRAINAGE COURSE	25078 TAFT RD	Novi	48375	63100	R-4	22
50-22-26-430-017	1.54	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	R-3	26
50-22-15-376-028	2.73	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	R-4	15
50-22-15-351-048	0.70	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	R-A	15
50-22-15-351-049	5.53	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	I-1	15
50-22-23-351-061	4.66	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	I-2	23
50-22-15-200-109	2.64	STORMWATER MANAGEMENT	WEST OAKS DETENTION POND				63100	R-C	15
50-22-22-400-027	10.51	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	OS-1	22
50-22-23-226-042	7.53	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	I-1	23
50-22-10-400-048	10.31	STORMWATER MANAGEMENT	DRAINAGE COURSE	43640 TWELVE MILE RD	NOVI	48377	63100	OS-1	10
50-22-11-177-042	11.00	STORMWATER MANAGEMENT	DRAINAGE COURSE				63290	R-A	11
50-22-03-378-006	2.40	STORMWATER MANAGEMENT	DRAINAGE COURSE				63290	R-4	3
50-22-10-226-001	20.02	STORMWATER MANAGEMENT	SHAWOOD LAKE				63100	R-4	10
50-22-23-377-004	3.77	STORMWATER MANAGEMENT	DRAINAGE COURSE				63100	R-4	23
50-22-36-202-005	0.31	STORMWATER MANAGEMENT	DETENTION POND ACCESS		NOVI	48375	63100	R-3	36
50-22-03-481-001	0.05	UNDEVELOPED PARKLAND	SHAWOOD ISLAND ACCESS	ELM CT	NOVI	48377	63290	R-4	3
50-22-29-101-004	5.01	UNDEVELOPED PARKLAND	TEN MILE SOUTH	49285 TEN MILE RD	NOVI	48374	63100	R-A	29
50-22-18-100-004	9.94	UNDEVELOPED PARKLAND	NORTHWEST NEIGHBORHOOD PARK	50635 TWELVE MILE RD	Novi	48374	63240	R-A	18
50-22-31-200-021	20.33	UNDEVELOPED PARKLAND	ITC TRAILHEAD PARK EXPANSION	NINE MILE RD	NORTHVILLE	48167	82390	R-A	31
50-22-29-101-003	70.72	UNDEVELOPED PARKLAND	FIRE STATION NO. 4/TEN MILE SOUTH	49375 TEN MILE RD	NOVI	48374	63100	R-A	29
50-22-30-200-004	2.51	UNDEVELOPED PARKLAND	TEN MILE SOUTH	TEN MILE RD	NOVI	48374	63240	R-A	30
50-22-29-326-001	16.35	UNDEVELOPED PARKLAND	TEN MILE SOUTH				82390	R-A	29
50-22-30-401-025	12.18	UNDEVELOPED PARKLAND	TERRA PARK	NINE MILE RD	Novi	48374	82390	R-A	22
50-22-29-326-039	8.09	UNDEVELOPED PARKLAND	TERRA PARK	NINE MILE RD			82390	R-A	22
50-22-30-476-005	13.39	UNDEVELOPED PARKLAND	ITC TRAILHEAD PARK	22475 GARFIELD RD	Northville	48167	82390	R-A	30
50-22-03-477-012	5.43	UNDEVELOPED PARKLAND	SHAWOOD ISLAND	329 ELM CT	Novi	48377	63290	R-4	3
50-22-03-204-030	0.09	VACANT LOT	LAKEFRONT LOT				63290	R-4	3
50-22-11-101-008	0.12	VACANT LOT	HOWELL'S WALLED LAKE SUB LOT 45				63100	R-4	11
50-22-21-103-002	0.28	VACANT LOT	BEHIND FIRE STATION NO. 5	47265 ELEVEN MILE RD	Novi	48374	63100	R-A	21
50-22-02-400-008	2.15	FUTURE FS 2	THIRTEEN MILE RD EAST OF NOVI RD VACANT LOT	42000 THIRTEEN MILE RD	NOVI	48377	63290	R-A	2
50-22-02-356-010	0.11	VACANT LOT	EAST LAKE DR VACANT LOT				63290	R-4	2
50-22-23-176-018	0.12	VACANT LOT	MAIN STREET OPEN SPACE				63100	TC-1	23
50-22-14-376-013	2.40	VACANT LOT	PROPERTY BETWEEN CRESCENT BLVD AND I-96				63100	OSC	14
50-22-26-401-021	1.20	FUTURE FS 3	VENTURE DR VACANT LOT	VENTURE DR	NOVI	48375	63100	I-1	26
50-22-15-351-001	0.11	VACANT LOT	GRAND RIVER AVE AT TAFT VACANT LOT				63100	I-1	15
50-22-03-155-004	0.14	VACANT LOT	LAKEFRONT LOT				63290	R-4	3
50-22-03-131-014	0.04	VACANT LOT	LAKEFRONT LOT	WEST LAKE DR	Novi	48377	63290	R-4	3
50-22-26-401-023	1.25	FUTURE FS 3	VENTURE DR VACANT LOT	VENTURE DR	NOVI	48375	63100	I-1	26
50-22-26-401-022	1.20	FUTURE FS 3	VENTURE DR VACANT LOT	22700 VENTURE DR	NOVI	48375	63100	I-1	26
50-22-14-451-003	0.13	VACANT LOT	ADJACENT TO DPW FACILITY				63100	I-1	14
50-22-15-477-005	1.46	VACANT LOT	GRAND RIVER AVE AT SW RING RD	43755 GRAND RIVER AVE	NOVI	48375	63100	TC-1	15
50-22-15-451-006	0.31	VACANT LOT	GRAND RIVER AVE AT RAILROAD				63100	I-2	15
50-22-24-301-013	4.51	VACANT LOT	DRAINAGE COURSE	MEADOWBROOK RD	Novi	48375	63100	R-4	24
50-22-03-155-005	0.14	VACANT LOT	LAKEFRONT LOT	2003 WEST LAKE DR	NOVI	48377	63290	R-4	3
50-22-09-126-005	8.78	VACANT LOT	WEST PARK DR VACANT LOT				63290	I-1	9
50-22-22-400-024	3.30	VACANT LOT	NORTH OF POST OFFICE				63100	OS-1	22
50-22-04-326-011	5.90	VACANT LOT	INDUSTRIAL BUFFER				63290	I-1	4
50-22-33-100-013	0.18	VACANT LOT	BECK RD VACANT LOT	22190 BECK RD	Northville	48167	82390	R-1	33
50-22-22-276-016	0.65	VACANT LOT	WEST OF GENMAR DR				63100	I-1	22

50-22-02-177-001	0.42	VACANT LOT	NEW CT AT EAST LAKE DR VACANT LOT	1303 EAST LAKE DR	NOVI	48377	Lots 32 & 33 of Shores Acres Sub	63290	R-4	2
50-22-02-176-014	0.24	VACANT LOT	EAST LAKE DR VACANT LOT	EAST LAKE DR	NOVI	48377	VACANT - 40' Wide x 264' Deep	63290	R-4	2
50-22-02-176-026	0.10	VACANT LOT	SHORE ACRES VACANT LOT	EAST LAKE DR	NOVI	48377	Land-locked behind 176-025__1241 East Lk	63290	R-4	2
50-22-02-354-010	0.11	VACANT LOT	LAKEFRONT LOT	EAST LAKE DR	NOVI	48377	LAKE ACCESS: lots 107-109 of Chapman Sub	63290	R-4	2
50-22-02-354-011	0.13	VACANT LOT	LAKEFRONT LOT	EAST LAKE DR	NOVI	48377	LAKE ACCESS: lots 111-112 of Chapman Sub	63290	R-4	2
50-22-02-358-017	0.02	VACANT LOT	EAST LAKE DR VACANT LOT	THIRTEEN MILE RD			8' strip btwn E Lake ROW & 1815 East Lk	63290	R-4	2
50-22-03-484-003	0.31	VACANT LOT	SOUTH LAKE DR VACANT LOT	THIRTEEN MILE RD			THE LANDING & E LAKE - PAVILLION SHORE	63290	R-4	3
50-22-03-484-004	0.05	VACANT LOT	SOUTH LAKE DR VACANT LOT	THIRTEEN MILE RD			THE LANDING & E LAKE - PAVILLION SHORE	63290	R-4	3
50-22-02-200-040	0.10	WATER OR SEWER SITE	PUMP STATION SITE	NOVI RD	NOVI	48377	PUMP STATION SITE	63290	R-A	2
50-22-31-128-006	2.71	WATER OR SEWER SITE	PARK PLACE LIFT STATION #4					82390	R-A	31
50-22-09-451-029	1.69	WATER OR SEWER SITE	WATER STORAGE SITE		NOVI	48377	WATER STORAGE FACILITY	63100	I-1	9



Police Station Spring 2025

0 50 100 200 300 Feet



Map Print Date: 3/24/2026
Map Author: K. Blough



Fire Station 1 Spring 2025

0 40 80 160 240 Feet



Map Print Date: 3/24/2026
Map Author: K. Blough



Fire Station 2 Spring 2025

0 37.5 75 150 225 Feet



Map Print Date: 3/24/2026
Map Author: K. Blough



Fire Station 3 Spring 2025

0 37.5 75 150 225 Feet



Map Print Date: 3/24/2026
Map Author: K. Blough

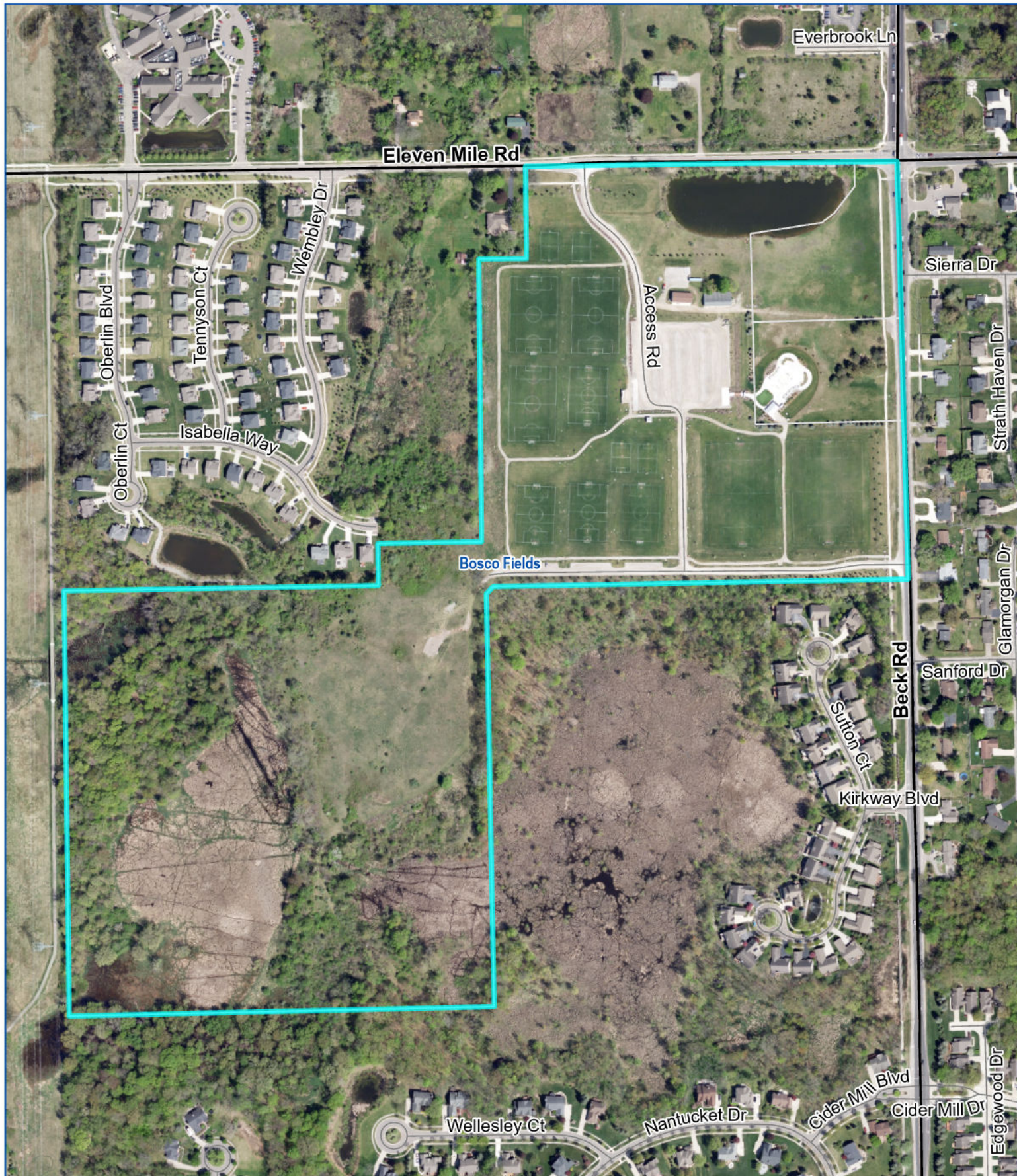


ITC Sports Park & Expansion Spring 2025

0 200 400 800 1,200 Feet



Map Print Date: 3/24/2026
Map Author: K. Blough



Bosco Fields Spring 2025



0 200 400 800 1,200 Feet

Map Print Date: 3/24/2026
Map Author: K. Blough

MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: MATT WIKTOROWSKI, FIELD OPERATIONS MANAGER
SUBJECT: FY 2025-2026 WINTER ROAD MAINTENANCE REVIEW
DATE: MAY 12, 2026

This memorandum provides an overview of winter maintenance performance for the 2025/2026 winter season. The data has been analyzed and compared to previous winter seasons to assess operational effectiveness, service levels, and overall performance trends. The review also considers key factors that influenced service delivery throughout the season, including abnormal weather events that created operational challenges, as well as equipment/technological advancements that contributed to improved efficiency and service performance.

Background and Winter Road Maintenance Results

Southeast Michigan experienced an average winter season in 2025/2026, with team members responding to 32 weather events (highest total since 2014-15) at an average temperature of 29°F with approximately 32 inches of total snowfall. By comparison, the historical five-season average references 23 events, an average temperature of 33°F, and 30 inches of snowfall. While the total snowfall last season was average, the frequency of continuous events (back-to-back) in January and February impacted service and staff.

The attached table summarizes winter maintenance data from the past 19 seasons. However, for consistency and relevance, this season's performance statistics are compared specifically to the previous five winter seasons. Detailed discussion and analysis of each performance measure is provided in the sections below.

Citizen Feedback

DPW received a total of 252 concerns from citizens relating to winter maintenance compared to the previous five-year average of 127. A breakdown of some of this season's concerns are as follows:

- 8 Driveway Plowed In
- 100 Lawn Damage
- 20 Mailbox Hit
- 8 Not Close Enough to Curb
- 20 Not Close Enough to Mailbox

- 26 Road Missed
- 1 Sidewalk Plowed In
- 48 General Concern

The overall higher number of concerns (252) is partially contributed to reported lawn damage complaints (100). However, following inspection of each site, approximately 50 needed formal repairs of soil, seed, and straw. Nearly all others had filled in naturally this spring given their small size.

Traffic Crashes

Data provided by the Novi Police Department indicates officers responded to 93 traffic crashes during the 2025/2026 winter season in which snow or ice was reported as being present on the roadway surface. While the available data does not establish whether roadway conditions were the sole contributing factor in these incidents, monitoring crashes associated with winter weather conditions serve as an important benchmark in evaluating roadway safety and winter maintenance performance.

Historically, Public Safety crews have responded to an average of 36 winter weather events over the previous five seasons. Despite the higher number of winter-related crashes reported this season (likely due to number of events), DPW operations continued to focus on maintaining safe and passable roadways throughout all weather events.

Salt Use and Liquids Use

The Department of Public Works (DPW) continues to pursue operational strategies aimed at reducing the amount of salt applied to City-maintained roadways and parking lots during winter maintenance operations. Limiting salt usage not only reduces operational expenditures but also minimizes the introduction of chlorides into local watersheds and public infrastructure systems. During the 2025/2026 winter season, DPW crews applied approximately 4,859 tons of road salt at a material cost of approximately \$280,753. This equates to an average application rate of 152 tons, or approximately \$8,782 in material costs per winter event, compared to the five-year average of 197 tons per event.

During the 2025/2026 winter season, Metro Detroit experienced a significant regional road salt shortage resulting from persistent snowfall events early in the winter season. Demand for salt increased at a pace that exceeded historical production and delivery capacities, creating supply challenges throughout the region; affecting both public and private snow removal teams. As a result of this shortage, many municipalities depleted their salt inventories entirely or were required to significantly modify service levels using alternative materials such as sand. Between January 20 and February 20, Novi's salt deliveries were dramatically reduced, despite large orders being placed early in the season. Because of the uncertainty of when salt supplies would normalize DPW crew's began applying materials conservatively and selectively; focusing on the safety of high speed and high traffic volume roadways. This prioritized safety was sustainable only because a measurable stockpile was stored in the reconstructed high-capacity salt

storage dome. If this dome had not been in place, our team would not have been able to effectively manage shortages in granular deicing materials

The previous season's investment in a brine making system was used to not only pre-wet from the back of the truck, but also liquid deice the roadway in place of rock salt. This method of snow removal saved the city several tons of salt during the shortage. DPW applied approximately 84,000 thousand gallons of liquid deicer this winter, averaging 2,623 gallons per event.

Looking ahead, DPW plans to continue expanding the use of liquid treatment applications during future winter seasons; further improving roadway conditions. These liquids are anticipated to reduce reliance on traditional rock salt applications, and minimize environmental impacts associated with chloride use.

Labor Costs

Labor costs associated with winter maintenance operations can vary significantly from season to season depending on the timing, duration, and frequency of winter weather events. Storms occurring overnight or during weekends generally result in higher labor costs due to increased overtime requirements. Conversely, weather events occurring closer to regularly scheduled work shifts typically reduce overtime demands and overall labor expenditures.

For the 2025/2026 winter season, total labor costs were approximately \$314,678, averaging \$9,834 per winter event. These costs exceeded the historical seasonal averages of approximately \$184,188 in total labor expenditures and \$8,120 per event. The increase in labor costs during the season was primarily attributable to the higher number of winter weather events, and the operational staffing demands required to maintain roadway safety with expected service levels throughout the season.

Conclusion

Each winter season, DPW evaluates the materials, labor resources, and equipment utilized in winter road maintenance operations to identify opportunities for improved efficiency and enhanced service delivery. In recent years, the Department has implemented several technological and operational advancements, including in-cab application controls to better calibrate material dispersion rates, wing plow attachments that increase roadway clearing efficiency, and Automatic Vehicle Location (AVL) technology that improves tracking of winter maintenance activities and assists crews in estimating route completion times.

Prior to the 2025/2026 winter season the reconstruction of the salt stockpiling dome was completed. The new building improved operational efficiency and employee safety by incorporating an external conveyor system for salt loading operations. In addition, the dome increased on-site storage capacity by approximately 33 percent. This increased capacity was instrumental to ensure the community's stockpile was not entirely depleted during the shortage.

Many of the Department's operational improvements, enhanced maintenance practices, and leadership development initiatives are achieved through continued investment in employee training and professional development. This past season staff attended Snowplow Operator Training (SPOT), the Michigan Road Scholar Program (MRSP), the Michigan Local Technical Assistance Program (LTAP) Winter Operations Conference, the Michigan Public Service Institute (MPSI) and the American Public Works Association (APWA) International Snow and Ice Conference, which featuring 70 educational sessions. Staff will continue using those opportunities to research and enhance Novi's winter maintenance services.

WINTER MAINTENANCE PERFORMANCE DATA
For Winter Seasons 2007/2008 Through 2025/2026

				Citizen Complaints		Traffic Crashes		Salt Use		Liquids Use		Labor		Non-Motorized Snow Removal	
Winter Season	Number of Events	Average Temperature	Inches of Snowfall	Number	Average Complaints Per Event	Number	Average Crashes Per Event	Tons of Salt Used	Average Tons of Salt Used Per Event	Gallons of Liquid Applied	Average Gallons of Liquid Per Event	Total Labor Costs	Average Labor Cost Per Event	Contractual Total Cost	Average Cost Per Event
2007-2008	47	No Data	72	221	4.70	212	4.51	12,621	269	N/A	N/A	\$ 405,787	\$ 8,634	\$ -	\$ -
2008-2009	33	No Data	66	148	4.48	163	4.94	9,868	299	N/A	N/A	\$ 420,031	\$ 12,728	\$ -	\$ -
2009-2010	33	No Data	44	58	1.76	116	3.52	6,932	210	N/A	N/A	\$ 291,856	\$ 8,844	\$ -	\$ -
2010-2011	63	No Data	67	324	5.14	254	4.03	8,653	137	29,375	466	\$ 294,398	\$ 4,673	\$ -	\$ -
2011-2012	24	No Data	24	10	0.42	29	1.21	4,665	194	38,520	1,605	\$ 93,548	\$ 3,898	\$ -	\$ -
2012-2013	26	No Data	41	67	2.58	42	1.60	3,395	131	67,630	2,601	\$ 156,082	\$ 6,003	\$ -	\$ -
2013-2014	51	No Data	77	426	8.35	77	1.51	6,056	119	37,261	731	\$ 360,909	\$ 7,077	\$ -	\$ -
2014-2015	35	No Data	66	206	5.89	88	2.51	4,775	136	49,931	1,427	\$ 167,173	\$ 4,776	\$ -	\$ -
2015-2016	26	34°	47	222	8.54	58	2.23	4,363	168	53,617	2,062	\$ 127,105	\$ 4,889	\$ -	\$ -
2016-2017	25	34°	30	232	9.28	48	1.92	3,687	147	53,862	2,154	\$ 125,021	\$ 5,001	\$ -	\$ -
2017-2018	31	29°	57	415	13.39	120	3.87	5,770	186	64,107	2,068	\$ 278,107	\$ 8,971	\$ -	\$ -
2018-2019	31	28°	31	150	4.84	62	2.00	4,778	154	N/A	N/A	\$ 174,577	\$ 5,632	\$ -	\$ -
2019-2020	19	32°	28	220	11.58	46	2.42	4,096	216	29,569	1,556	\$ 145,997	\$ 7,684	\$ -	\$ -
2020-2021	28	31°	33	102	3.64	0	0.00	4,591	164	78,762	2,813	\$ 193,243	\$ 6,902	\$ 54,896	\$ 1,961
2021-2022	28	32°	34	95	3.39	52	1.86	4,353	155	47,505	1,697	\$ 177,296	\$ 6,332	\$ 86,595	\$ 3,093
2022-2023	20	33°	33	146	7.30	50	2.50	4,202	210	19,654	983	\$ 179,314	\$ 8,966	\$ 46,506	\$ 2,325
2023-2024	19	36°	18	210	11.05	19	1.00	4,716	248	59,564	3,135	\$ 145,961	\$ 7,682	\$ 49,000	\$ 2,579
2024-2025	21	34°	32	83	3.95	59	2.81	4,362	208	80,168	3,818	\$ 225,126	\$ 10,720	\$ 59,668	\$ 2,841
2025-2026	32	29°	32	252	7.88	93	2.91	4,859	152	83,937	2,623	\$ 314,678	\$ 9,834	\$ 106,412	\$ 3,325
5-Year Historical Averages (20/21-24/25)	23	33°	30	127	5.87	36	1.63	4,445	197	57,131	2,489	\$ 184,188	\$ 8,120	\$ 59,333	\$ 2,560

Complaint Detail	2022/2023	2023/2024	2024/2025	2025/2026	Historical Three-Year Average
Driveway Plowed In	6	19	8	8	11
Lawn Damage	70	72	13	100	52
Mailbox Hit	14	14	15	20	14
Not Close Enough to Curb	4	14	3	8	7
Not Close Enough to Mailbox	2	23	4	20	10
Road Missed	30	23	13	26	22
Sidewalk Plowed In	6	1	1	1	3
General Concern	14	40	21	48	25

CITY OF NOVI

SOLID WASTE & RECYCLING

2025 METRICS

HOW WELL ARE WE RECYCLING?



Materials Recycled



Materials Reused



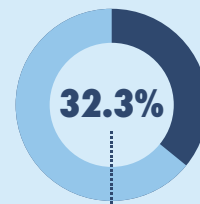
HHW Properly Managed



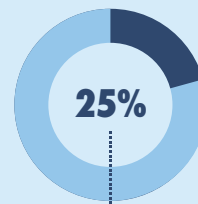
Yard Waste Composted



20,795 TONS
TOTAL SOLID WASTE



TOTAL RECYCLING RATE
IN NOVI, 2025



TOTAL RECYCLING RATE
IN MICHIGAN

NOVI HAD A
HIGHER
RESIDENTIAL
RECYCLING RATE
THAN THE
MICHIGAN
AVERAGE.

HOW MUCH DID IT COST?

(per capita)

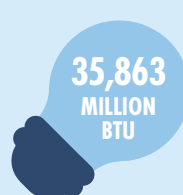
\$116.85
SOUTHEAST MICHIGAN
(regional average)

THE CITY OF NOVI
SPENT ABOUT **ONE
THIRD** AS MUCH AS
THE REGIONAL
AVERAGE!

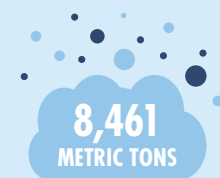
\$35.88
CITY OF NOVI



ENVIRONMENTAL IMPACTS



Energy Saved



Reduced CO₂e



Trees Saved



Reduced Air/Waterborne Emissions



RRRASOC

**THE RECYCLING
AUTHORITY**